

**SR 555 - 20 acres - Muskingum County**  
**0 SR 555**  
**Philo, OH 43771**

**\$74,900**  
**20.250 +/- acres**  
**Muskingum County**

SR 555 - Wascomb  
Ohio, AC +/-



**SR 555 - 20 acres - Muskingum County**  
**Philo, OH / Muskingum County**

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**SUMMARY**

**Address**

0 SR 555

**City, State Zip**

Philo, OH 43771

**County**

Muskingum County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.828175 / -81.985950

**Taxes (Annually)**

752

**Acreage**

20.250

**Price**

\$74,900

**Property Website**

<https://ohiolandforsale.com/property/sr-555-20-acres-muskingum-county-muskingum-ohio/21748/>



## **PROPERTY DESCRIPTION**

20.25 acres of land for sale in Muskingum County, Ohio. The property is located right off of SR 555 (Center Rd). Only a 15-minute drive to Zanesville and a 1:15 hrs. to Columbus. If you are looking for an affordable hunting tract close to town this one is worth a look! Access is via a shared driveway with the neighbor.

Property features include:

- Completely wooded
- 1000' foot shared driveway to get back to the property
- Very secluded
- The topography is mostly rolling with several valleys
- Several creeks
- Large creek crossing, Brush Creek
- Lots of deer sign
- Several large deer have been caught on trail camera
- A few trails run throughout the property
- Approximately \$5,000 in timber value

There is a creek crossing (Brush Creek) to access. The creek has a gravel base but would need work to drive an ATV or vehicle across it. Due to the creek, the property is also in a designated FEMA 100-year floodplain area. Annual taxes are approximately 752.42. The Seller does not own the mineral rights. This may a good opportunity! Contact us today for more information!

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Driveway



Driveway  
Creek Crossing



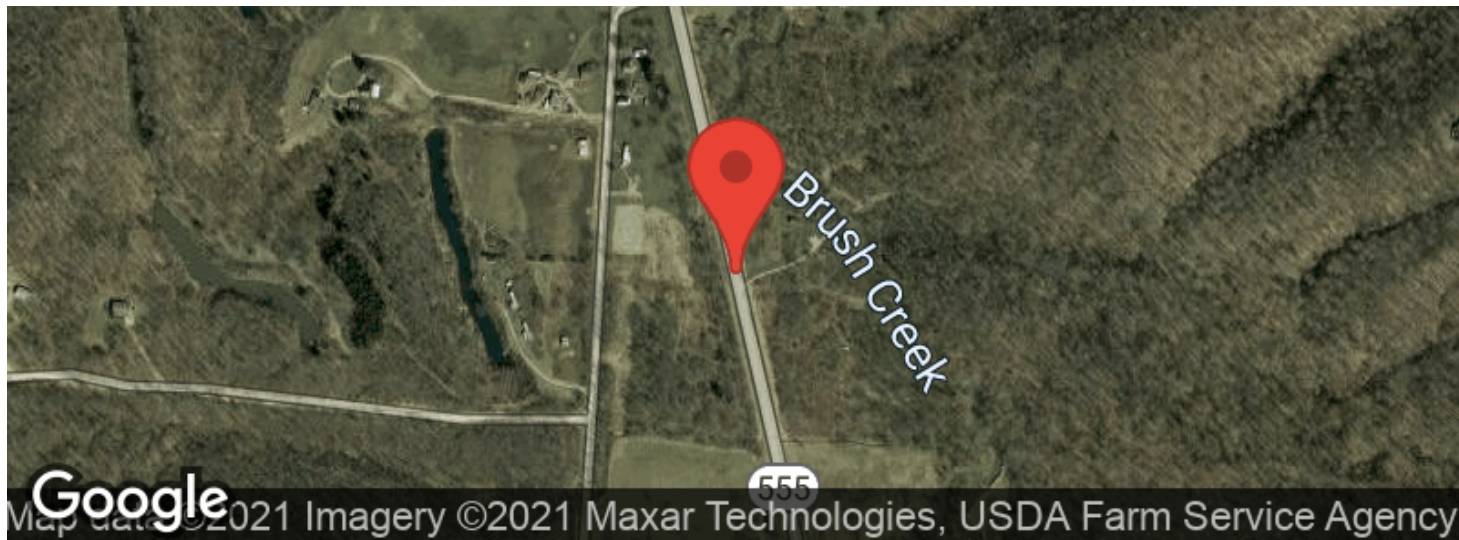
Driveway



## Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



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**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH 43147

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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