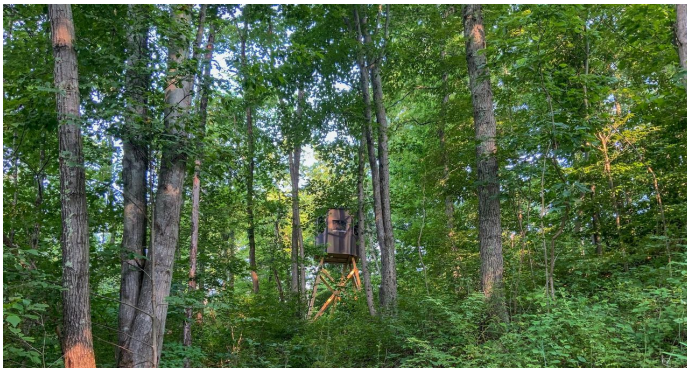


TR 151 - 50 acres - Noble County
Twp Rd 151
Sarahsville, OH 43779

\$149,900
50.300 +/- acres
Noble County



TR 151 - 50 acres - Noble County
Sarahsville, OH / Noble County

SUMMARY

Address

Twp Rd 151

City, State Zip

Sarahsville, OH 43779

County

Noble County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.840131 / -81.430964

Taxes (Annually)

309

Acreage

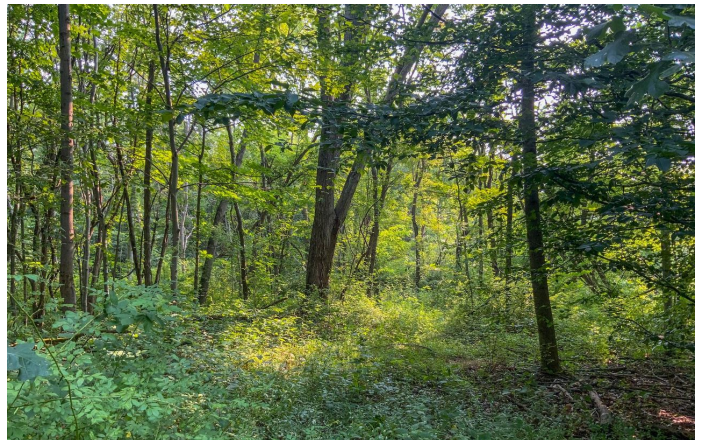
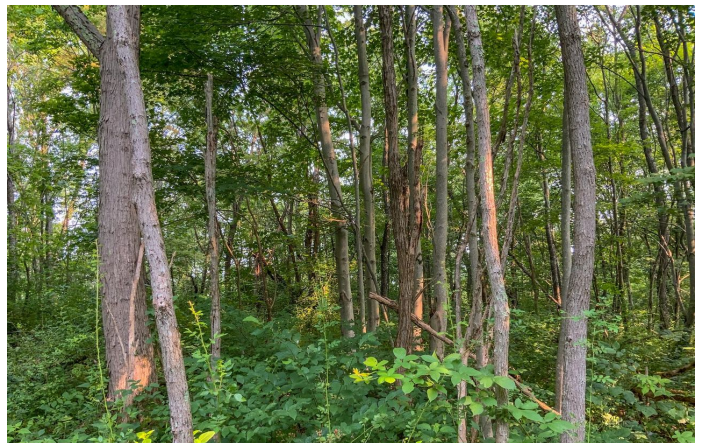
50.300

Price

\$149,900

Property Website

<https://ohiolandforsale.com/property/tr-151-50-acres-noble-county-noble-ohio/20591/>



