

**Sodom Hutchings Rd - 87 acres - Trumbull
County**
Vienna, OH 44473

\$519,900
87 +/- acres
Trumbull County



Sodom Hutchings Rd - 87 acres - Trumbull County

Vienna, OH / Trumbull County

SUMMARY

City, State Zip

Vienna, OH 44473

County

Trumbull County

Type

Recreational Land, Hunting Land

Latitude / Longitude

41.2428 / -80.6356

Bedrooms / Bathrooms

1 / 1

Acreage

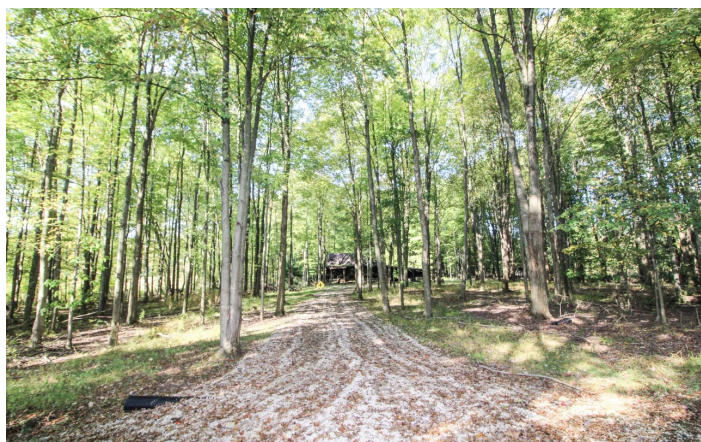
87

Price

\$519,900

Property Website

<https://ohiolandforsale.com/property/sodom-hutchings-rd-87-acres-trumbull-county-trumbull-ohio/22742/>



Sodom Hutchings Rd - 87 acres - Trumbull County

Vienna, OH / Trumbull County

PROPERTY DESCRIPTION

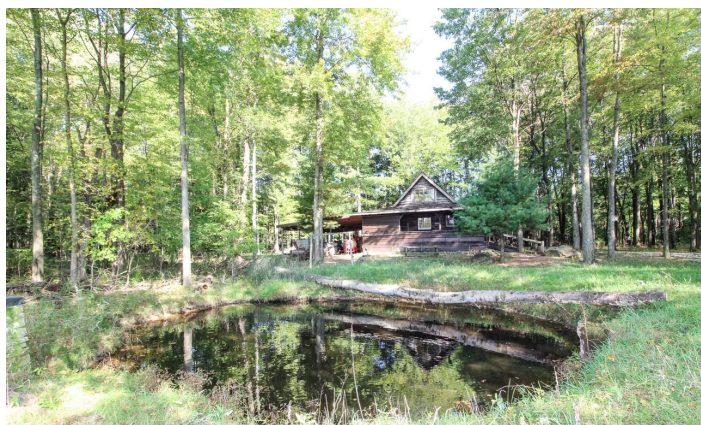
87 acres of land for sale in Trumbull County, Ohio. Unique opportunity to buy property that has not been available for almost 80 years!! If you're looking for a corporate retreat or a place for you and your family to get away do not miss this property! Hunting and recreation at its finest just minutes from Sharon PA or Warren Ohio! So many opportunities for the outdoors man or women on this parcel! Rustic cabin sits at the end of a very nice gated 3000+ foot gravel driveway. Tucked away in the woods this setting and cabin will make you forget the world and just relax on the large covered wrap around porch!

Property features include:

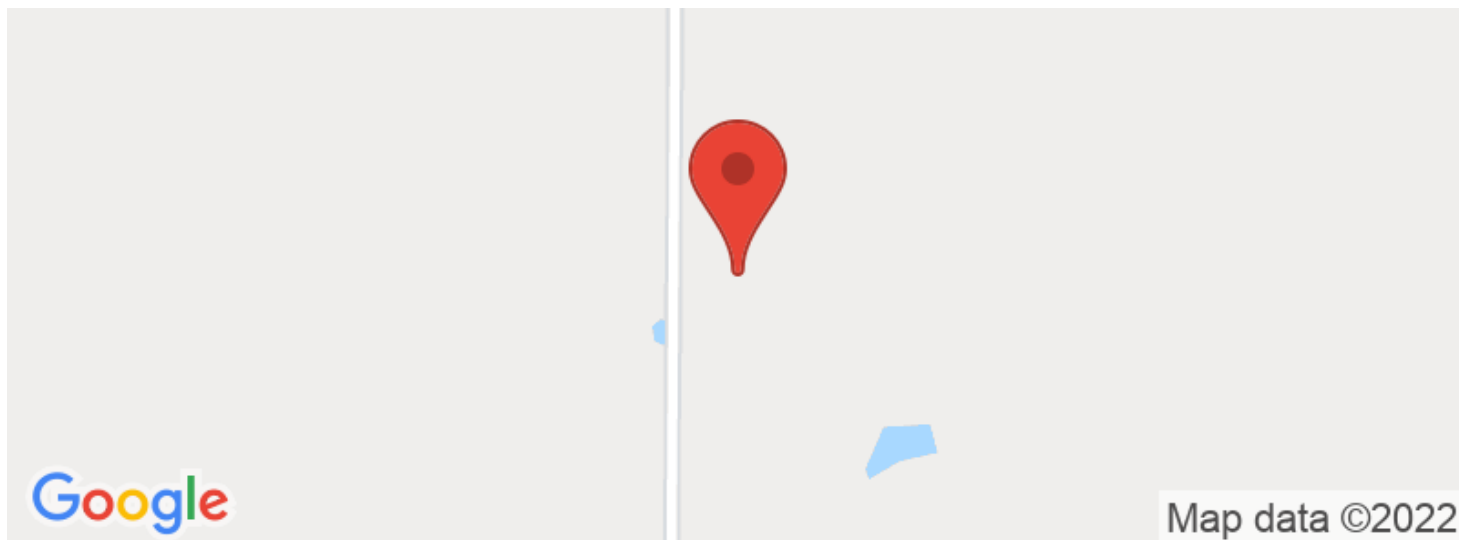
- 87 +/- total acres (final total acreage pending on new survey)
- Good mix of woods and fields
- 27 +/- acres of tillable ground or open areas for food plots
- Remaining 60+/- is wooded or brushy overgrown
- Mature timber and younger growth
- Mix of oak, maple and cherry
- Some fruit trees
- Level to rolling topography
- Small year-round creek through property
- Small ponds
- Hunting for deer, turkey waterfowl and small game
- Trophy buck potential
- Great road / trail system through property
- GPS Coordinates are 41.2428, -80.6356

