

**Slater Rd - 40 acres - Ashtabula County**  
6733 Slater Rd  
Andover, OH 44003

**\$176,000.00**  
40.210 +/- acres  
Ashtabula County



**Slater Rd - 40 acres - Ashtabula County  
Andover, OH / Ashtabula County**

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**SUMMARY**

**Address**

6733 Slater Rd

**City, State Zip**

Andover, OH 44003

**County**

Ashtabula County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

41.5463 / -81.5412

**Acreage**

40.210

**Price**

\$176,000.00

**Property Website**

<https://ohiolandforsale.com/property/slater-rd-40-acres-ashtabula-county-ashtabula-ohio/8470>



## **PROPERTY DESCRIPTION**

40 acres of land for sale in Ashtabula County, Ohio. Located in the Southern part of Ashtabula County off of Slater Rd., this 40 acre property offers so much for its size. If your looking for a piece of property for most game and fowl hunting, this property is an excellent choice.

Property features include:

- Property had a professional deer management plan developed by Drumming Log Wildlife Management.
- Property has been managed for wildlife since 2013.
- Great deer and turkey hunting potential.
- Food plots located throughout property.
- Producing trees such as Apple, Pear, and Chestnut have been established.
- Bedding/nesting cover has been constructed throughout property.
- Topography lays flat.
- Several storage sheds reside on property, (one being livable), with established driveway.
- Woods consist of pole size timber.
- With close to 1,000 feet of frontage, there is plenty of places to build on.
- Located near Andover, Ohio
- Pymatuning Lake is close by.

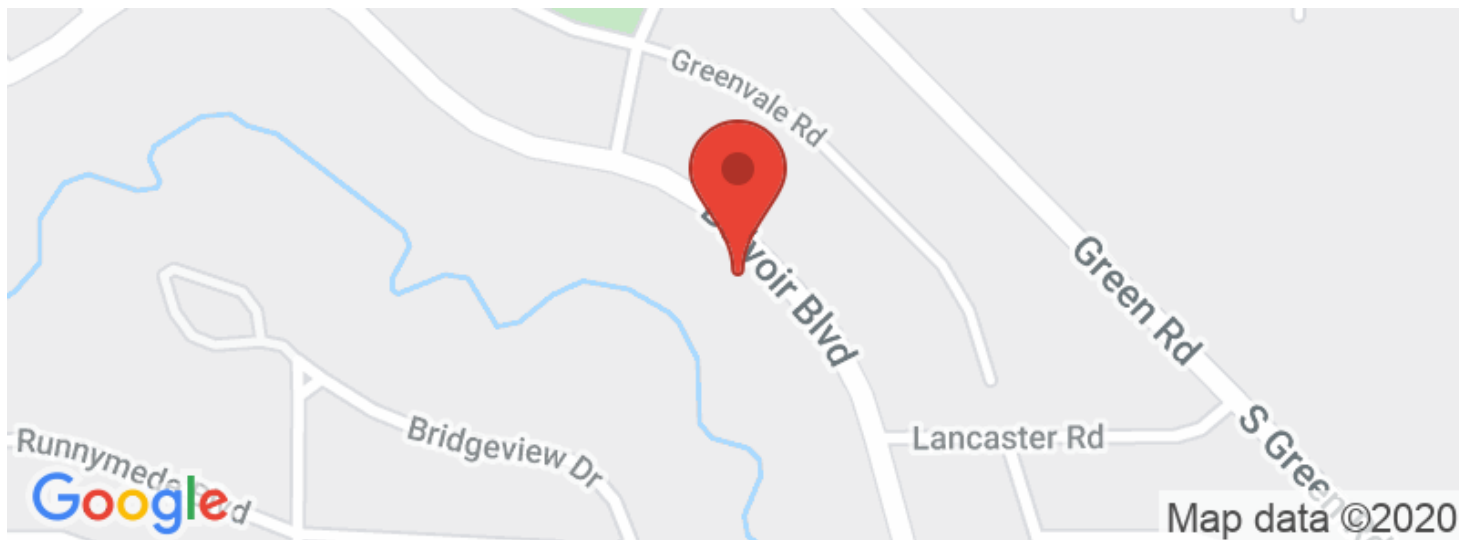
The property offers plenty of open ground for food plots or agricultural farming as well as pole size timber. Property has been well managed for wildlife, with the emphasis on the management of a healthy deer herd. If fishing is your interest, look know further with Pymatuning Lake being right down the road. Annual taxes are approximately \$1.746.90. Seller does not own mineral rights. Showings by appointment only.