PROPERTY DESCRIPTION

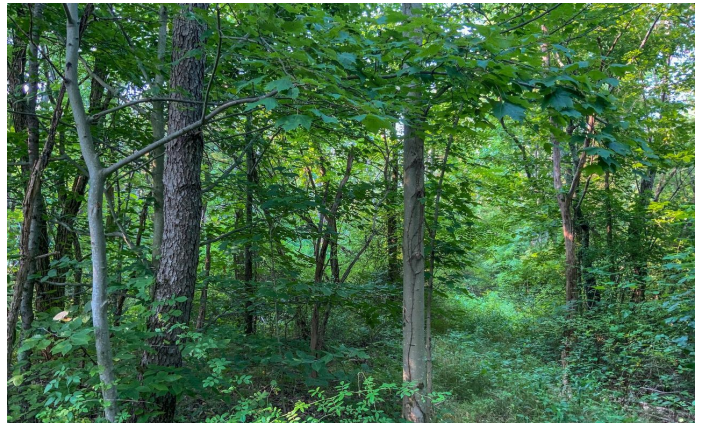
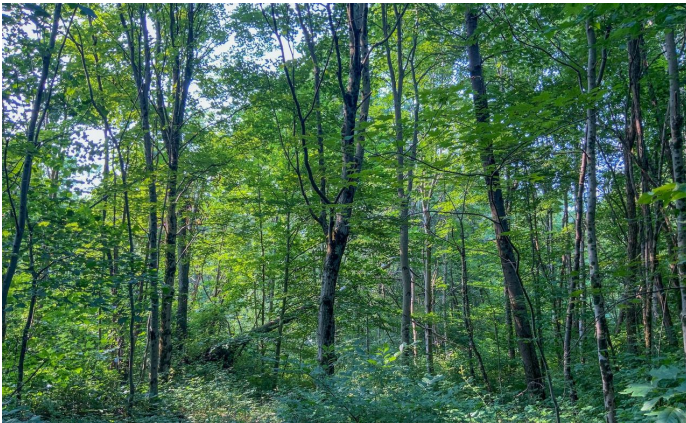
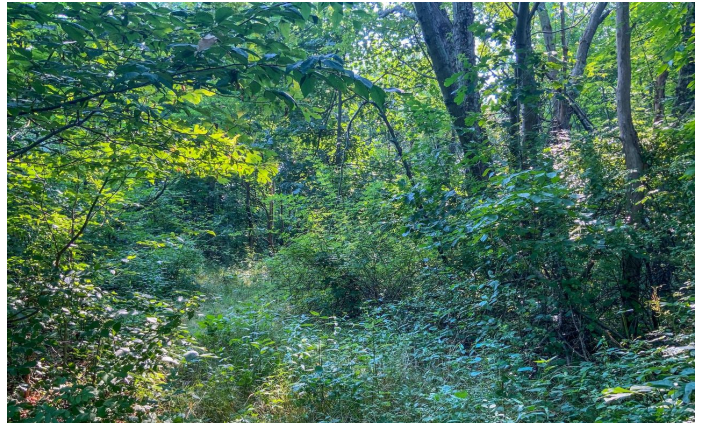
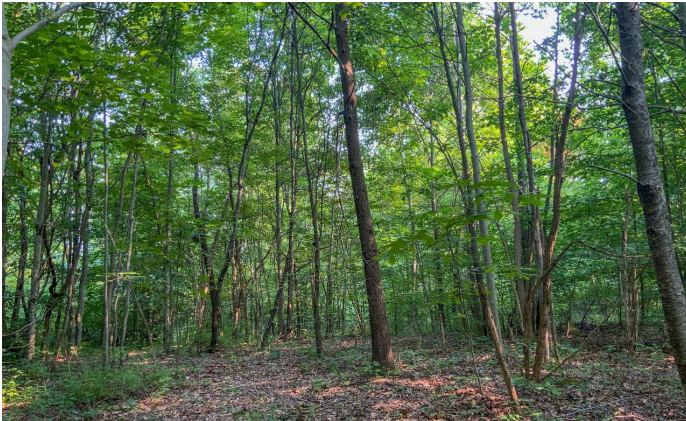
50 acres for sale in Noble County, Ohio. If you are looking for timber then keep looking but if you are looking for fantastic hunting then this is the property for you. A tornado went through several years ago and destroyed the timber but after some cleanup and regeneration of the forest it has created some awesome wildlife habitat. Located at the end of a dead end road how could it get any better?

Features of the property include:

- 50.3 total acres
- Mostly wooded property with younger timber and great cover
- Couple of small open fields near the back that would make great food plot locations
- Some trails but mostly deer trails
- Small one room cabin perfect to get out of the weather
- Fantastic hunting with all kinds of game
- Mature whitetail seen every year with great history of trophy animals
- 2 nice elevated blinds
- Perfect for the serious hunter
- Close to Seneca Lake
- Short drive off of Interstate 77
- Topography is rolling and steep with a large ridgetop
- Seller owns 10 acres of the mineral rights and those will transfer with the sale
- Seller will retain any royalties they have been or will be paid prior to closing

If you have been looking for that special property to hunt and produce year after year then you may want to consider this property. Current annual taxes are only \$310. Call today with any questions or to schedule a time to view the property.

