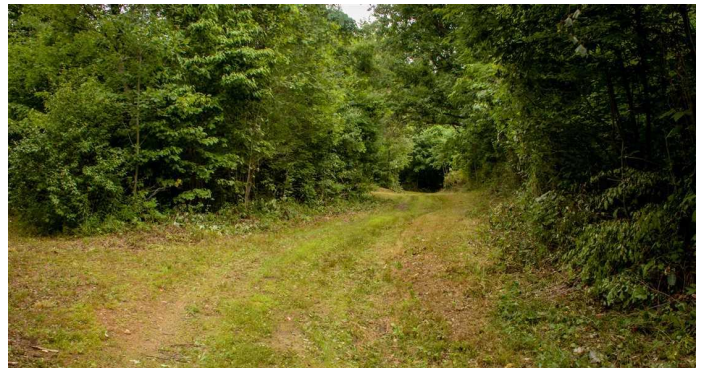
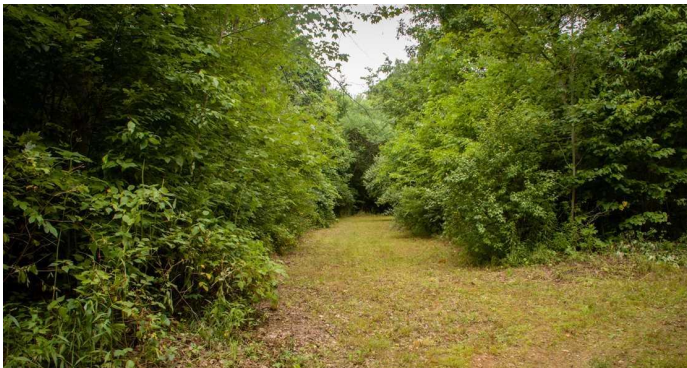


Pioneer Rd - 62 ac - Columbiana Co
49584 Pioneer Rd
Negley, OH 44441

\$281,250.00
62.540 +/- acres
Columbiana County



Pioneer Rd - 62 ac - Columbiana Co Negley, OH / Columbiana County

SUMMARY

Address

49584 Pioneer Rd

City, State Zip

Negley, OH 44441

County

Columbiana County

Type

Recreational Land

Latitude / Longitude

40.7923 / -80.5643

Acreage

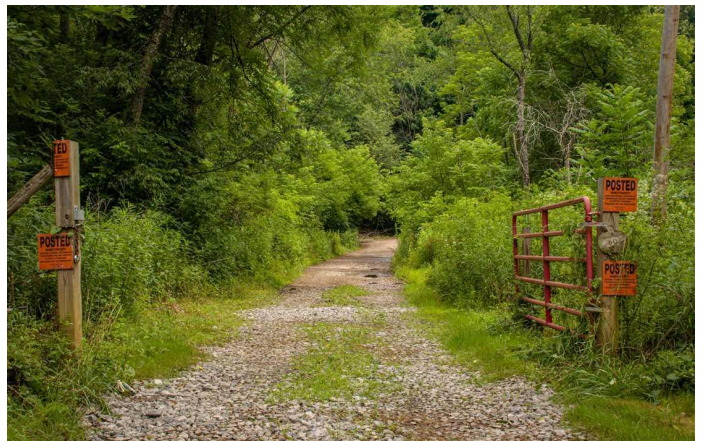
62.540

Price

\$281,250.00

Property Website

<https://ohiolandforsale.com/property/pioneer-rd-62-ac-columbiana-co-columbiana-ohio/9821/>



