

**Wooded, Country-Living Build Site**  
**0 TOWNSHIP ROAD 185**  
**Cardington, OH 43315**

**\$149,000**  
**10± Acres**  
**Morrow County**



**Wooded, Country-Living Build Site**  
**Cardington, OH / Morrow County**

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**SUMMARY**

**Address**

0 TOWNSHIP ROAD 185

**City, State Zip**

Cardington, OH 43315

**County**

Morrow County

**Type**

Hunting Land, Lot, Timberland

**Latitude / Longitude**

40.4674 / -82.7551

**Acreage**

10

**Price**

\$149,000

**Property Website**

<https://arrowheadlandcompany.com/property/wooded-country-living-build-site-morrow-ohio/38975/>



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### **PROPERTY DESCRIPTION**

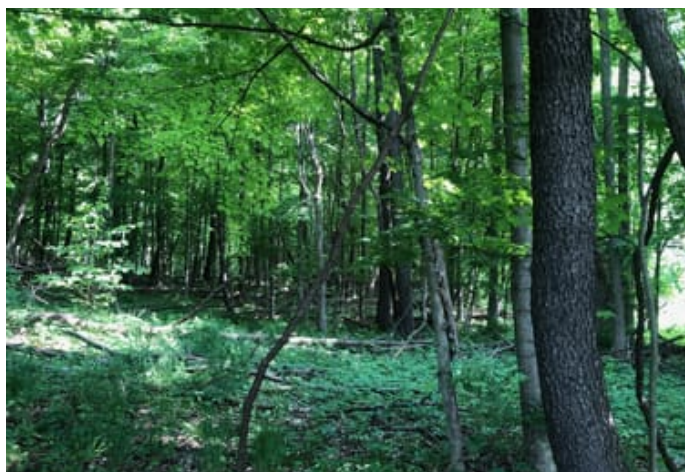
Beautiful timber tract and Build site available. This tract has so many possibilities for the creative builder and landscape artist to capitalize upon. Are you and your family looking to build close to Columbus, but be far enough away from the city to enjoy country life? Here is your opportunity to do just that. Located on a quiet country road with good access to Interstate 71 (about 5 miles) is this beautiful build site. There is a creek in the back that may contain water most of the year. There is a small pond on the east side of the property that could easily be improved. Imagine having a beautiful home in the middle of the woods with wildlife living all around you! There has been a perc test completed, results available. There is electricity at the road. There are two five acre parcels, one could build on one parcel and sell the other. The current owners have a quote for a water well on file. If you are looking to build your forever home in the middle of the woods and to really build something unique and special, call us today. This property will not last. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.





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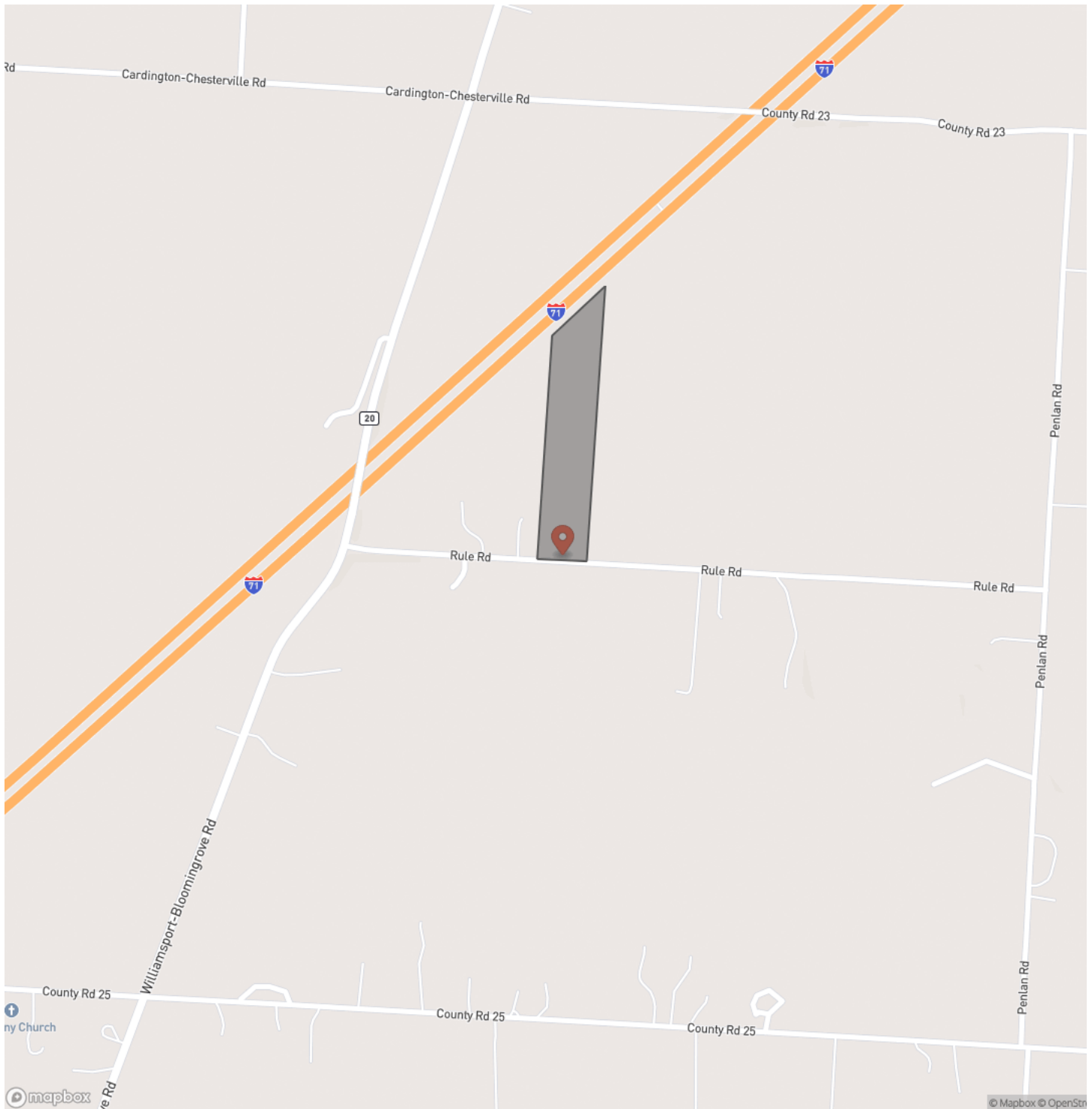
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**MORE INFO ONLINE:**

