

Blue Rock Church Rd - 10 acres - Muskingum County  
13540 Blue Rock Church Rd  
Chandlersville, OH 43727

**\$239,000**  
10± Acres  
Muskingum County





**Blue Rock Church Rd - 10 acres - Muskingum County**  
**Chandlersville, OH / Muskingum County**

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**SUMMARY**

**Address**

13540 Blue Rock Church Rd

**City, State Zip**

Chandlersville, OH 43727

**County**

Muskingum County

**Type**

Recreational Land, Residential Property, Hunting Land

**Latitude / Longitude**

39.8082 / -81.78639

**Dwelling Square Feet**

768

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

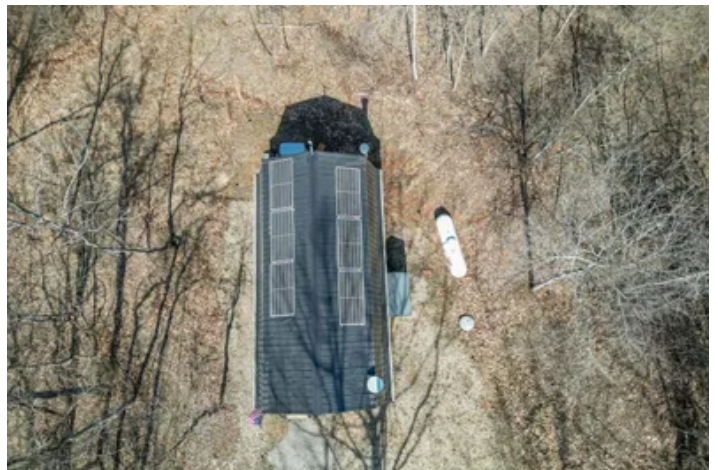
10

**Price**

\$239,000

**Property Website**

<https://www.mossyoakproperties.com/property/blue-rock-church-rd-10-acres-muskingum-county-muskingum-ohio/80661/>



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### **PROPERTY DESCRIPTION**

This 2-bedroom, 1-bath off-grid cabin is situated on 10 acres in Muskingum County, OH, and is located 2 miles from The Wilds and just a 5-minute drive to Blue Rock State Park. The park offers canoeing, fishing, archery, walking trails, and a camp store. It is a perfect vacation home, Airbnb, or full-time residence. It has a solar system installed (2024), a 1,400-gallon cistern, a septic system (2023), and Starlink for communication and internet. It comes fully furnished and is ready to use immediately. It is situated in the heart of thousands of acres of public hunting. The adjacent 5-acre parcel has (2) 20ft shipping containers for secure storage.

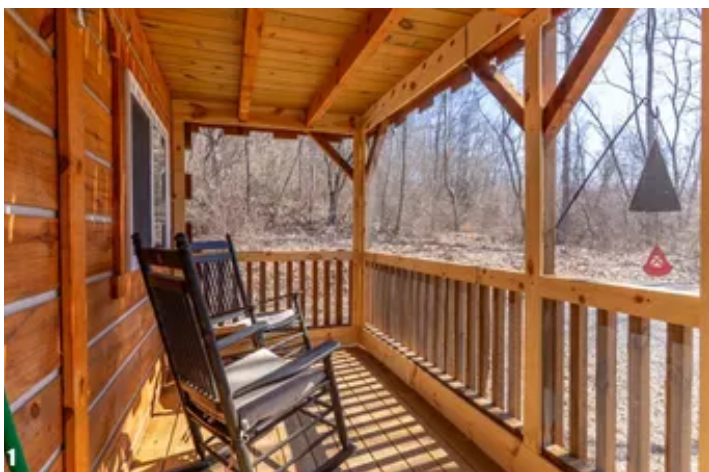
Additional property features include:

- Starlink internet with HughesNet backup
- Cell Phone booster
- County-approved septic system
- County approved a 1400-gallon water cistern with a 10-micron filter system
- 10k Watt Generac backup generator
- Solar System
- Mini-split A/C
- Propane 20k BTU wall unit
- R30 insulation
- 2 New shipping containers for secure storage were bought in 2024.
- Shipping container dimensions: 20' long, 8' wide, 8 6" high
- Additional building site
- Walking Trails

There are no deed restrictions, and annual taxes are approximately \$3082.



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## Locator Map

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## Locator Map

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## Satellite Map



**Blue Rock Church Rd - 10 acres - Muskingum County  
Chandlersville, OH / Muskingum County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tristden Bauer

## Mobile

(614) 745-5520

## Email

tbauer@mossyoakproperties.com

## Address

8413 OH-241

## City / State / Zip

## NOTES





## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

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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.

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