

Shearer Rd - 73 acres - Crawford County
1133 Shearer Road
Galion, OH 44833

\$1,260,000
73.150± Acres
Crawford County



Shearer Rd - 73 acres - Crawford County
Galion, OH / Crawford County

SUMMARY

Address

1133 Shearer Road

City, State Zip

Galion, OH 44833

County

Crawford County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

40.74552 / -82.872359

Dwelling Square Feet

4170

Bedrooms / Bathrooms

4 / 3

Acreage

73.150

Price

\$1,260,000

Property Website

<https://www.mossyoakproperties.com/property/shearer-rd-73-acres-crawford-county-crawford-ohio/79861/>



PROPERTY DESCRIPTION

Situated in Crawford County along Shearer Road, this unique 73.15-acre property offers a thoughtfully designed four-bedroom, three-bath custom home paired with versatile recreational opportunities.

Built in 2005, the 4,188± square foot home is a pod-style design and is in excellent condition. The professionally designed kitchen includes ample storage and workspace, while two dedicated home offices and a main-floor laundry room support both everyday living and remote work. A sunroom overlooks the surrounding landscape and the Olentangy River, providing a quiet space to relax. The see-through fireplace adds warmth and character between shared living spaces. Additional features include a full basement with a walk-out Bilko door, multi-zoned propane heating, and central A/C, a drilled well with a 1,500-gallon holding tank (with additional access to spring water), a whole-house generator, and a septic system with a large leach field. The property also includes an attached two-car garage and a 48'x36' heated pole barn with electricity.

The land is composed of seven parcels, with 65.33 acres enrolled in an agricultural easement and CAUV program. Approximately 59 acres are wooded, including stands of mature woods and planted walnut and oak trees. A notable sycamore, estimated to be over 100 years old, is visible from every room in the home. The property includes 2,400± feet of frontage on the headwaters of the Olentangy River, attracting diverse wildlife and offering excellent habitat for waterfowl and other species.

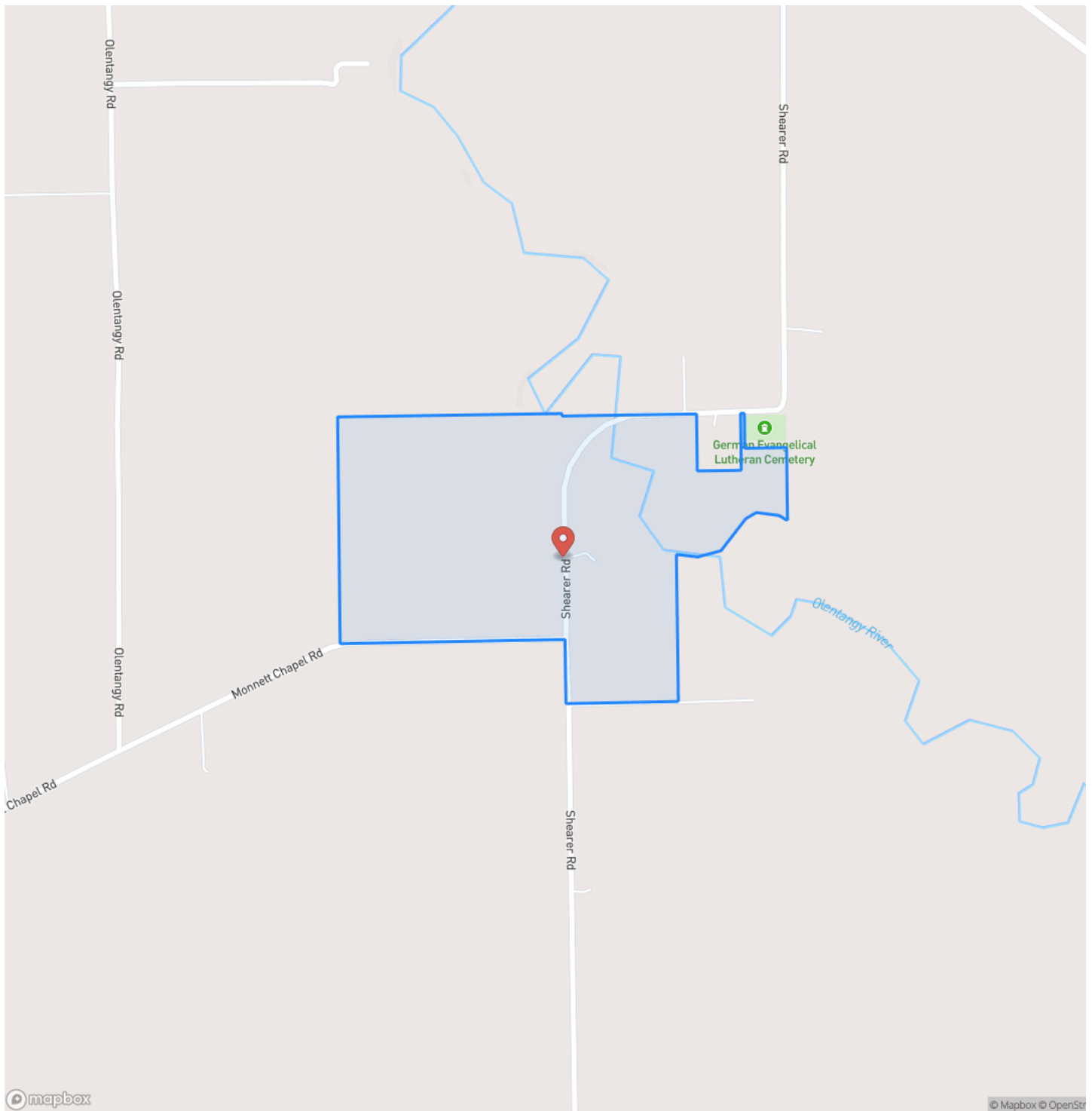
A deep, stocked pond, two seasonal duck ponds, and nearly six acres of native grasses support recreational use and wildlife conservation. Hunters will appreciate the dozen maintained tree stands, and the area offers opportunities for deer, turkey, waterfowl, and small game hunting. Trapping, fishing, and photography are also well-suited to this land, which is navigable via a well-maintained internal trail system. Elevation ranges from 1,040 to 1,060 feet, with approximately 24 acres located in the floodplain.