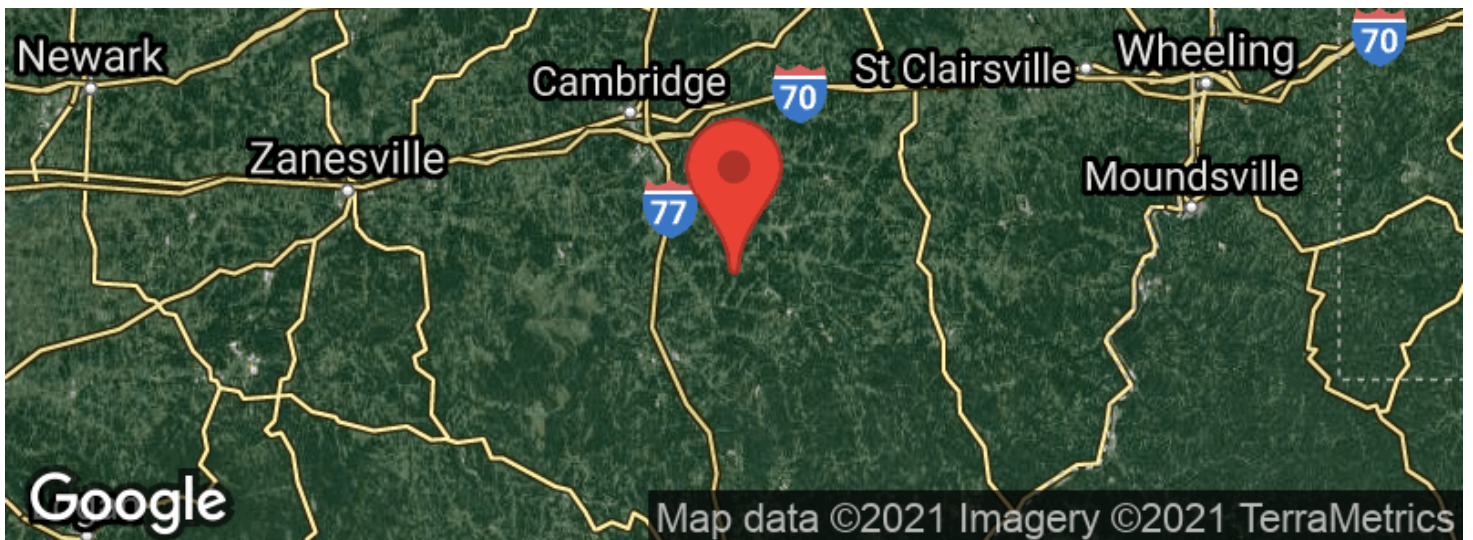
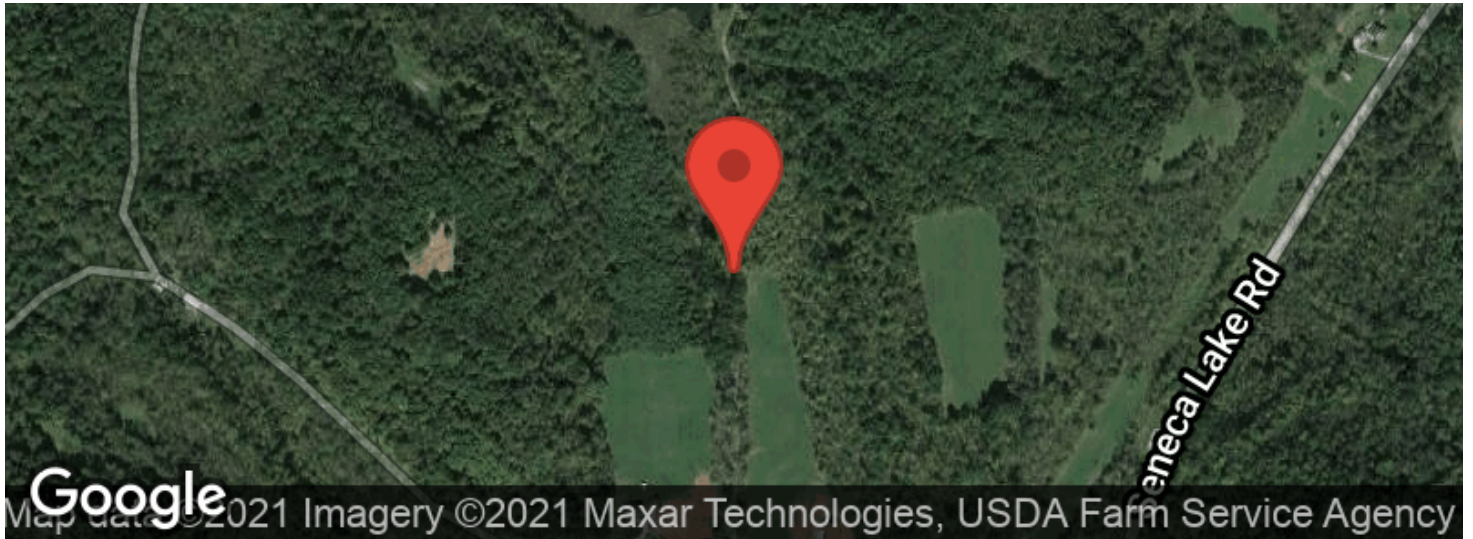
TR 151 - 50 acres - Noble County
Sarahsville, OH / Noble County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Collins

Mobile

(614) 419-3924

Email

jcollins@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 run across the width of the page. There are no margins, text, or other markings on the paper.



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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OhioLandForSale.com
