

Jasmine Rd - 19 acres  
3044 Jasmine Rd NW  
Carrollton, OH 44615

**\$599,900**  
19.5± Acres  
Carroll County



**Adam Ericson**  
OHIO AGENT

Adam, a first-generation hunter with a background in camping and boating, values outdoor traditions and conservation. As a police officer in central Ohio since 2017, he is known for his honesty and integrity, making him a trustworthy partner for real estate transactions. Outside work, he enjoys family time and is developing a small homestead. Adam is dedicated to helping clients achieve their property goals and invites you to discuss your real estate needs with him.



**MOSSYOAK PROPERTIES**  
Bauer Realty & Auctions

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**Jasmine Rd - 19 acres**  
**Carrollton, OH / Carroll County**

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**SUMMARY**

**Address**

3044 Jasmine Rd NW

**City, State Zip**

Carrollton, OH 44615

**County**

Carroll County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

40.621994 / -81.123725

**Dwelling Square Feet**

3,528

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

19.5

**Price**

\$599,900



## Jasmine Rd - 19 acres Carrollton, OH / Carroll County

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### **PROPERTY DESCRIPTION**

Secluded 19.5-Acre Homestead with Ranch Home & Income Potential – Carroll County, OH. Escape the noise and settle into your own slice of Ohio countryside. Whether you're after a full-time residence or multi-use property with rental income and a large shop, this 19.5-acre Carroll County property delivers privacy, craftsmanship, and endless possibilities. Set back and elevated from the road, this property combines wooded acreage, open space, and thoughtfully designed improvements for both comfort and utility.

With multiple living spaces, a large workshop, 30 ft above-ground pool, a hot tub, and land ready for recreation or farming, this property is as versatile as it is peaceful. Deer hunters will appreciate the 4.5 wooded acres with a deer blind, while hobby farmers or homesteaders will enjoy the chicken coop, goat run, and dog run with an insulated doghouse.

#### Land & Location:

- 19.5 total acres
- Approx. 4.5 acres of woods with a deer blind
- Great mix of hunting, recreation, and farm-ready land
- Set back in a private, secluded location in Carroll County
- Enrolled in CAUV for tax savings
- Handshake farming agreement with neighbor in place

#### Home Details:

- 3,528 sq. ft. ranch-style home
- 3 bedrooms, 3 full bathrooms
- Office space
- Beautiful craftsmanship and well-maintained condition
- Large family room with wood-burning stove
- Summer kitchen at the back of the home
- Spacious screened-in porch
- 4+ car attached garage
- Pool and hot tub for outdoor enjoyment
- Small decorative pond
- Two 500-gal propane tanks
- Furnace with propane and optional wood burner
- Starlink internet installed and ready for use

#### Workshop & Outbuildings:

- 40x80 pole building workshop with large workbench
- 1,000-gal propane tank
- Hard-lined propane shop heater
- Window AC units
- Plumbed air compressor system
- Office space
- Two full bathrooms in the shop for added functionality
- 8x40 shipping container with electric and lean-to storage
- Chicken coop with electric, goat run, and insulated playhouse/doghouse with electric

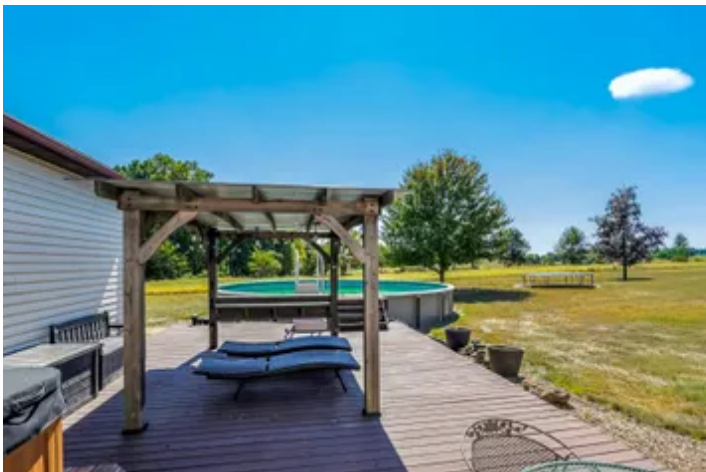
#### In-Law / Rental Unit:

- 800 sq. ft. private living space
- 3 bedrooms, 2 full bathrooms
- Beautiful wood accents and great views

- Previously rented for \$1,000/month, offering income potential

Don't miss this opportunity to make this beautiful property your home.

Jasmine Rd - 19 acres  
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## Locator Map

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## Locator Map

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## Satellite Map

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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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