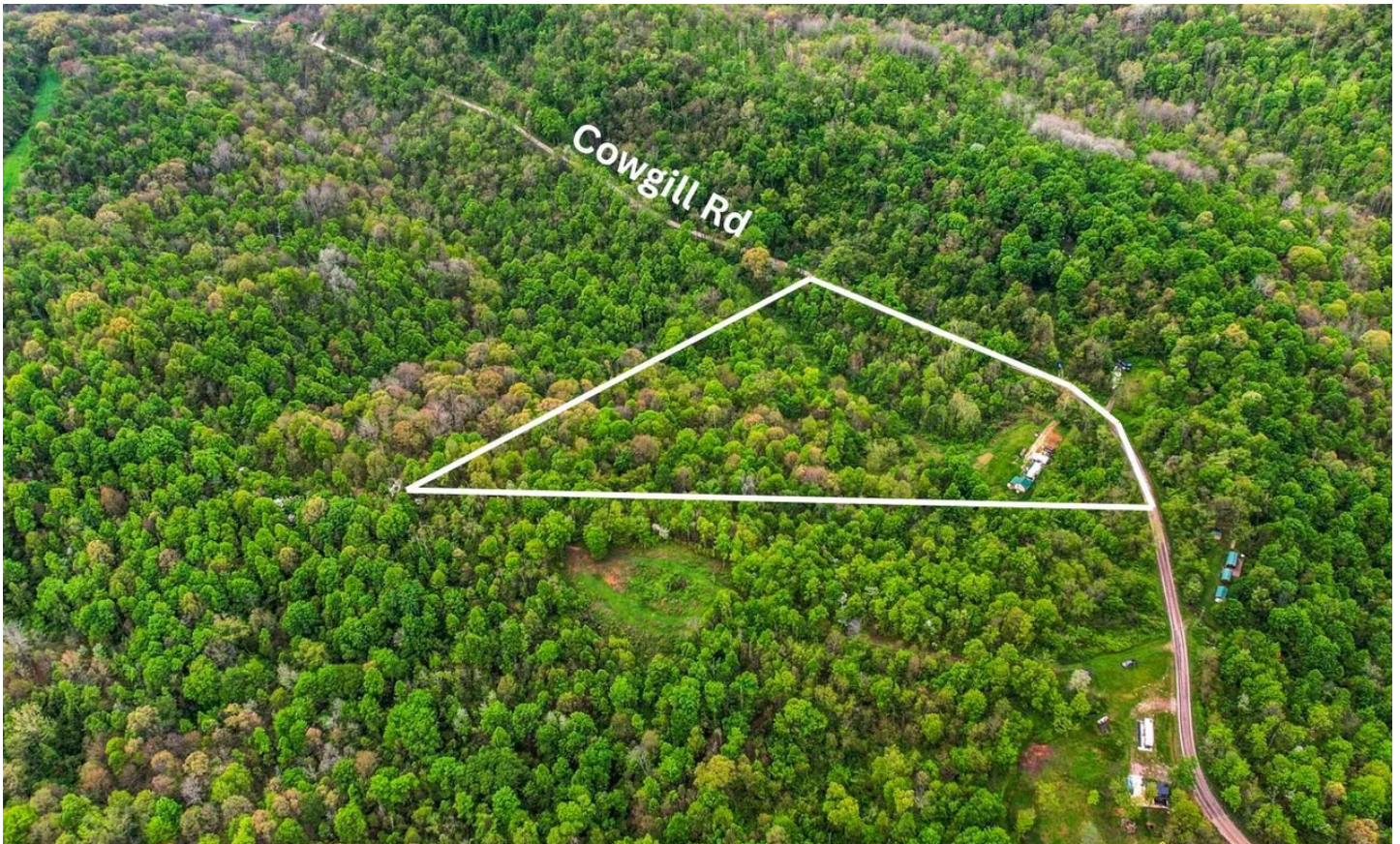


Cowgill Rd - 10 acres
49250 Cowgill Road
Sarahsville, OH 43779

\$149,000
10.49± Acres
Noble County



Vinny DeFelice
OHIO AGENT

Vinny, raised in Holmes County, developed a passion for the outdoors through hunting and fishing. He began his career as a survey technician before earning a degree in forest management from Hocking College in 2020. He founded Heartland Forest Management, offering consulting services like timber sales and invasive species control. Vinny later became a real estate agent through Hondros College, leveraging his knowledge of Ohio's forests and wildlife to understand land value. An avid hunter, he enjoys pursuing deer and turkey, believing in the rewards of land ownership. Vinny's dedication and integrity drive him to help clients achieve their real estate goals at Mossy Oak Properties.



vdefelice@mossyOakproperties.com | 330-465-6346

Cowgill Rd - 10 acres
