Hilltop Recreational Property with Fixer-Upper
2224 Ocean Road
Salineville, OH 43945

$235,000
26± Acres
Carroll County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
2224 Ocean Road

City, State Zip
Salineville, OH 43945

County
Carroll County

Type
Hunting Land, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude
40.61225 / -80.88875

Dwelling Square Feet
1,000

Bedrooms / Bathrooms
2 / 2

Acreage
26

Price
$235,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

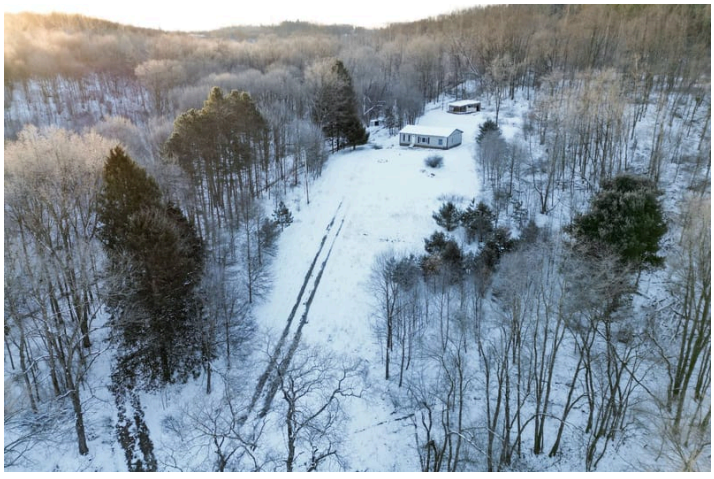
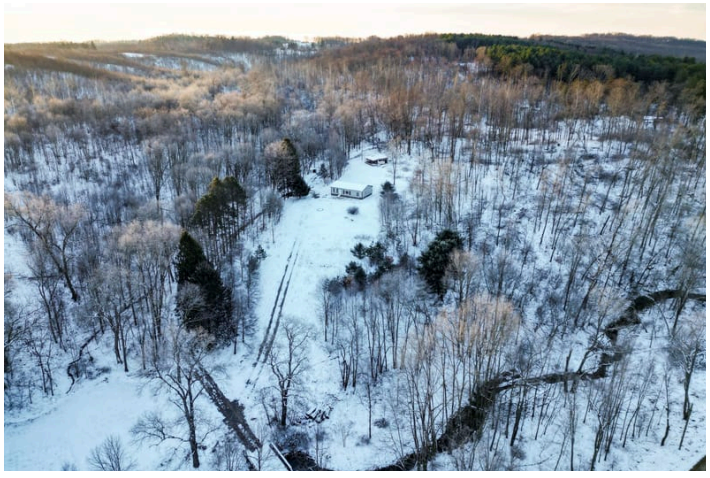
Welcome to a true hunter's getaway loaded with potential and opportunity! Sitting on 26 +/- acres in Carroll County, Ohio, not too far from the Columbiana County border, this property brings an exceptional opportunity in a difficult area to find properties of this caliber! This property features a beautiful creek and is set up perfectly for those who appreciate the outdoors, offering an exceptional deer hunting tract with established trails throughout. The land is primarily thick cover-ideal bedding habitat-creating outstanding hunting conditions with abundant deer sign, including well-used trails, rubs, and activity scattered across the property. The property is mostly located on a bench top, offering great hunting access and many deer hunting setups. A remote clearing provides the perfect location for a secluded food plot, enhancing the already strong wildlife presence. Whether you're managing trophy whitetails or simply looking for a private recreational escape, this property checks all the boxes. Perched up on a scenic benchtop, the property also offers an incredible build site with sweeping views. An existing structure is being sold "as is, where is" and presents a great opportunity for a fixer-upper or the perfect hunting cabin. The home features two bedrooms, two bathrooms, a large kitchen, spacious dining area, and a laundry room-providing a solid foundation tc make it your own. There is a water well located in front of the structure, condition is unknown. Electricity is present at the dwelling. The yarc is lined with some pine trees on both sides, adding privacy and a classic country feel. Deer were even seen feeding in the front yard upon arrival for photos-an everyday reminder of the property's strong wildlife presence. If you've been searching for a versatile hunting and recreational tract with build potential, privacy, and proven deer activity, this is your chance to own it. The property is 15 +/- minutes to Carrollton, 40 +/- minutes to Salem and 50 +/- minutes to Canton. Oil, gas, and mineral rights DO NOT CONVEY. The property and dwelling are being offered strictly "AS IS, WHERE IS." Access needs verified. All showings are by appointment only and an agent must be present at all times. If you have any questions or are interested in a private showing, please contact Brian Whitt at (937) 545-7764 or Josh Grant at (330) 341-0997 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

