

**Leonard Ridge Rd - 46 acres - Noble  
County**  
0 Leonard Ridge Rd  
Caldwell, OH 43724

**\$159,900**  
46.190 +/- acres  
Noble County





**Leonard Ridge Rd - 46 acres - Noble County**  
**Caldwell, OH / Noble County**

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**SUMMARY**

**Address**

0 Leonard Ridge Rd

**City, State Zip**

Caldwell, OH 43724

**County**

Noble County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.764427 / -81.611359

**Acreage**

46.190

**Price**

\$159,900

**Property Website**

<https://ohiolandforsale.com/property/leonard-ridge-rd-46-acres-noble-county-noble-ohio/27724/>





## **PROPERTY DESCRIPTION**

46 acres for sale in Noble County, Ohio. This may be the perfect property for the outdoor enthusiast. Secluded location away from everything yet only a few minutes drive from the highway.

Features of this property include:

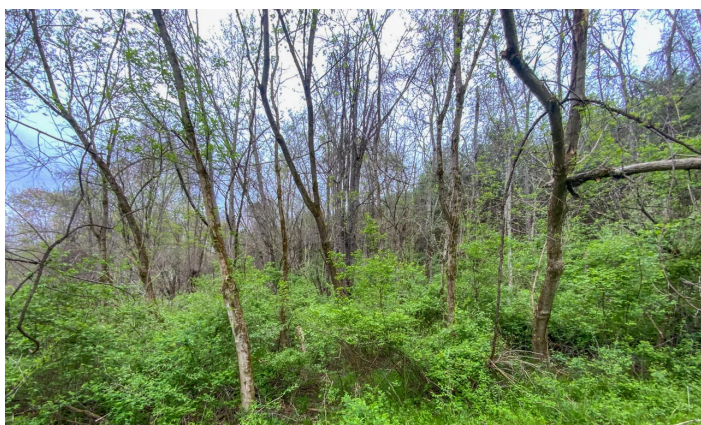
- 46.19 total acres
- Recent survey just completed
- Nice open areas with the remainder wooded and thick cover
- Couple of patches of pines and a mix of hardwoods
- Great cover for wildlife to thrive
- Very secluded yet only a short drive to a major highway
- Hunting should be fantastic
- Plenty of deer sign and a good turkey population in the area
- Property adjoins Appalachian Hills Wildlife Area in the rear
- Appalachian Hills Wildlife Area offers over 38,000 acres for public hunting
- Located less than 7 miles to Interstate 77 & 8 miles to Caldwell
- About 1 hr to Sugarcreek & 1.5 hrs to Columbus
- Topography Varies
- Mineral rights were previously reserved

Grab your boots and come take a hike. This property may not last long. Annual taxes are to be determined. Call anytime with questions or to schedule a time to view the property.



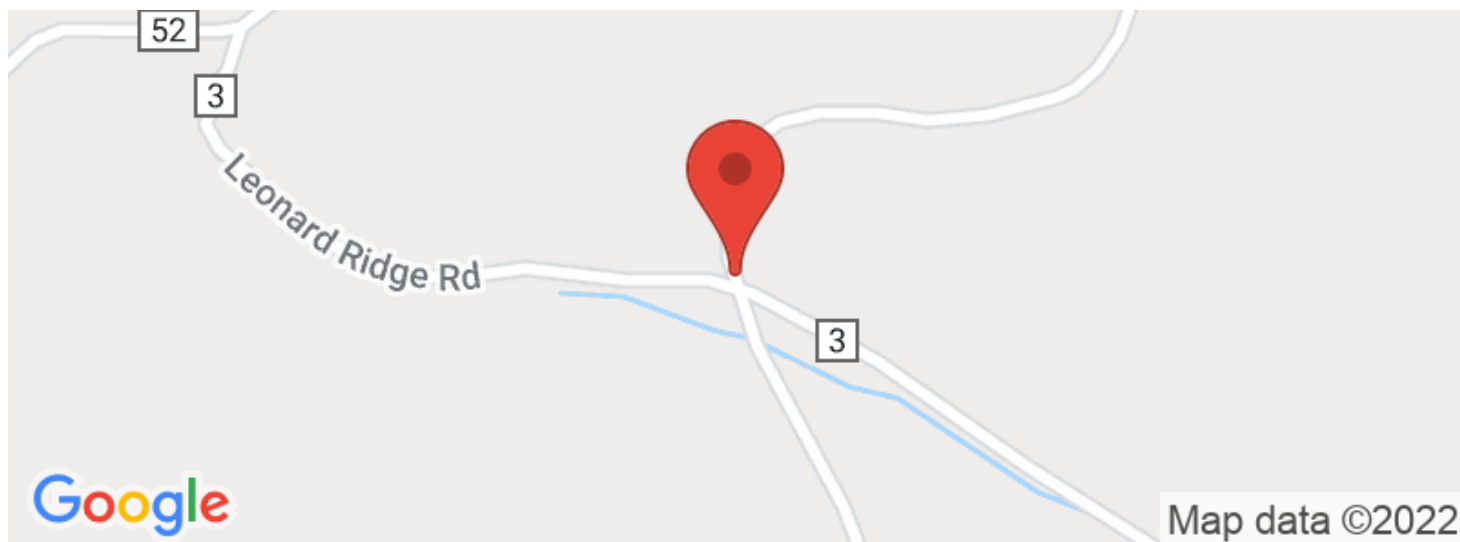
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**Caldwell, OH / Noble County**

