

US 322 - 40 acres  
US 322  
Williamsfield, OH 44093

**\$225,000**  
40.5± Acres  
Ashtabula County



**Erich Long**  
OHIO AGENT

Erich D. Long has been managing for quality whitetails since 2001. Erich was awarded the prestigious QDMA Al Brothers Professional Deer Manager of the Year in 2009. With these credentials, Erich is a perfect resource to find the perfect property for you. He contributes to Quality Whitetails magazine as well as writes for Wildlife Trends and Peterson's Bowhunting Magazine. He is a Pro Staff member of The Management Advantage, which produces monthly web episodes on wildlife management. Please give Erich a call for all of your Real Estate needs!

**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

elong@mossyoakproperties.com | 740-502-4139

**US 322 - 40 acres**  
**Williamsfield, OH / Ashtabula County**

---

**SUMMARY**

**Address**

US 322

**City, State Zip**

Williamsfield, OH 44093

**County**

Ashtabula County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

41.53225 / -80.6315

**Acreage**

40.5

**Price**

\$225,000



**PROPERTY DESCRIPTION**

40+/- acres of vacant land for sale in Ashtabula County, Ohio. Located in the Southern part of Ashtabula County off of US 322, this 40-acre property offers so much for its size. If you're looking for a piece of property for most game and waterfowl hunting, this property is an excellent choice. The property consists of early successional trees and brush with pole-sized timber throughout, such as Oak and Aspen. If you're interested in fishing, you can just learn more with Pymatuning Lake being just a short drive away.

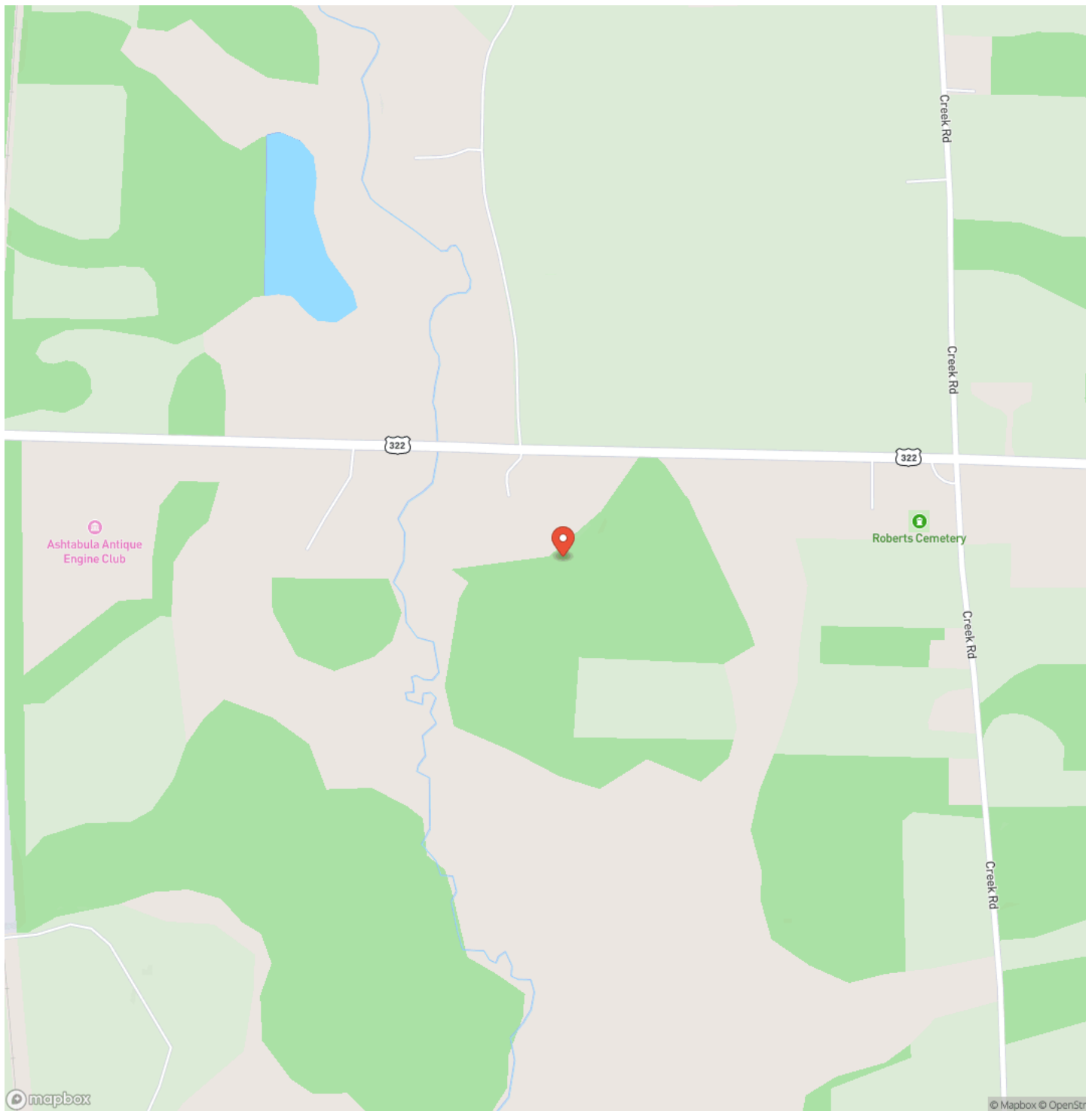
Property features include:

