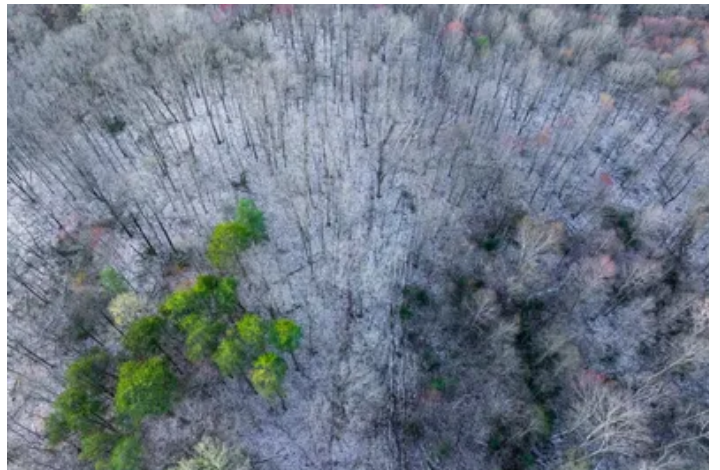


Sunrise View Farm
0 State Route 145
Caldwell, OH 43724

\$250,000
52± Acres
Noble County



Sunrise View Farm
Caldwell, OH / Noble County

SUMMARY

Address

0 State Route 145

City, State Zip

Caldwell, OH 43724

County

Noble County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

39.682944 / -81.311723

Acreage

52

Price

\$250,000

Property Website

<https://arrowheadlandcompany.com/property/sunrise-view-farm-noble-ohio/79673/>



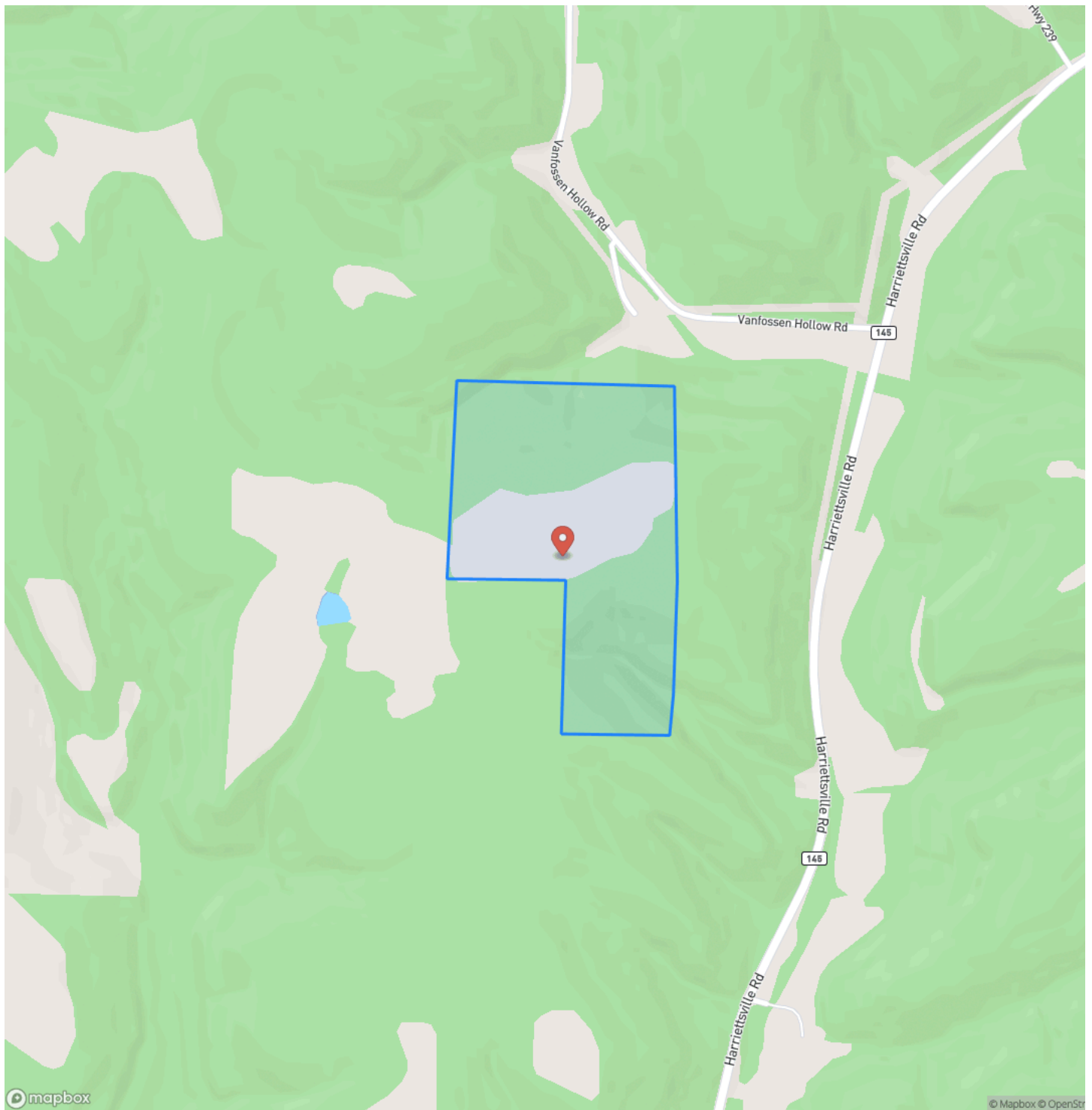
PROPERTY DESCRIPTION

Looking for that hunting property where you can escape everything? This secluded 52 +/- acres in Noble County, Ohio, is accessible only by a 1 mile +/- township gravel road that dead-ends at the gate to your getaway. A 15 +/- acre field is a primary feature of the land, providing a blank