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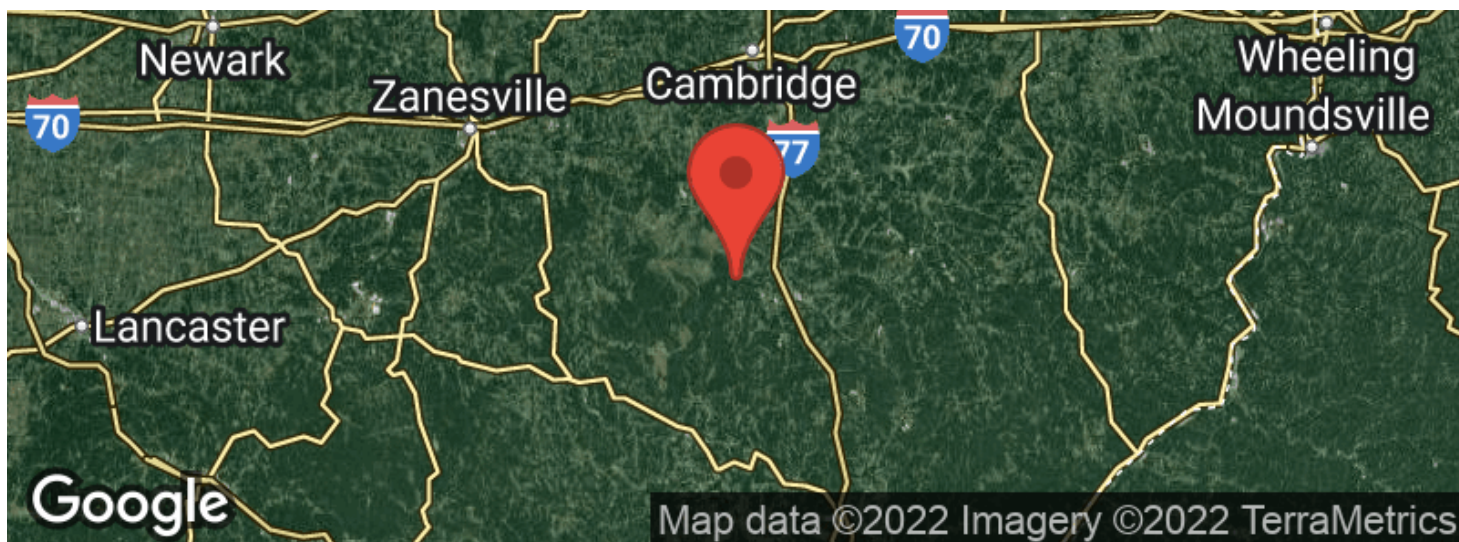


## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



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Jon Collins

**Mobile**

(614) 419-3924

**Email**

jcollins@mossyoakproperties.com

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH 43147

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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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