

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

**\$235,000**  
26± Acres  
Carroll County



## Hilltop Recreational Property with Fixer-Upper Salineville, OH / Carroll County

### 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**

1000

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

26

**Price**

\$235,000

**Property Website**

<https://arrowheadlandcompany.com/property/hilltop-recreational-property-with-fixer-upper-carroll-ohio/101205/>



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### **PROPERTY DESCRIPTION**

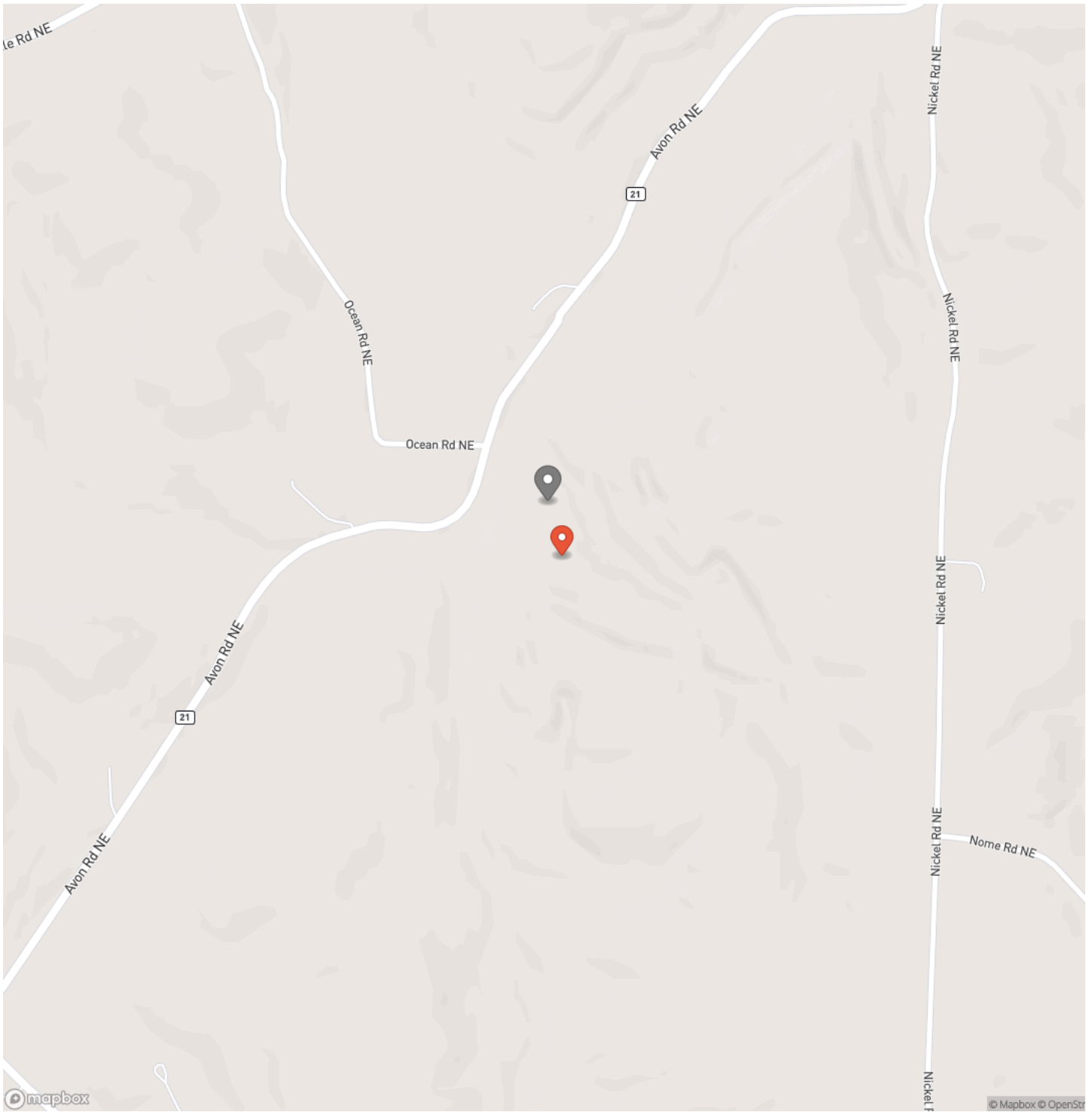
Welcome to a true hunter's getaway loaded with potential and opportunity! Sitting on 26 +/- acres in Carroll County, Ohio, not too far from the Columbiana County border, this property brings an exceptional opportunity in a difficult area to find properties of this caliber! This property features a beautiful 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 to 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 yard 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](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).

