

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

\$149,000
10.490± 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.



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Sarahsville, OH / Noble County

SUMMARY

Address

49250 Cowgill Road

City, State Zip

Sarahsville, OH 43779

County

Noble County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.8106 / -81.39239

Dwelling Square Feet

256

Bedrooms / Bathrooms

1 / --

Acreage

10.490

Price

\$149,000

Property Website

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



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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.

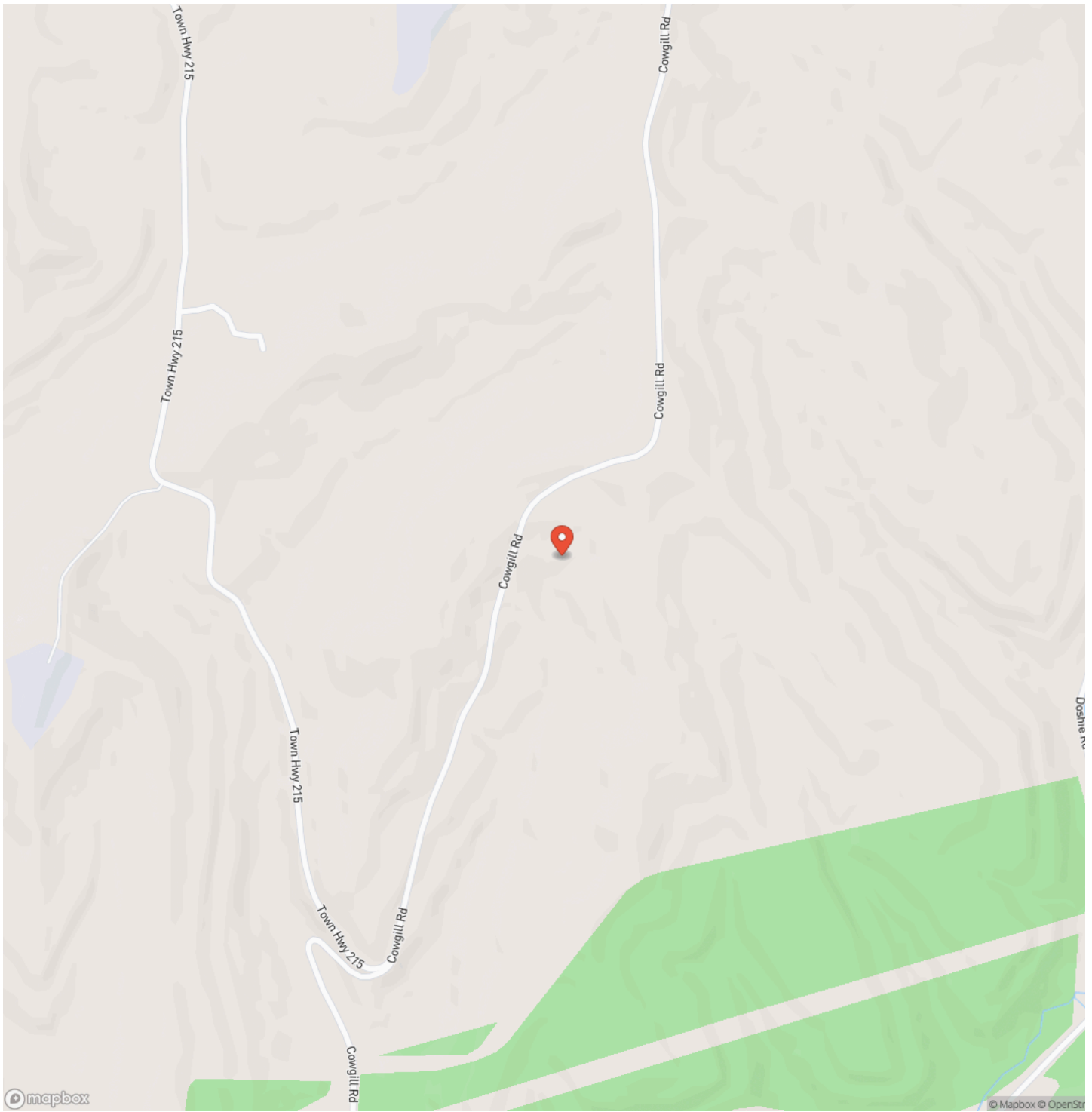
A cozy 16x16 insulated cabin with a covered porch serves as your basecamp, complete with propane heat for year-round comfort. The property is equipped with electric, septic, and a 550-gallon water storage system fed by downspouts, along with a separate trailer and tank setup for hauling additional water 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.