- Woods consist of early successional trees and brush with pole-size timber throughout.
- Area known for great hunting opportunities.
- Deer sign throughout the property.
- Waterfowl hunting opportunity when a portion of the property floods during the season.
- Upland game such as American Woodcock have been flushed.
- Active Beaver pond on the property that offers a possible furbearer trapping opportunity.
- Pymatuning Lake is just a short drive away.
- Building site.
- Located near Andover, Ohio, as well as Route 11.

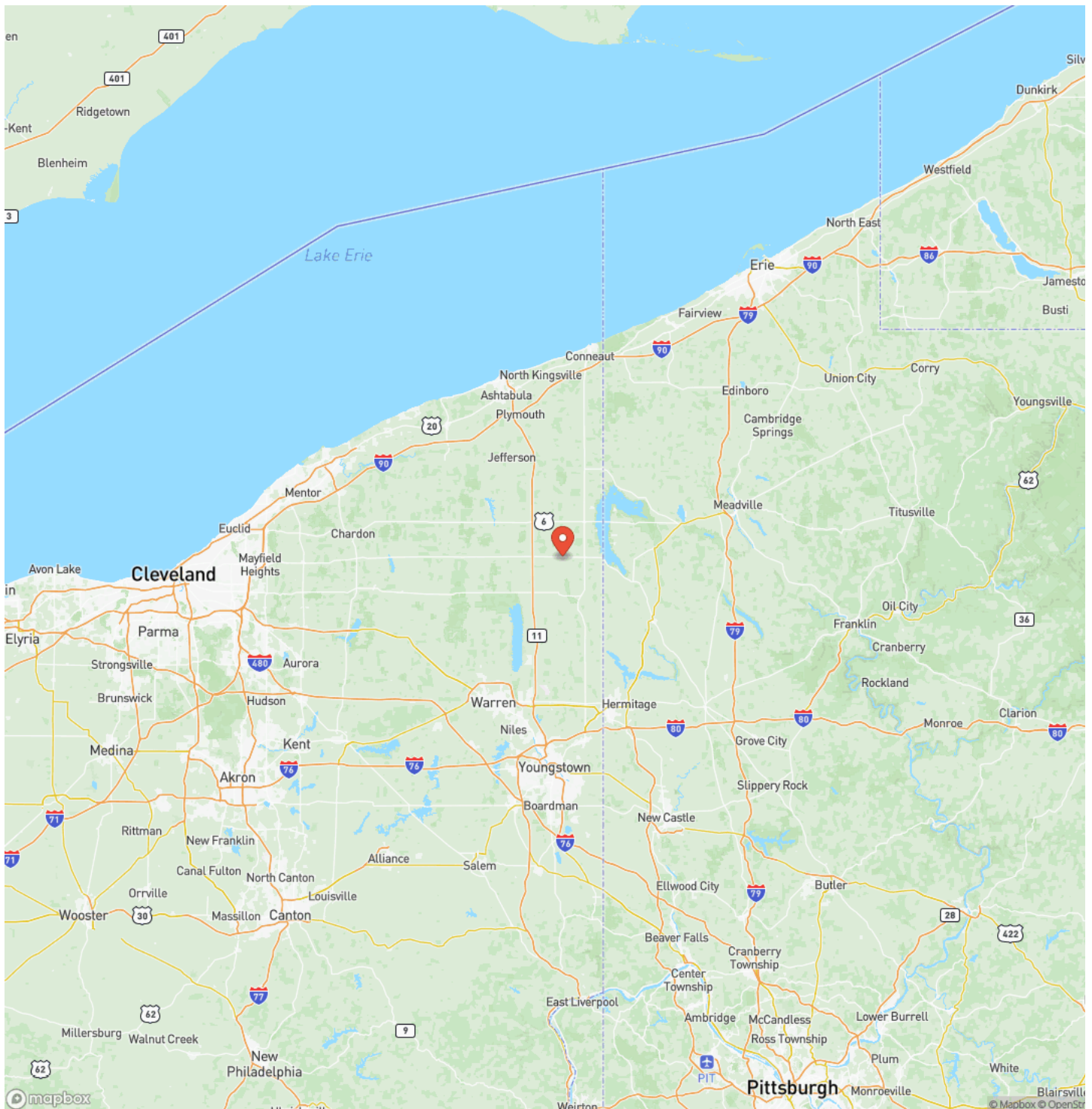
Annual taxes are approximately \$1,216.26. What mineral rights that the sellers own will transfer. Showings by appointment only.