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.

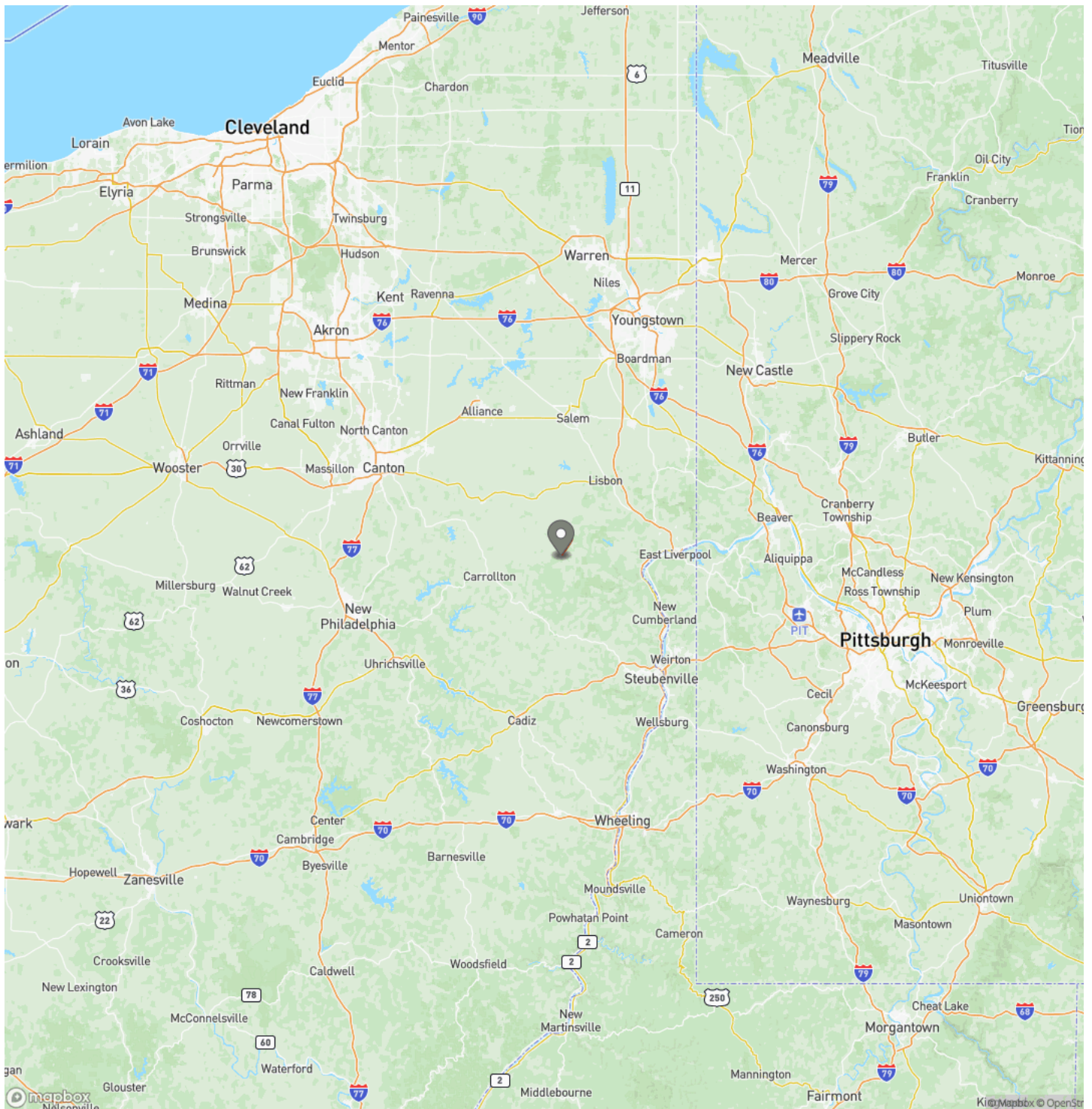
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Salineville, OH / Carroll County