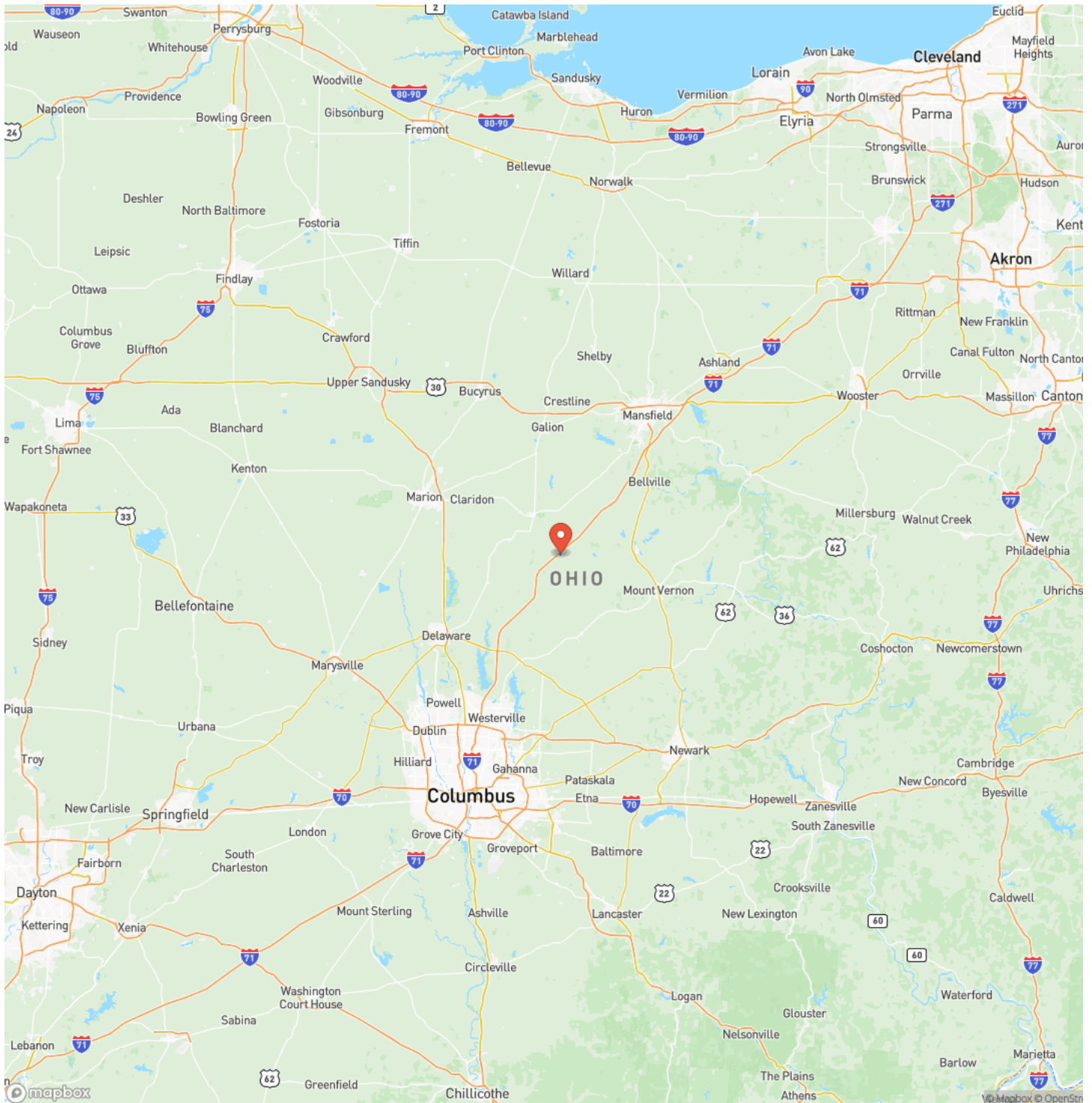
**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## Locator Map