canvas for you to create your dream. Set a cabin on the highest point overlooking the sunrise, plant food plots, crops, trees—whatever you envision to make this your honey hole! The property is loaded with deer, turkey, and coyote sign and comes complete with a comfortable enclosed tower blind. It's ready to help you make memories all year long! The southeast block of timber includes a hardwood ridge, great for archery hunting, and overlooks a deep ravine that provides water runoff and excellent bedding habitat. Located in the heart of southern Ohio's rolling hills, this property is a one-of-a-kind opportunity in need of your vision! All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Tom Petry at [\(740\) 877-6326](tel:7408776326).

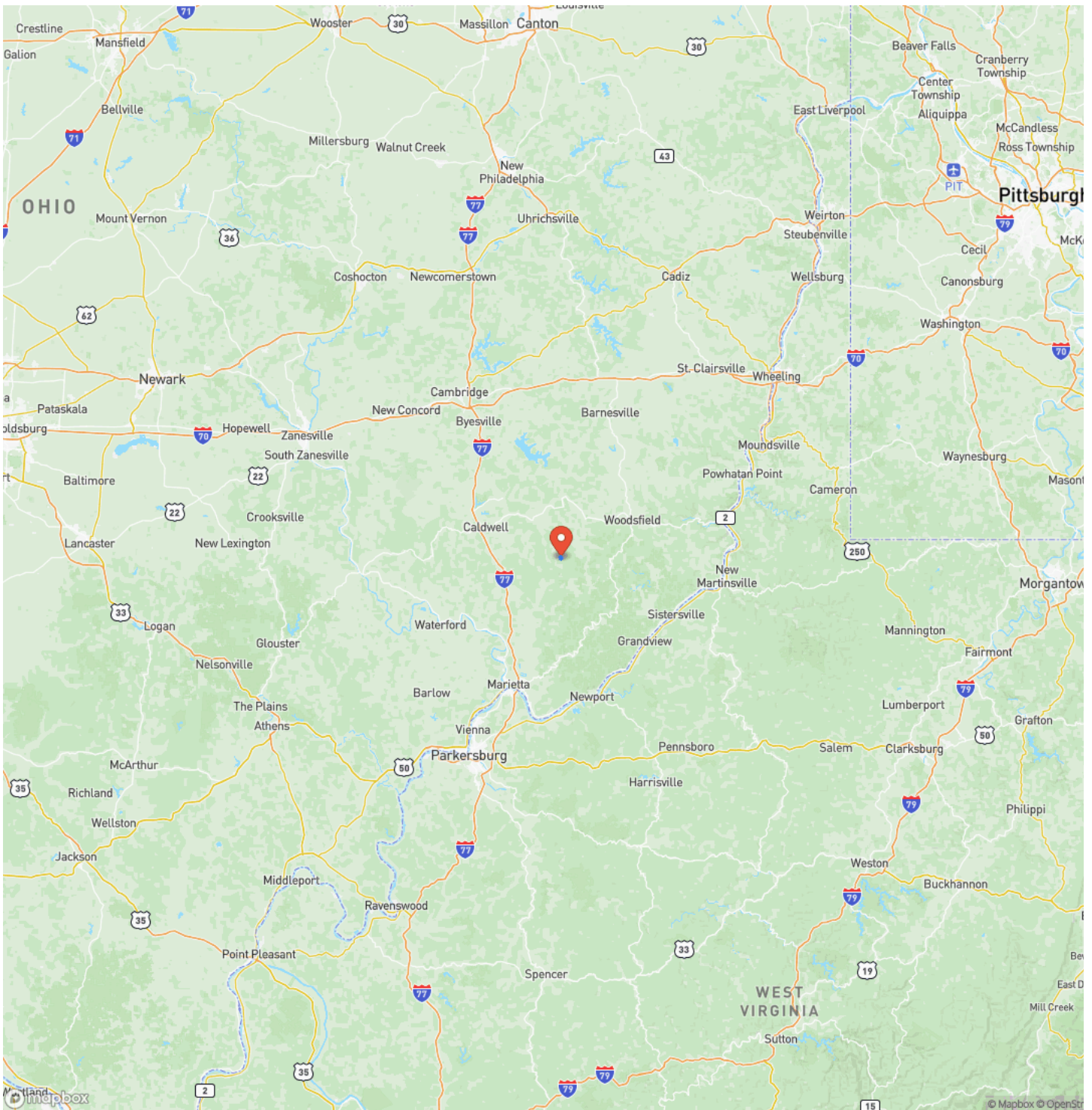
Sunrise View Farm
Caldwell, OH / Noble County