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## Locator Maps

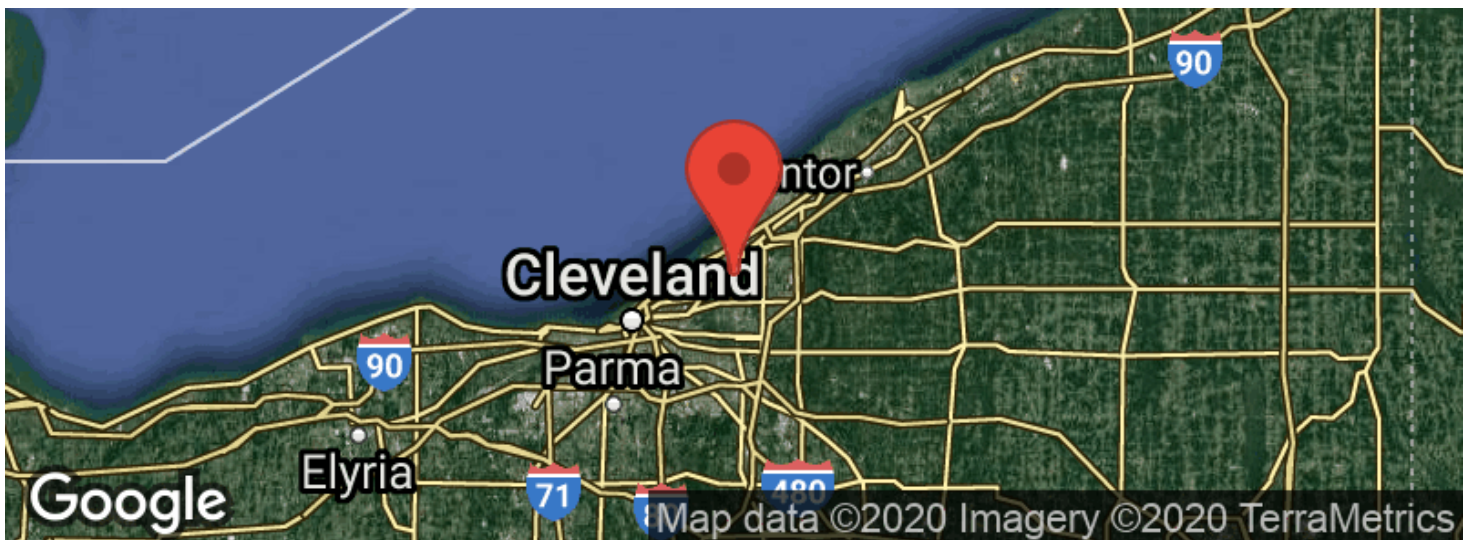
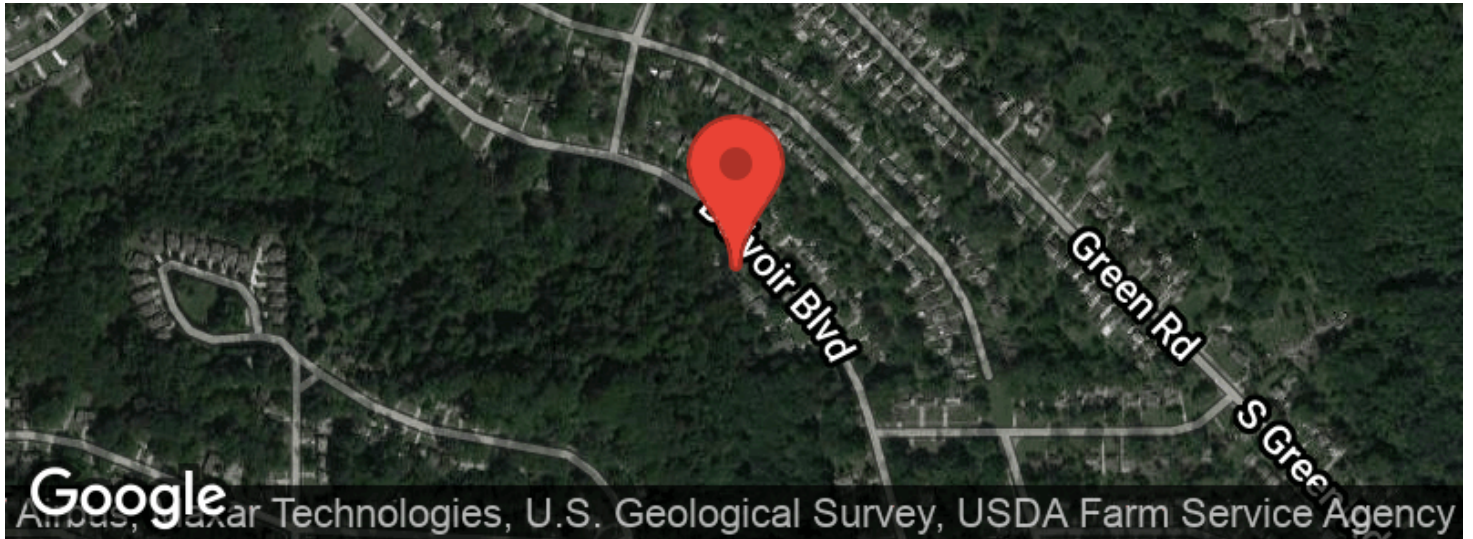




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## Aerial Maps



Slater Rd - 40 acres - Ashtabula County  
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**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

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**NOTES**

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## **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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