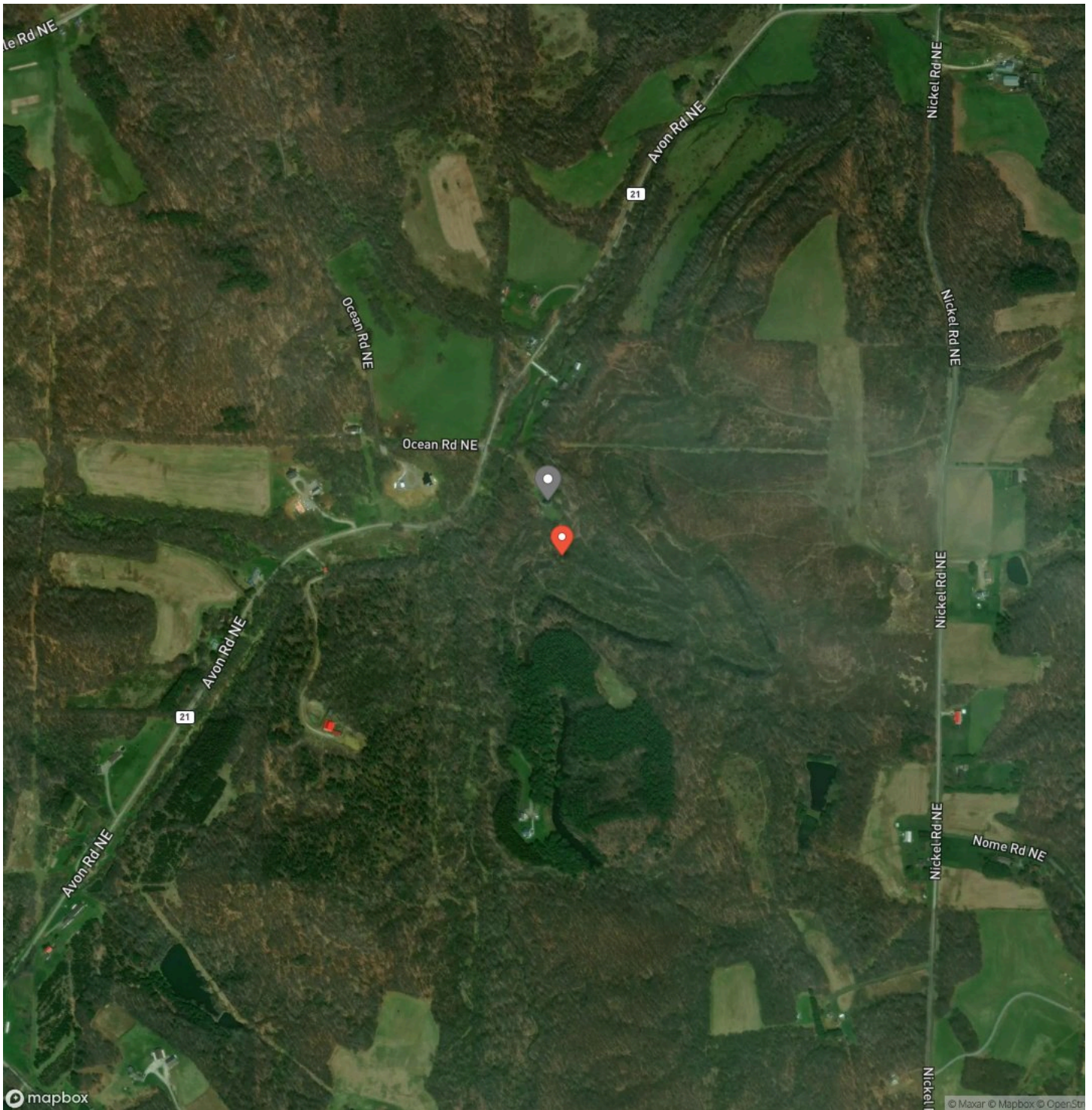
## Locator Map



# Locator Map



## Satellite Map







## **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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