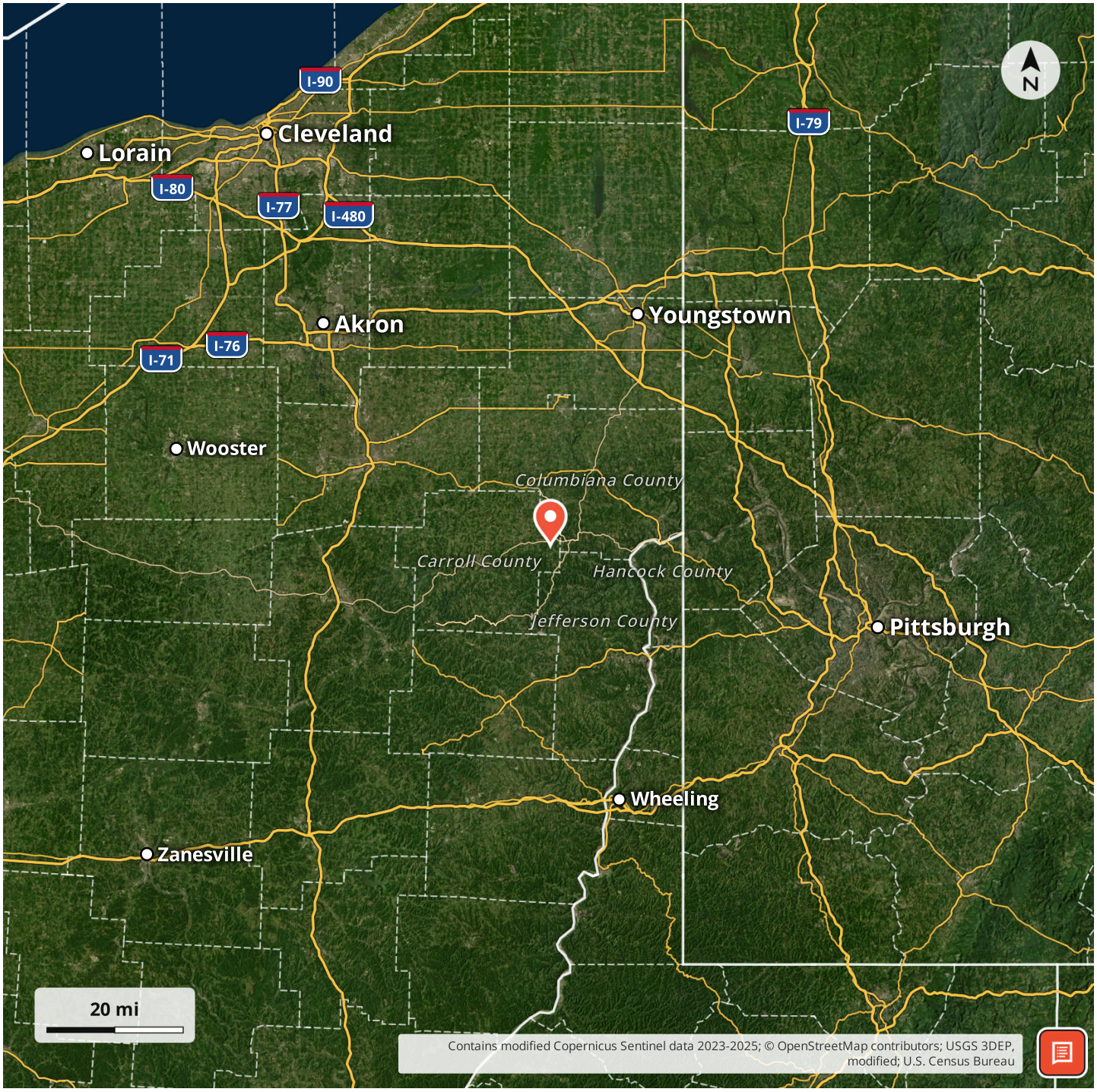
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





Regional Map



Locator Map


N
Avon Rd NE
House
Ocean Rd
Nickle Rd NE
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Brian Whitt

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210 Cheeyo Trace

City / State / Zip
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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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