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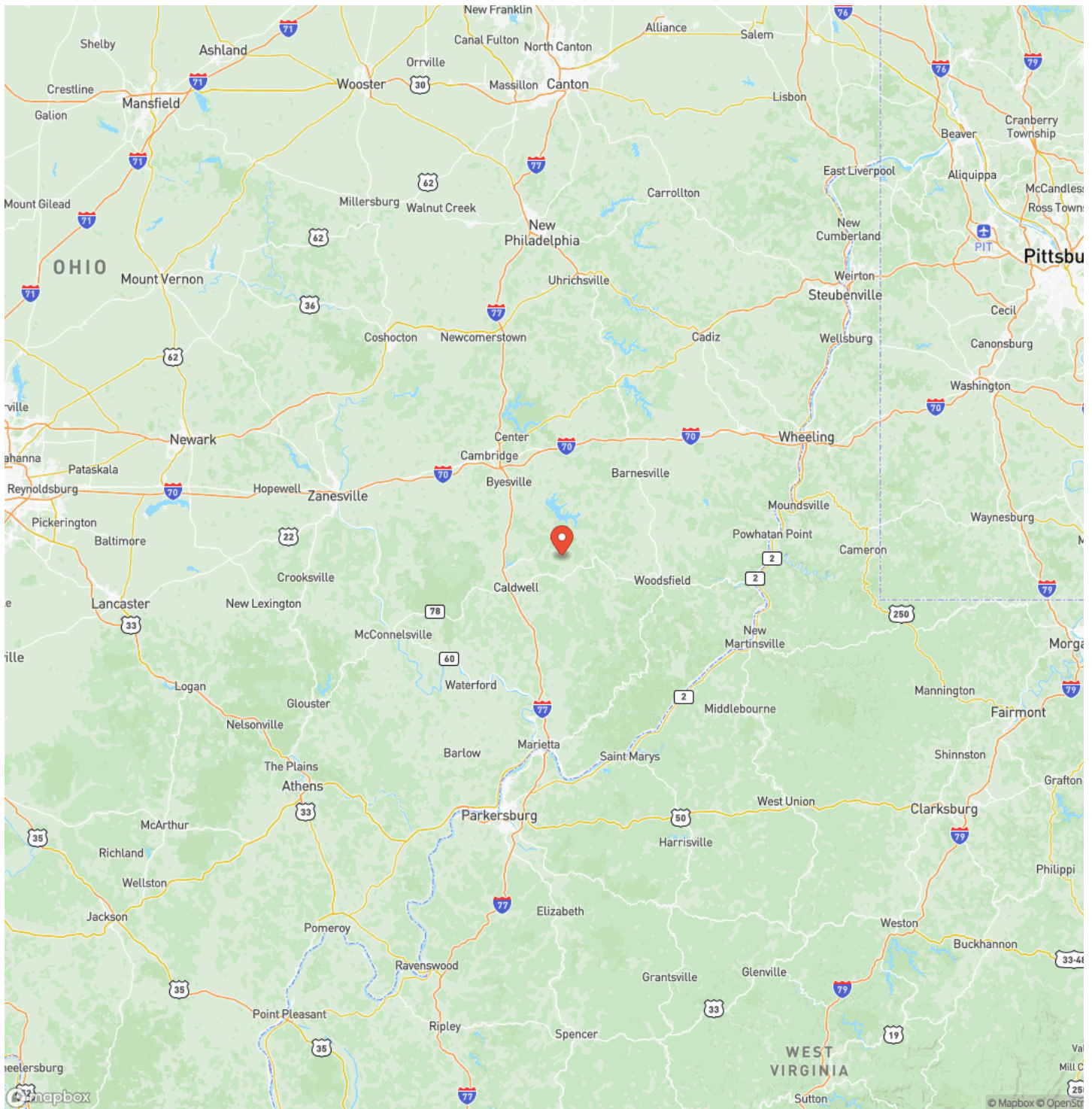


