

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

\$635,000
19.500± 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.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions



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Jasmine Rd - 19 acres
Carrollton, OH / Carroll County

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

3528

Bedrooms / Bathrooms

3 / 3

Acreage

19.500

Price

\$635,000

Property Website

<https://www.mossyoakproperties.com/property/jasmine-rd-19-acres-carroll-ohio/89900/>



Jasmine Rd - 19 acres Carrollton, OH / Carroll County

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

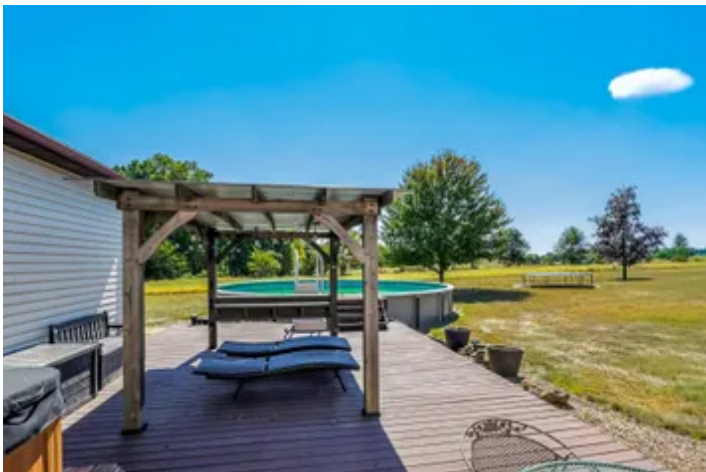
In-Law / Rental Unit:

- 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.

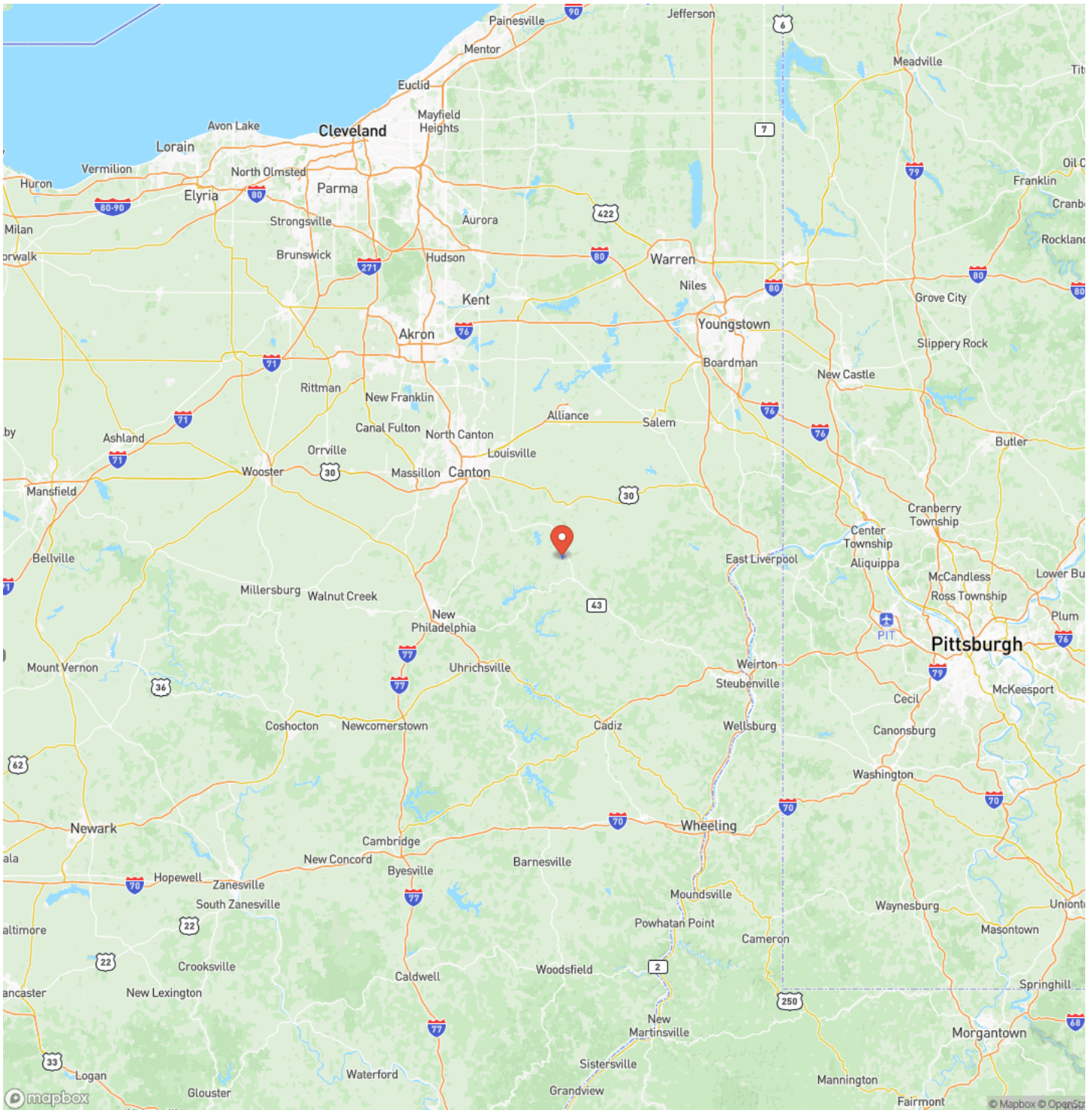
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Locator Map



Locator Map



Satellite Map



Jasmine Rd - 19 acres
Carrollton, OH / Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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.



www.mossyoakproperties.com/land-for-sale/ohio/

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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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