

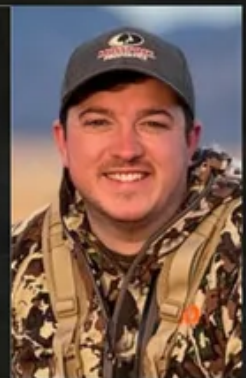
Rockville Rd - 34 acres
0 Rockville Rd
Blue Rock, OH 43720

\$219,000
34.48± Acres
Muskingum County



Tristden Bauer
OH BROKER | AUCTIONEER

Tristden has been a licensed realtor since 2015. In 2020, he decided to further his career by pursuing a business management degree to become an Ohio-licensed broker. In 2023, Tristden graduated from Hondros College of Business and obtained his Broker's license, shortly thereafter obtaining his Auctioneer license. Tristden is most passionate about his faith, family, and local church involvement. He has been married since 2016 and has two beautiful daughters. Tristden loves all things real estate and couldn't imagine doing anything else with his life. The foundations of his career are honesty, integrity, and, most importantly, being a servant of his clients.



tbauer@mossyoakproperties.com | 614-745-5520

Rockville Rd - 34 acres
Blue Rock, OH / Muskingum County

SUMMARY

Address

0 Rockville Rd

City, State Zip

Blue Rock, OH 43720

County

Muskingum County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.789416 / -81.874755

Acreage

34.48

Price

\$219,000

Property Website

<https://www.mossyoakproperties.com/property/rockville-rd-34-acres--muskingum-ohio/104912/>



Rockville Rd - 34 acres
Blue Rock, OH / Muskingum County

PROPERTY DESCRIPTION

Located along Rockville Rd in Muskingum County, this 34.48+/- acre property offers a strong mix of hunting ground, trail access, and rolling Appalachian terrain in an area known for outdoor recreation. A well-established trail system runs throughout the property, making it easy to navigate the hillsides by ATV, UTV, or on foot.

Two established food plots are already in place, one on the ridgetop and one near the creek on the east side of the property. Portions of the timber have been cut, creating thick regeneration and adding bedding cover for the wildlife.

Electric is already on the property, offering flexibility for a future cabin, camper setup, or recreational basecamp. The land is primarily recreational, but may be a good building site.

One of the biggest advantages of this tract is its location. It sits within proximity to some of southeastern Ohio's best public recreation opportunities, making it an excellent fit for buyers looking to combine private hunting ground with nearby public access and outdoor destinations.

Location Highlights:

- 10 minutes to Duncan Falls
- 15 minutes to Blue Rock State Forest
- 20 minutes to Appalachian Hills Wildlife Area
- 20 minutes to The Wilds

Property is enrolled in CAUV, and annual taxes are approximately 104.

Blue Rock State Forest

<https://ohiodnr.gov/go-and-do/plan-a-visit/find-a-property/blue-rock-state-forest>

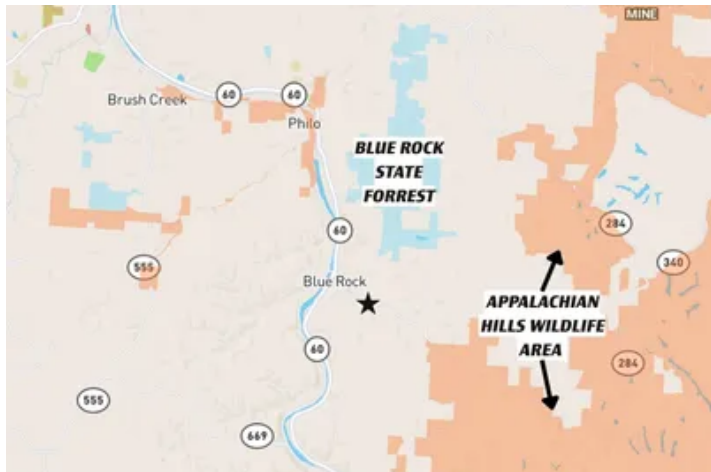
Appalachian Hills Wildlife Area

<https://ohiodnr.gov/go-and-do/plan-a-visit/find-a-property/appalachian-hills-wildlife-area>