Sarahsville, OH / Noble County

SUMMARY

Address

49250 Cowgill Road

City, State Zip

Sarahsville, OH 43779

County

Noble County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.811428 / -81.393011

Dwelling Square Feet

256

Bedrooms / Bathrooms

1 / 0

Acreage

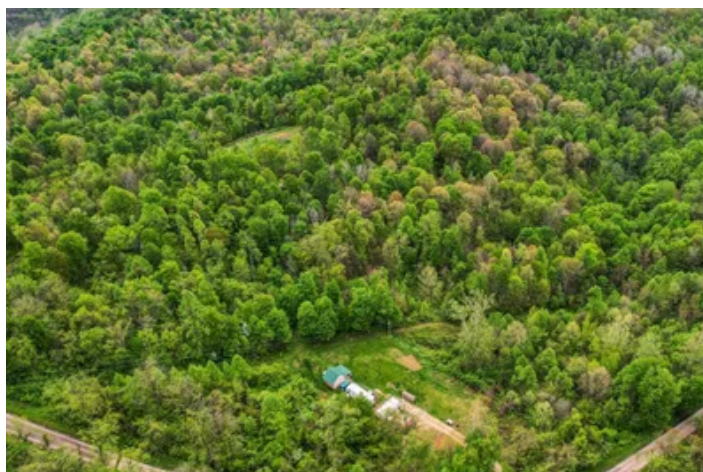
10.49

Price

\$149,000

Property Website

<https://www.mossyoakproperties.com/property/cowgill-rd-10-acres-noble-ohio/104750/>



PROPERTY DESCRIPTION

Tucked away in the rolling hills of Noble County, this 10.49-acre property at 49250 Cowgill Rd offers the perfect blend of seclusion, recreation, and opportunity. Mostly wooded with a healthy mix of mature timber and younger growth, the land provides excellent habitat for wildlife and is loaded with deer sign. Established trails wind throughout the property, leading to a permanent hunting blind and an additional blind platform, ideal setups for serious hunters or outdoor enthusiasts.