PROPERTY DESCRIPTION

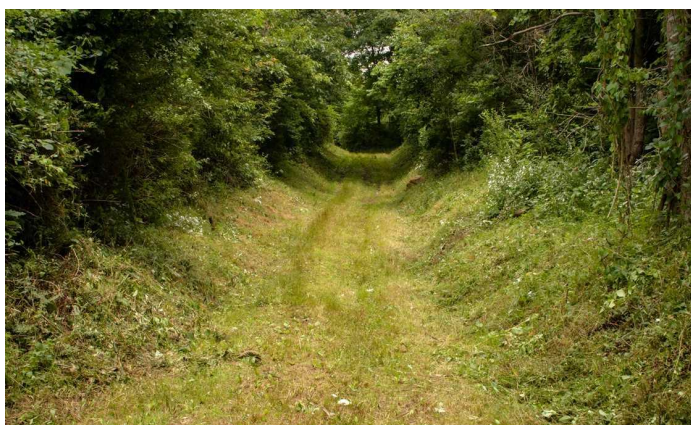
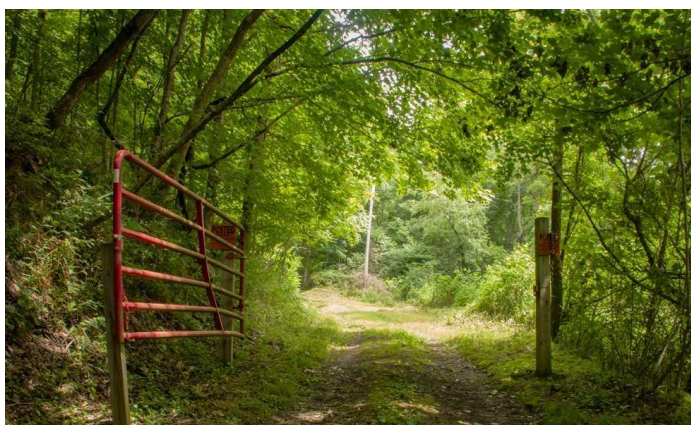
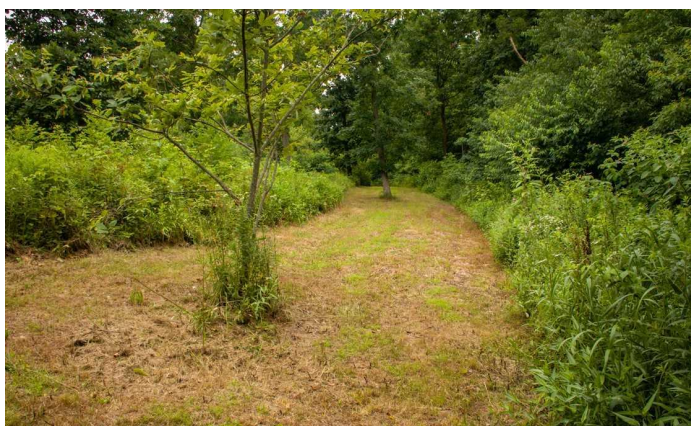
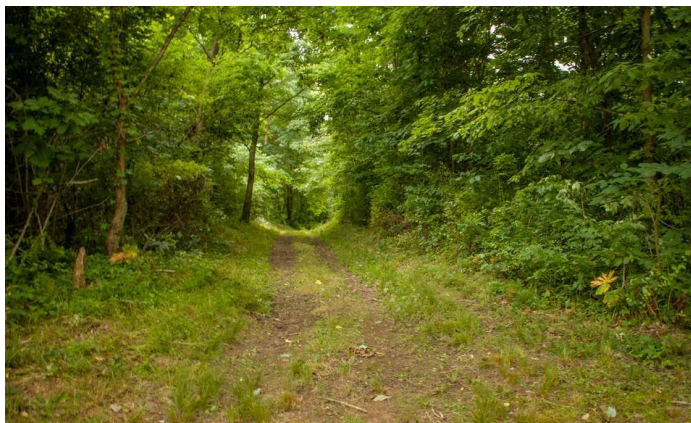
62.5 +/- acres of vacant land for sale in Columbiana County, Ohio. I'm sure you have heard of a turn key hunting or recreational property before, but this property is an actual turn key hunting property. Located off of Pioneer Road in Colmbiana County, this 62.5 acre property has been intensely managed for wildlife but specifically for whitetail deer. This property has a lot to offer to the person who loves deer and turkey hunting.

Property Features include:

- Property had a professional deer management consultant walk and develop a management plan for producing quality habitat and, to produce quality wildlife such as whitetail deer.
- Property has been intensely managed for quality wildlife and habitats for over 10 years.
- Great deer and turkey populations.
- Food plots strategically placed throughout the property.
- Over a hundred currently producing soft mast fruit trees such as Apple, Persimmon, and Pear. Also included is a variety of Chestnut tree that wildlife crave.
- Quality bedding cover for whitetail deer as well as quality nesting cover for wild turkeys is throughout the property.
- Quality road/trail system throughout for accessing the property with ATV or truck. Also, strategically placed trail/wildlife access system for hunting opportunities.
- Topography is mild to rolling slope to flat on top.
- The timber is pole size that consist of mostly Oak, Hickory, Cherry, and Maple varieties.
- Well posted boundary lines.
- Property located roughly an 1 hour and 40 minutes from Cleveland, roughly 1 hour from Pittsburgh, roughly 1 hour and 30 minutes from Akron, and roughly 1 hour from Canton

With over a hundred fruit trees that are over 10 years old and are currently producing fruit, well placed food plots, and quality bedding cover throughout the property, its hard not to view wildlife. Access through the property with an ATV and or truck is not an issue at all. On top of that, strategically placed trails for movement in and out of hunting areas are throughout the property as well. Annual taxes are approximately \$1,771.74. Mineral rights do not come with the property. Contact listing agent Erich D. Long at (740) 502 - 4139 or [Email listed above] for more information. Showing by appointment only.

Pioneer Rd - 62 ac - Columbiana Co
Negley, OH / Columbiana County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Erich Long

Mobile

(740) 502-4139

Email

elong@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH, 43147

NOTES

[illegible]

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.

Mossy Oak Properties Bauer Real Estate
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Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