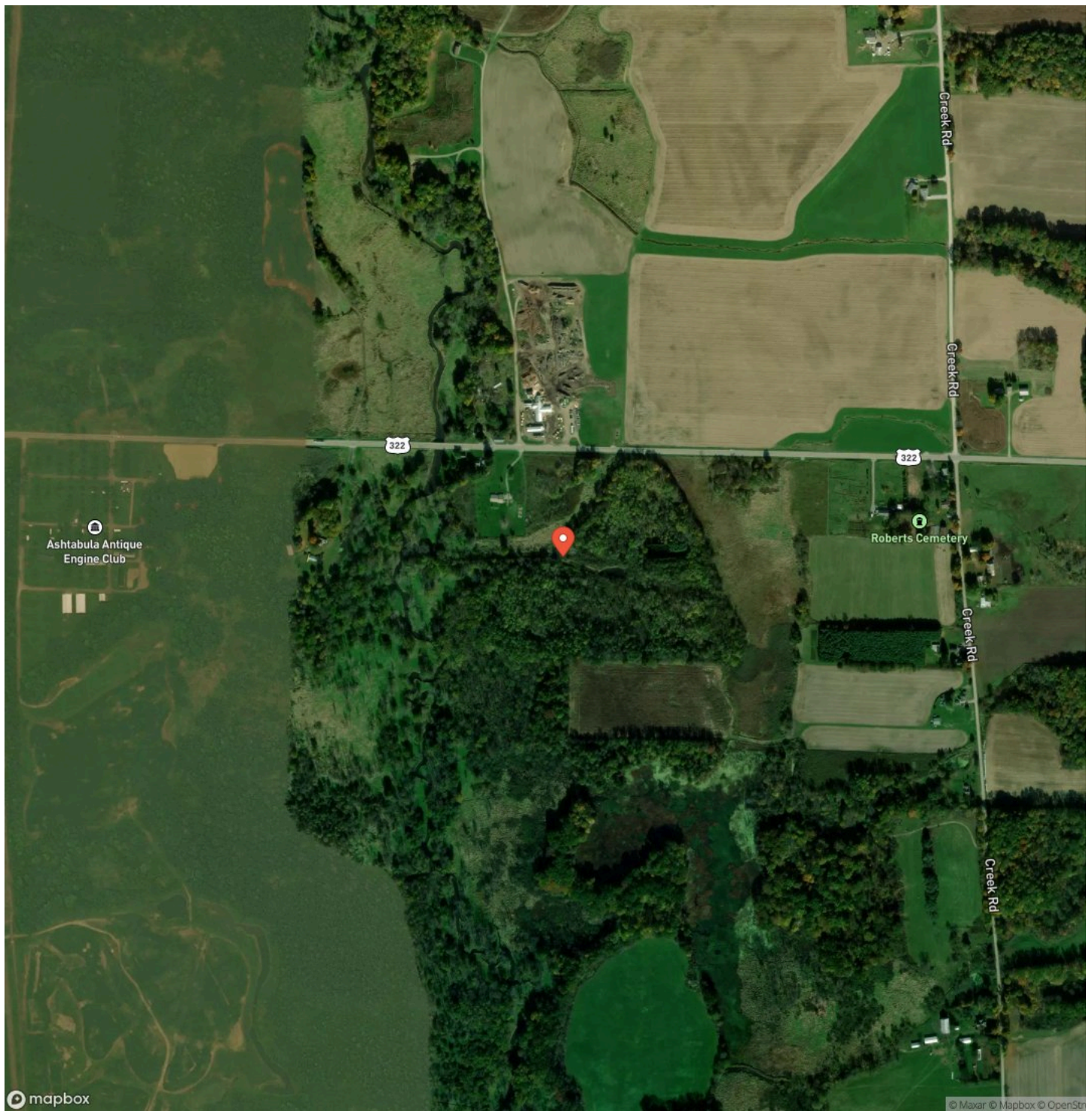
## Locator Map



## Locator Map



## Satellite Map



**US 322 - 40 acres**  
**Williamsfield, OH / Ashtabula County**

## 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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

**MORE INFO ONLINE:**

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**

[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 Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
[www.mossyOakproperties.com/land-for-sale/ohio/](http://www.mossyOakproperties.com/land-for-sale/ohio/)

---