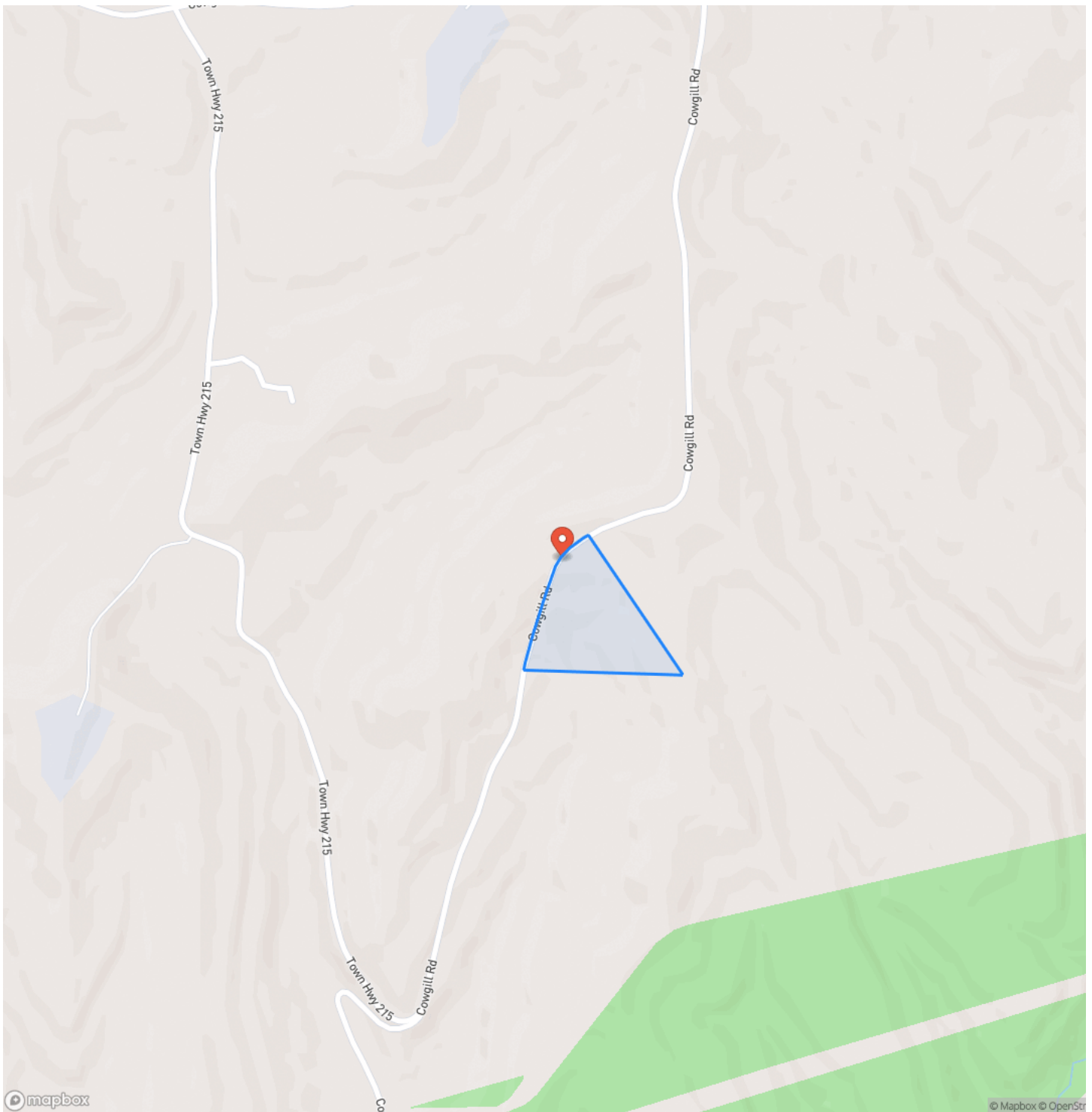
A cozy 16x16 insulated cabin with a covered porch serves as your basecamp, complete with propane heat for year-round comfort. The property is equipped with electric, septic, and a 550-gallon water storage system fed by downspouts, along with a separate trailer and tank setup for hauling additional water as needed. Also included is a well-maintained 2005 Keystone fifth-wheel camper, offering extra lodging for family or guests.

Additional improvements include a storage trailer for equipment and tools, making it easy to maintain and enjoy the land. Whether you're looking for a turnkey hunting retreat, a weekend getaway, or a future build site, this property has the infrastructure already in place. Located just 11 miles from Senecaville Lake and 12 miles from Caldwell, you'll enjoy both privacy and convenience.

