Twp Hwy 477 - 6 acres - Noble County Twp Hgwy 477 Caldwell, OH 43724

**\$49,000** 6.378 +/- acres Noble County









### **MORE INFO ONLINE:**

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### Twp Hwy 477 - 6 acres - Noble County Caldwell, OH / Noble County

## **SUMMARY**

Address Twp Hgwy 477

**City, State Zip** Caldwell, OH 43724

**County** Noble County

**Type** Hunting Land, Recreational Land

Latitude / Longitude 39.7451 / -81.6318

**Taxes (Annually)** 79

**Acreage** 6.378

**Price** \$49,000

### **Property Website**

https://ohiolandforsale.com/property/twp-hwy-477-6-acres-noble-county-noble-ohio/27051/





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## **PROPERTY DESCRIPTION**

6.378 acres for sale in Noble County, Ohio. If you're looking for a place to build that cabin or a place to park your camper look no further! Located off a dead-end road and very close to 17,000+/- acres of AEP public hunting & fishing.

Property features include:

- 6.378 total acres
- Excellent building sites
- Camping opportunities
- Open hay fields
- 3+/- acres wooded
- 3+ acres open hay field
- Gently rolling topography
- Year-round spring on property
- Should be good deer, turkey & small game hunting
- 880+/- feet of frontage on Twp. Hwy 477
- GPS Coordinates are 39.7451, -81.6318

Very private location with easy access to SR 78. Access to electric is close by. Seller owns the mineral rights, and they are negotiable. Annual taxes are approximately \$78.64.



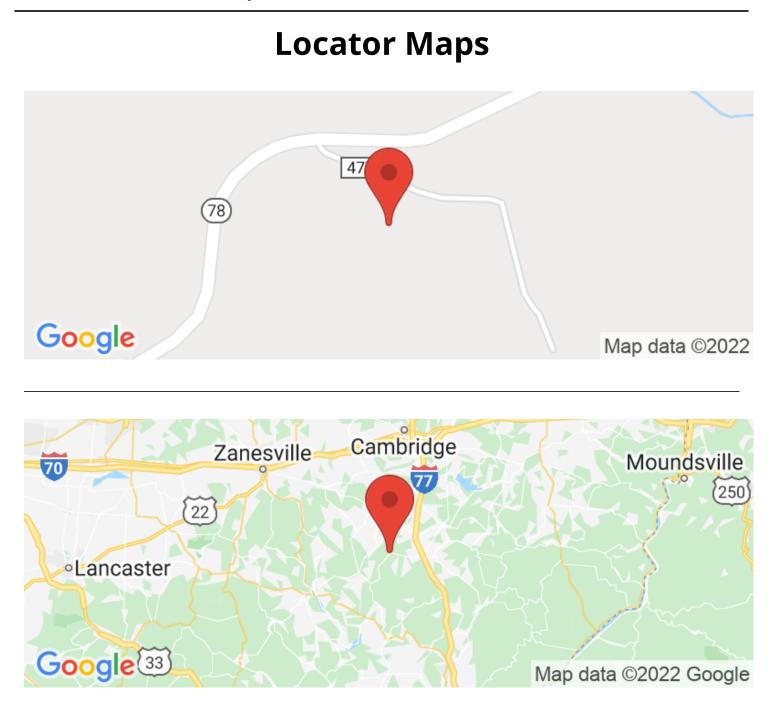
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# **Aerial Maps**







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### LISTING REPRESENTATIVE

For more information contact:



### Representative

Scott Bare

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Address PO Box 896

**City / State / Zip** Pickerington, OH 43147

## <u>NOTES</u>



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## **DISCLAIMERS**

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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.



### **MORE INFO ONLINE:**

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