Locator Map

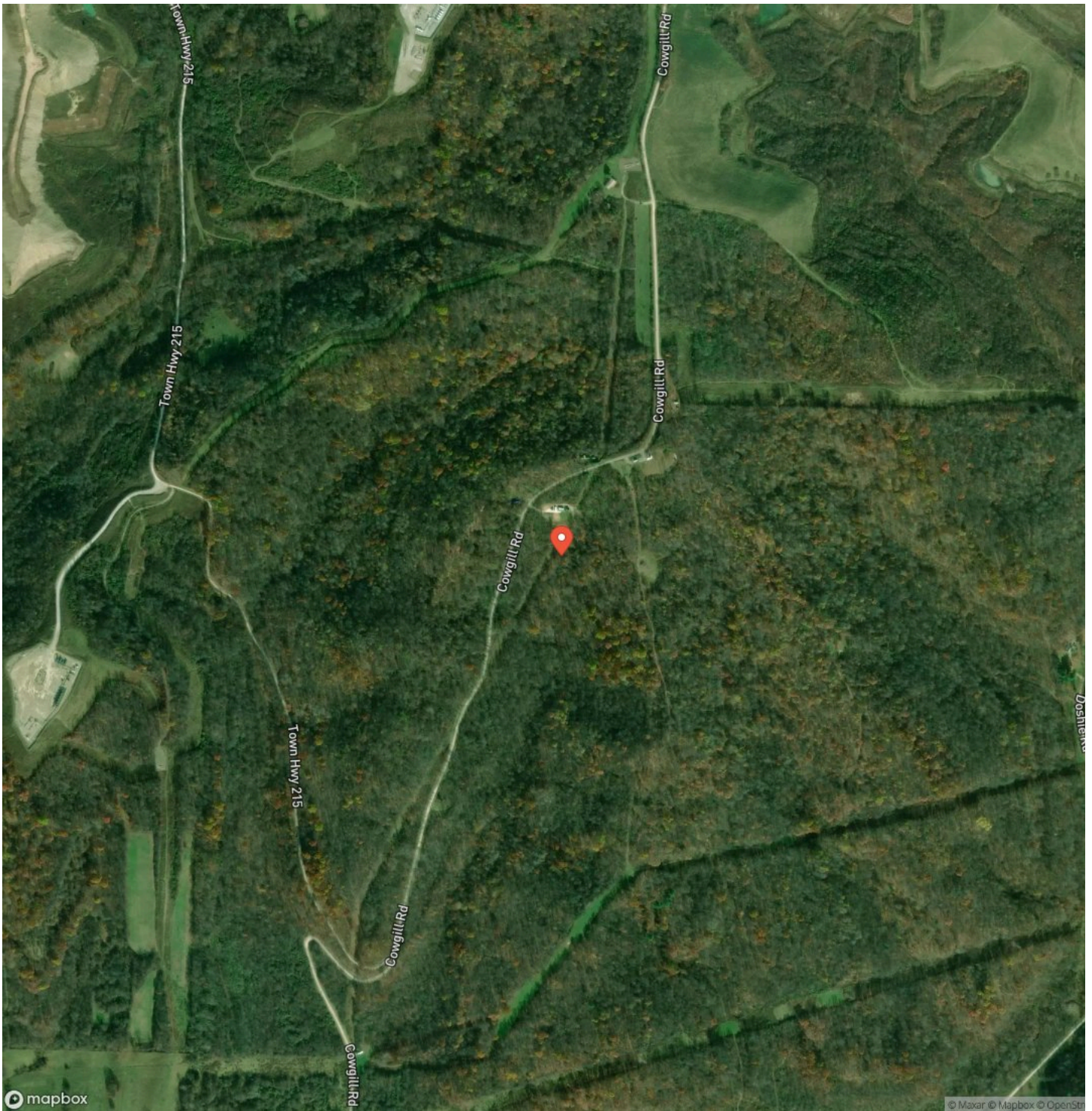


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Locator Map



Satellite Map



DISCLAIMERS

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