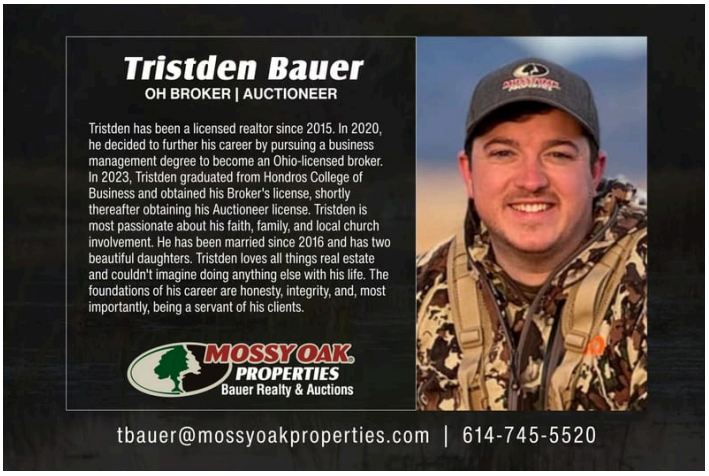
Rockville Rd - 34 acres
0 Rockville Rd
Blue Rock, OH 43720

$219,000
34.48± Acres
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
www.mossyoakproperties.com







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:

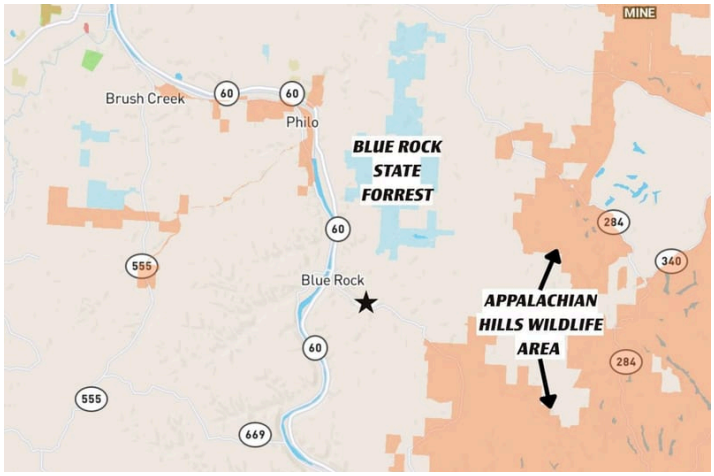
- 10 minutes to Duncan Falls
- 15 minutes to Blue Rock State Forest
- 20 minutes to Appalachian Hills Wildlife Area
- 20 minutes to The Wilds

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/




Westerville
Dresden
Newark
Cambridge
Gahanna
Columbus
Etna
Zanesville
New Lexington
20 MINUTES
Lancaster
Circleville
Logan
Waterford
40 MINUTES
Chillicothe
Athens

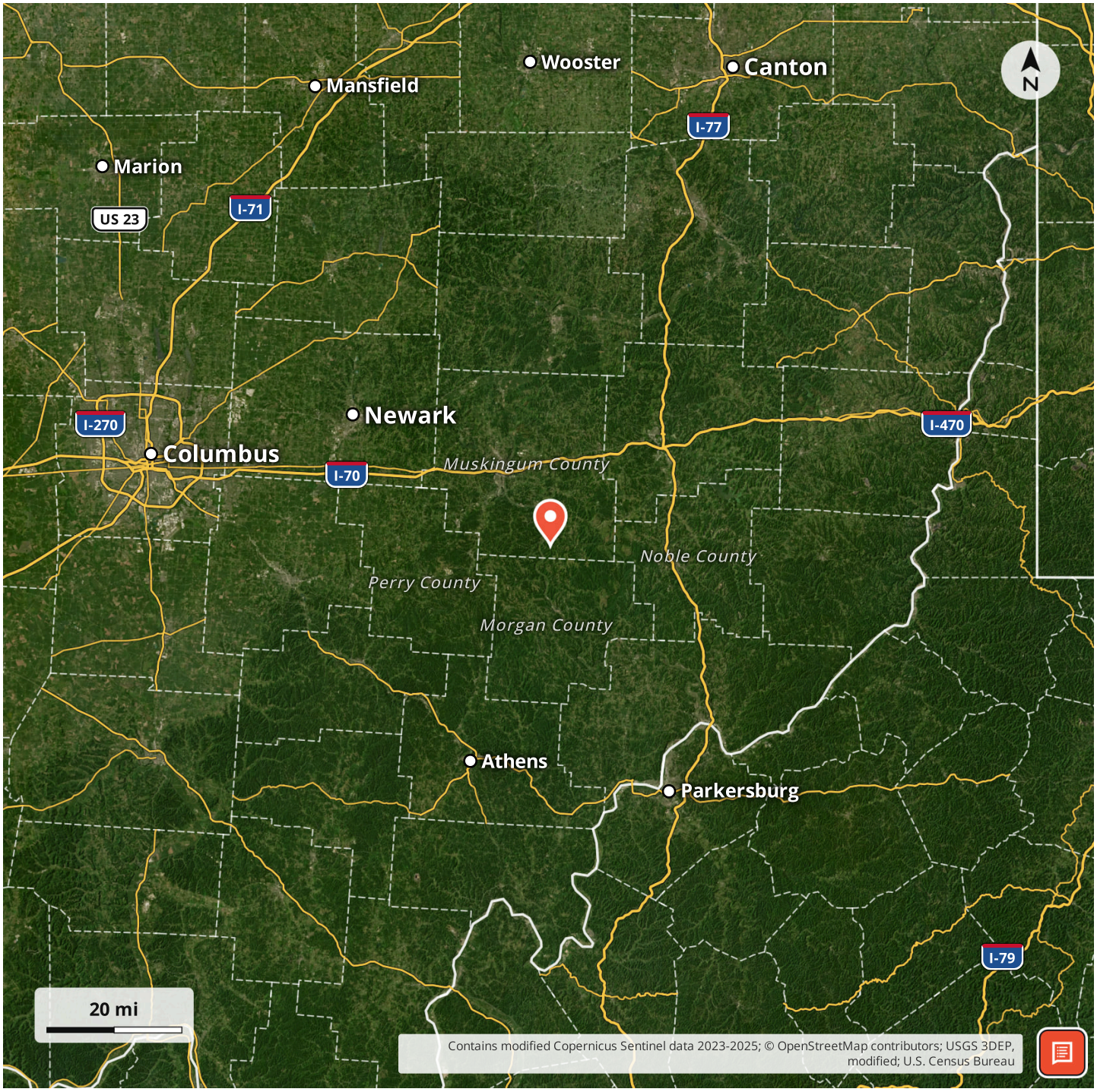

MINE
Brush Creek
Philo
BLUE ROCK
STATE
FORREST
Blue Rock
APPALACHIAN
HILLS WILDLIFE
AREA


ROCKVILLE RD


900 FT
880 FT
860 FT
840 FT
820 FT
800 FT
780 FT
760 FT
740 FT
ROCKVILLE RD



Regional Map



Locator Map


N
236
Rockville Rd
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
500 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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