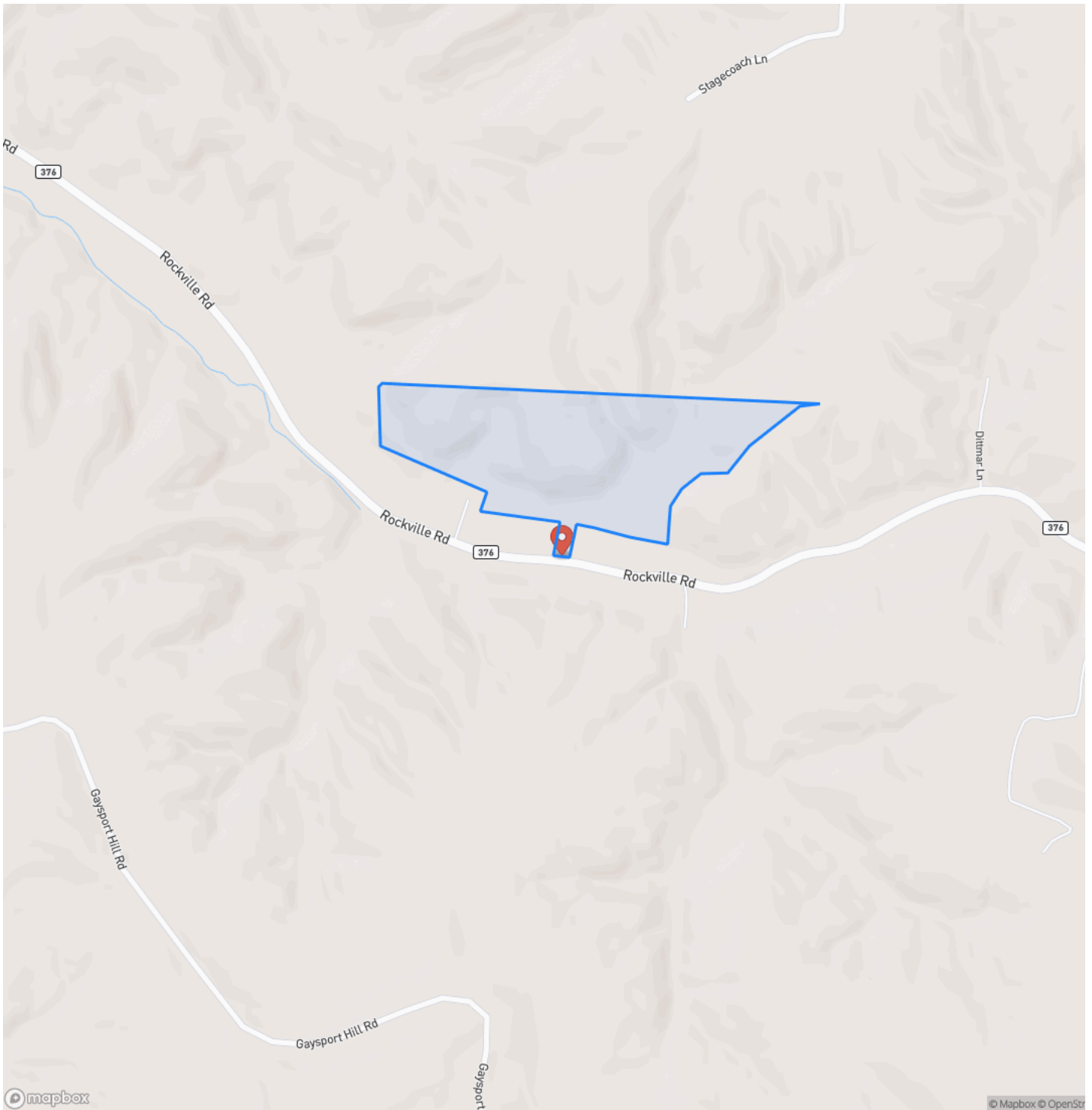
The Wilds

<https://www.thewilds.org/>

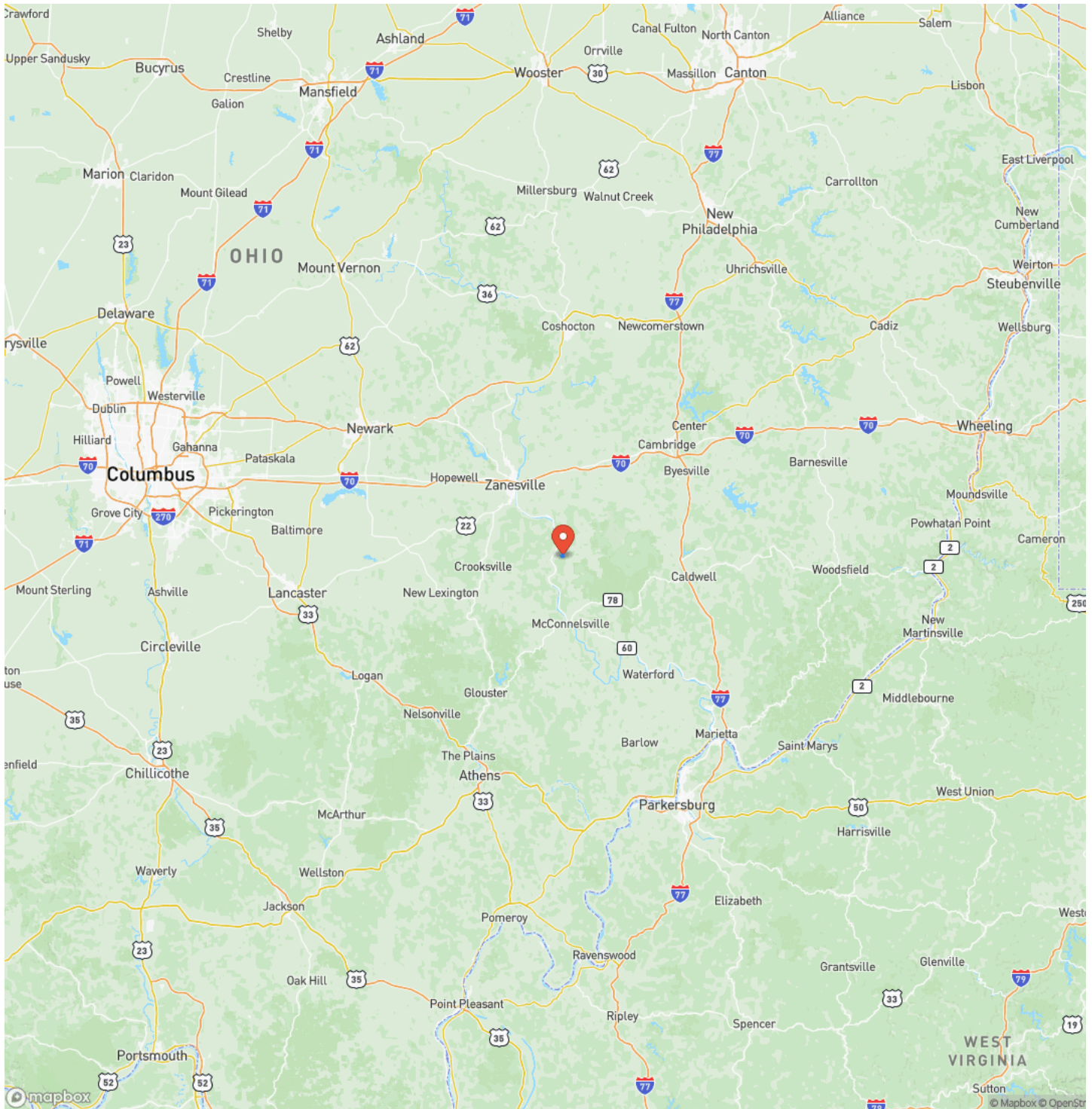
A photograph of a grassy clearing in a forest. In the foreground, there is a large, flat area covered in green grass and some small white flowers. A tree stump is visible in the middle ground. In the background, there is a dense forest of tall trees with green foliage. A small, dark, rectangular structure is visible on the left side of the clearing.