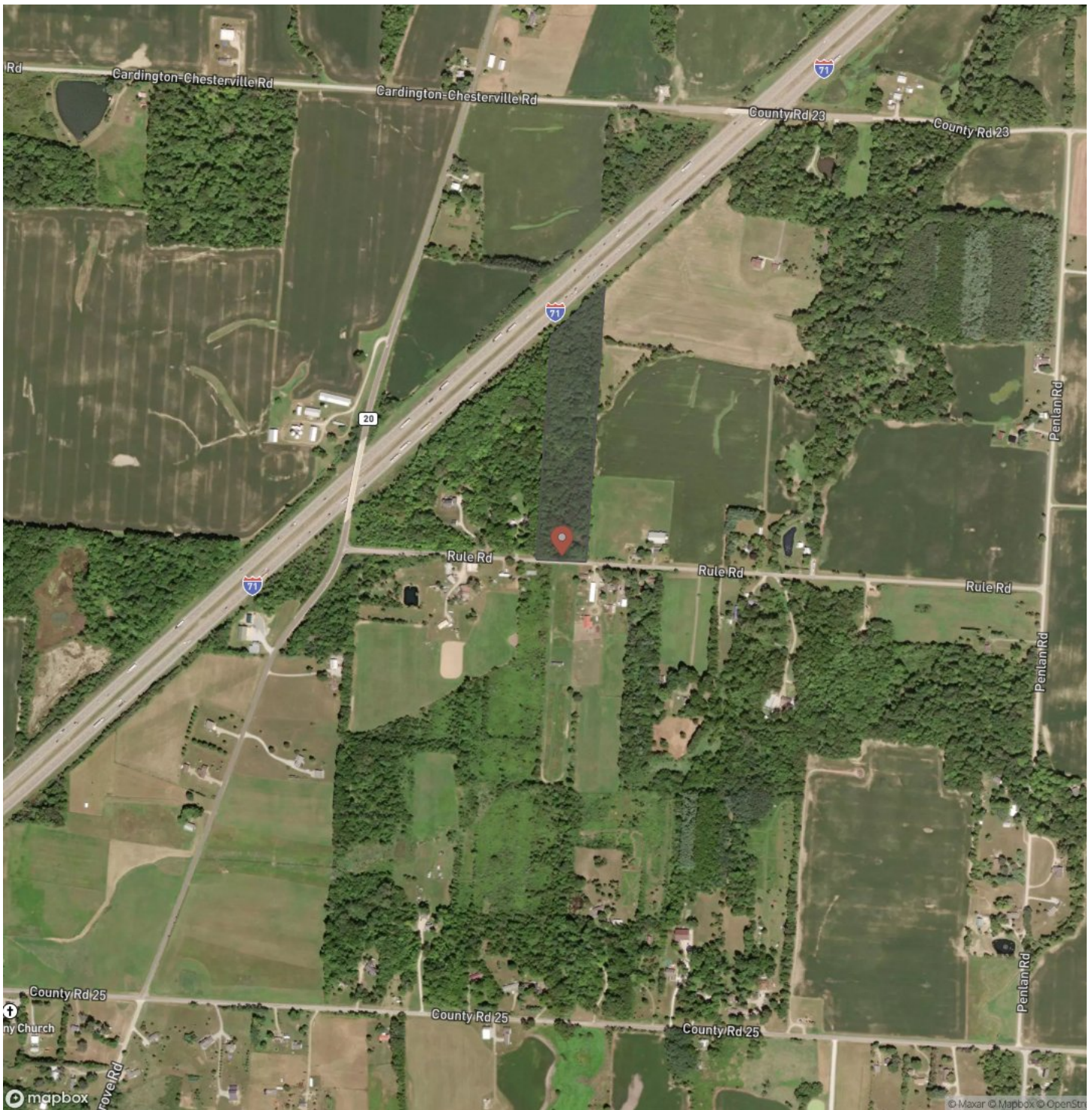


## Locator Map





## Satellite Map



## Wooded, Country-Living Build Site Cardington, OH / Morrow County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(937) 545-7764

## Email

brian.whitt@arrowheadlandcompany.com

## Address

## City / State / Zip

Rarden, OH 45671

## NOTES

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

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a single 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.



## **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 relation 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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Sapulpa, OK 74066  
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