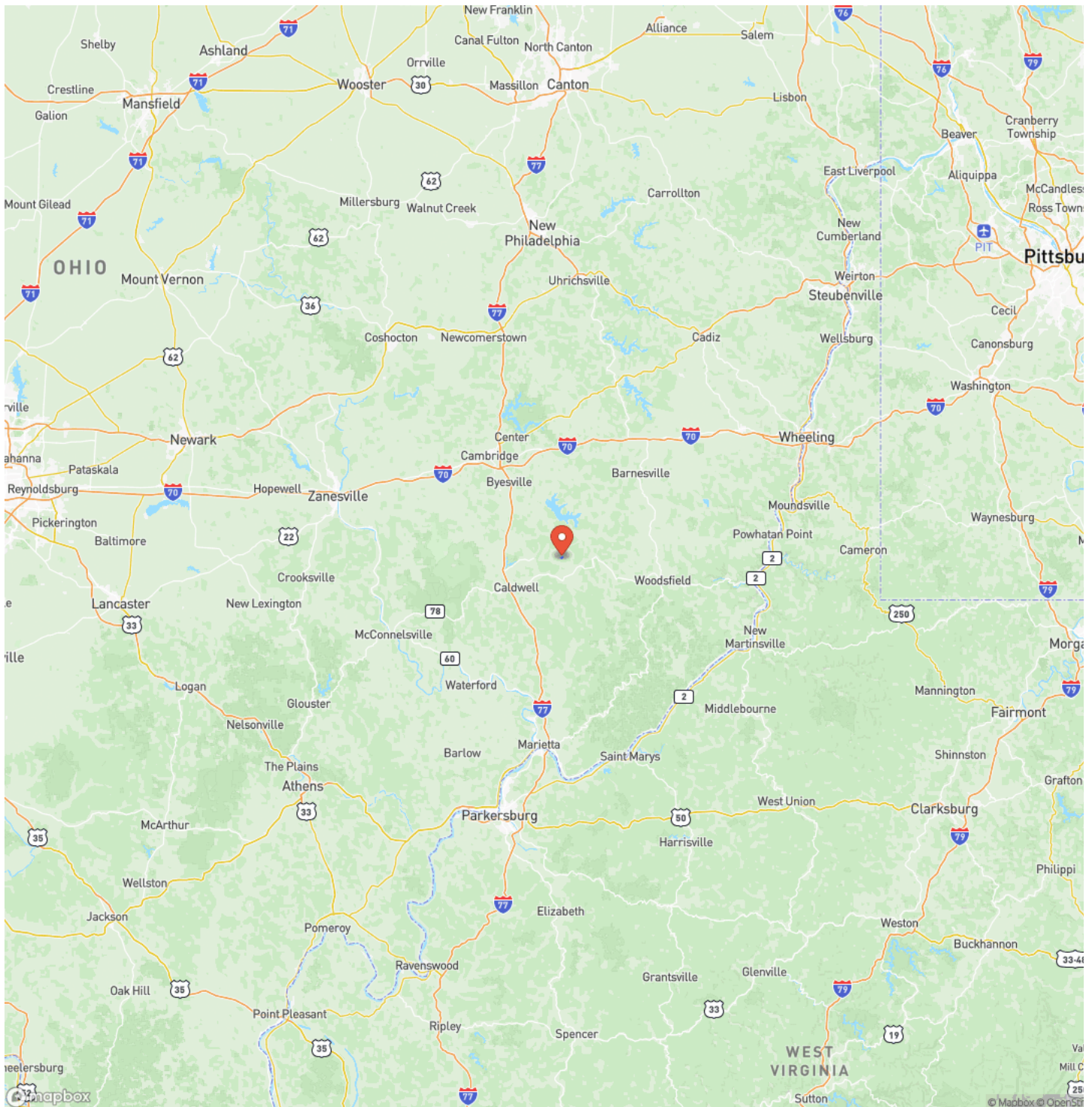
Cowgill Rd - 10 acres
Sarahsville, OH / Noble County



Locator Map



Locator Map



Satellite Map



Cowgill Rd - 10 acres
Sarahsville, OH / Noble County

LISTING REPRESENTATIVE

For more information contact:



Representative

Vincent "Vinny" DeFelice

Mobile

(330) 465-6346

Email

vdefelice@mossyoakproperties.com

Address

8417 State Route 241

City / State / Zip

Fredericksburg, OH 44627

NOTES

This image shows a blank 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.

This image shows a blank 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.



<https://www.mossyoakproperties.com/>

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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