1 full bath and 1 large bedroom inside cabin. High ceilings in the great room for enjoying all the natural wood that was taken from the property. Wood burner inside for those chilly fall days and those cold winter nights! Free gas to cabin from gas well on property. Very large lean to on side and back of cabin for storing your toys and equipment! Two nice ponds and a swampy area for the duck and goose hunter! Deer hunters have the options to plant the secluded fields to draw in and hold those big Ohio bucks! Lots of deer sign and bedding cover on this property. In the spring hunt the wild turkeys that roost along the creek in the big oak trees! So many options so do not miss this one! Seller will provide new survey prior to closing to determine exact acreage total. More acreage is available to purchase. Any mineral rights owned by seller to transfer to buyer. Taxes to be determined due to new split.

Sodom Hutchings Rd - 87 acres - Trumbull County
Vienna, OH / Trumbull County

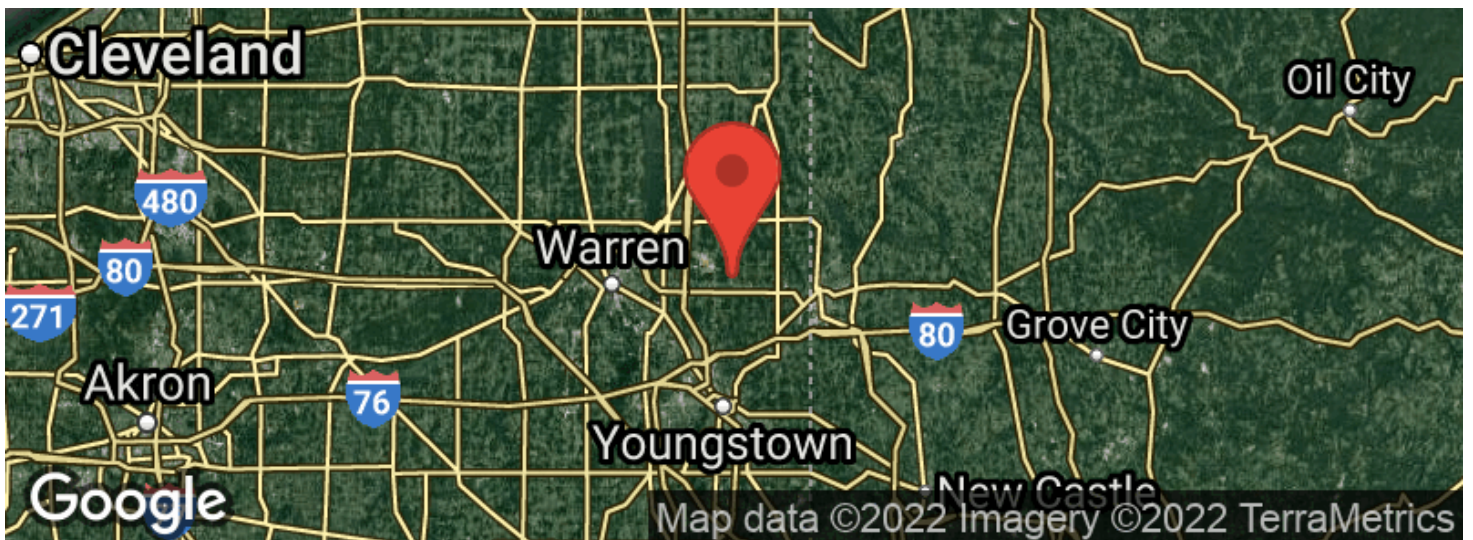


Locator Maps



Sodom Hutchings Rd - 87 acres - Trumbull County
Vienna, OH / Trumbull County

Aerial Maps



Sodom Hutchings Rd - 87 acres - Trumbull County
Vienna, OH / Trumbull County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare

Mobile

(740) 404-8915

Email

sbare@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
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