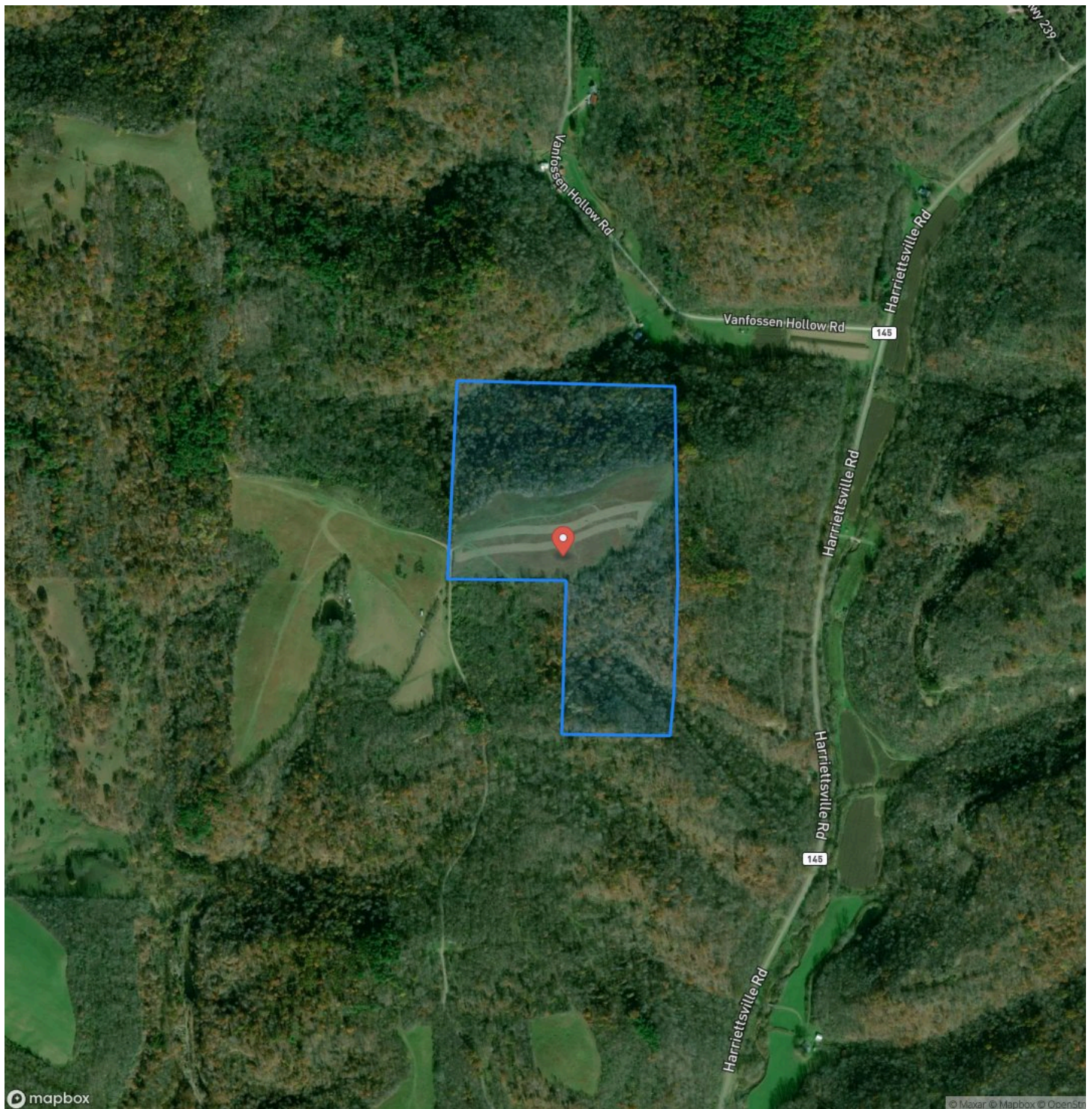
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tom Petry

Mobile

(740) 877-6326

Email

tom.petry@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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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