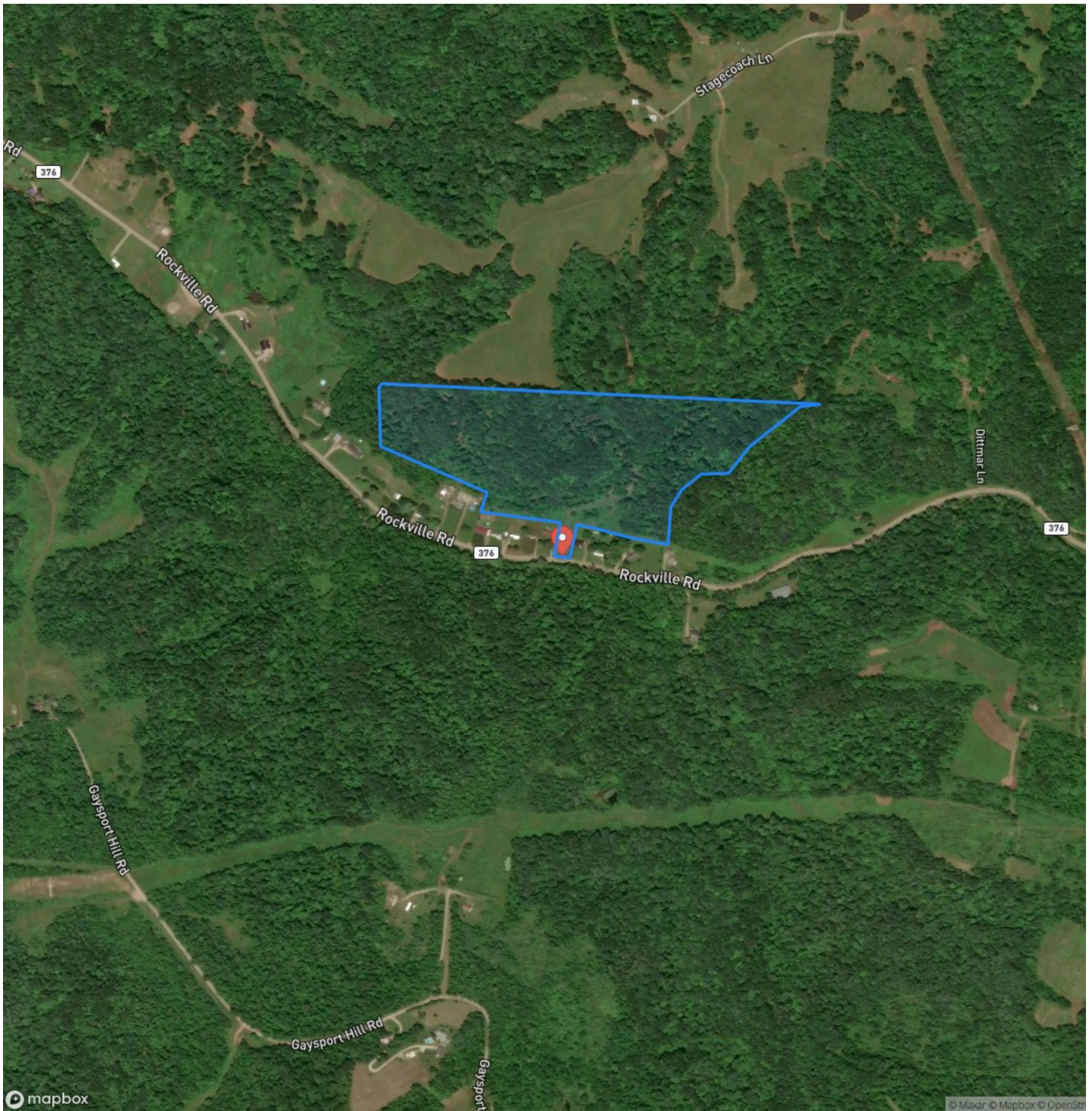
Locator Map



Locator Map



Satellite Map



Rockville Rd - 34 acres
Blue Rock, OH / Muskingum County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

Carroll, OH 43112

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

<https://www.mossyOakproperties.com/>

