

**Sleepy Elm Rd - 83 acres - Tuscarawas
County**
Sleepy Elm Rd
Newcomerstown, OH 43832

\$418,950
83.790 +/- acres
Tuscarawas County



Sleepy Elm Rd - 83 acres - Tuscarawas County Newcomerstown, OH / Tuscarawas County

SUMMARY

Address

Sleepy Elm Rd

City, State Zip

Newcomerstown, OH 43832

County

Tuscarawas County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.2743354 / -81.5027449

Acreage

83.790

Price

\$418,950

Property Website

<https://ohiolandforsale.com/property/sleepy-elm-rd-83-acres-tuscarawas-county-tuscarawas-ohio/23391/>



PROPERTY DESCRIPTION

DO NOT STOP AND WALK, PROPERTY IS LEASED OUT FOR HUNTING! 83.79 acres of land for sale in Tuscarawas County, Ohio. Here is a very good opportunity to purchase a trophy deer hunting property in eastern Ohio!! This area is known for its trophy bucks and lots of wild turkeys as well! Habitat is perfect to grow and hold some great Ohio bucks! Property lays out very nice for the hunter. Many ridges and pinch points to hang those tree stands or set up ground blinds to take advantage of the natural deer movement across this property.

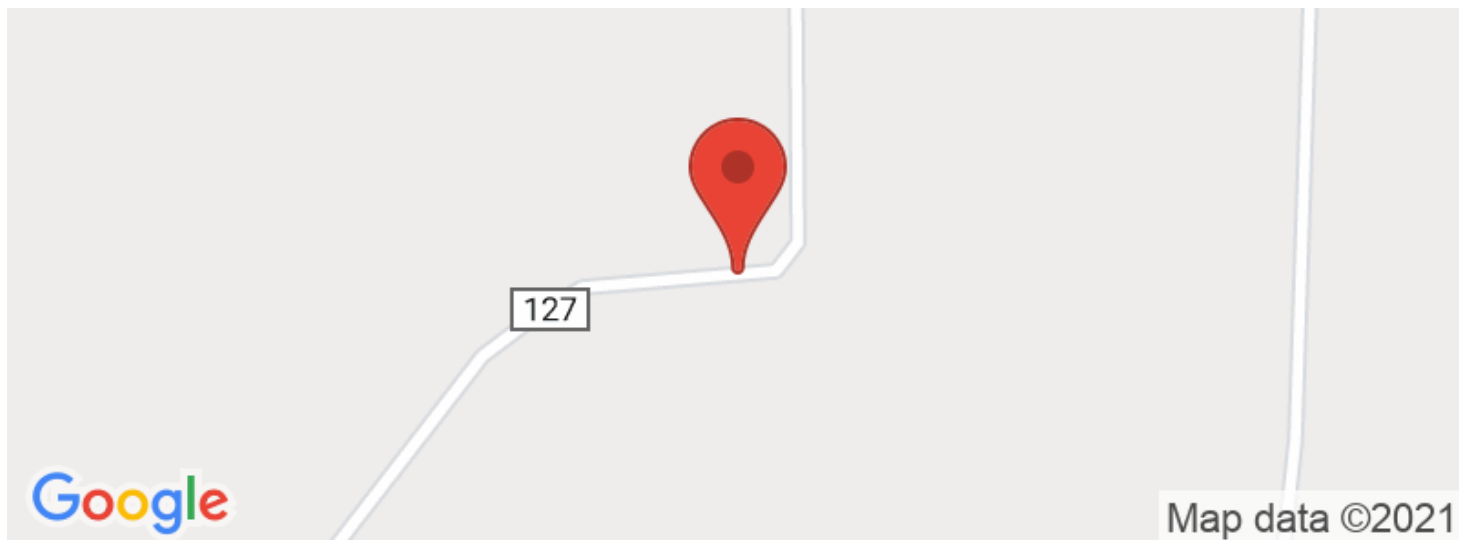
- Property features include:
- 83.79 total acres pending new survey
- New survey scheduled for December 2021
- Mostly wooded property
- Mix of younger maple, cheery and poplar trees
- Small amount of hardwood trees
- Trail system throughout property
- Good access from the east side of property
- Excellent deer, turkey and small game hunting
- History of trophy whitetail bucks in the area
- Property is full of fresh buck sign
- Cleared area for planting food plots for wildlife
- Rolling to steeper topography
- Secluded new home or cabin sites
- Electric at road
- GPS coordinates are 40.2771, -81.5025

This parcel borders several acres of tillable fields planted in corn this year. Great access from the east side of property insures predominate wind is in your face as you enter property. Quick access to I-77 Akron, Canton Ohio. Call today before this one is sold! Seller is reserving all mineral rights and annual taxes are to be determined because of new split.

**Sleepy Elm Rd - 83 acres - Tuscarawas County
Newcomerstown, OH / Tuscarawas County**



Locator Maps



Aerial Maps



Sleepy Elm Rd - 83 acres - Tuscarawas County
Newcomerstown, OH / Tuscarawas 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

[illegible]

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