Seller-owned mineral rights transfer. Annual property taxes are approximately \$3,500. Do not miss this opportunity to own this well-kept property that offers extensive natural resources and endless recreational opportunities. Contact us for the full supplemental package.

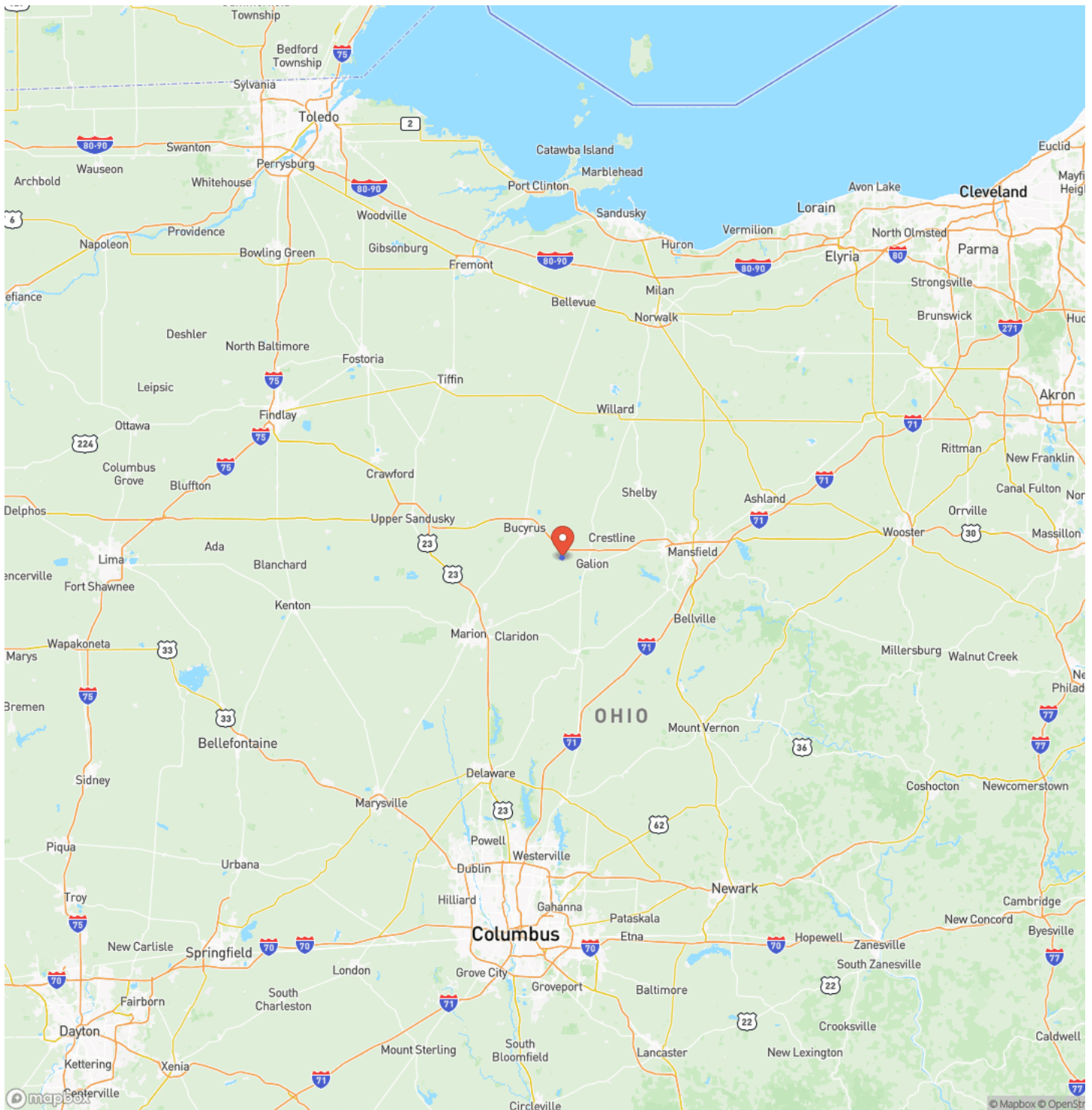
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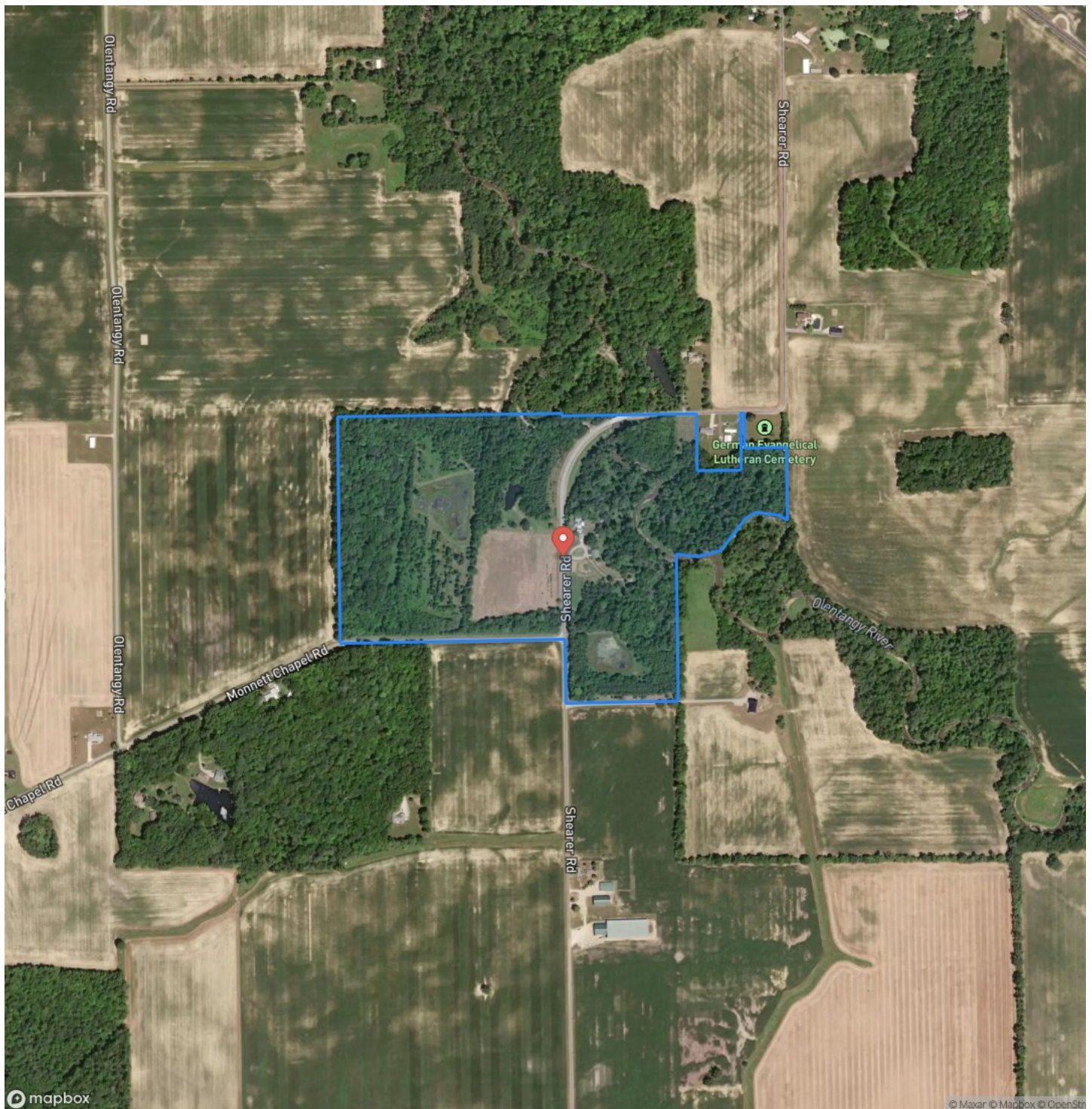
Locator Map



Locator Map



Satellite Map



Shearer Rd - 73 acres - Crawford County
Galion, OH / Crawford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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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.

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