

**SR 54 - 29 acres - Champaign County**  
2757 SR 54  
Urbana, OH 43078

**\$599,900.00**  
29.850 +/- acres  
Champaign County



**SR 54 - 29 acres - Champaign County**  
**Urbana, OH / Champaign County**

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**SUMMARY**

**Address**

2757 SR 54

**City, State Zip**

Urbana, OH 43078

**County**

Champaign County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

40.0662 / -83.7249

**Dwelling Square Feet**

4720

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

29.850

**Price**

\$599,900.00

**Property Website**

<https://ohiolandforsale.com/property/sr-54-29-acres-champaign-county-champaign-ohio/8509/>





## **PROPERTY DESCRIPTION**

If you are looking for a great home for you and your family look no further! This home is in excellent shape. The seller thought of everything when he had this home built. Located back off the road almost 800 feet gives this property privacy as well as peace and quiet! The property lays very nice and the current owner has it set up for horses or raising livestock. The 2 large barns are move in ready and all the fencing around the pastures are in good shape.

Property features include:

- 19+/- acres of pasture and hay ground
- 3 separated fenced pastures
- 2 small ponds and 1 is stocked
- 10 +/- acres of woods
- Small fruit orchard
- Mature pines for wind block and privacy
- Plenty of wildlife on and around property
- Level to flat topography

Features of this home include:

- 4700 SF
- Built in 1985
- 5 Bedrooms
- 3 full baths and 1 half bath
- Large kitchen with plenty of counter and cabinet space
- Good sized living room with hardwood flooring
- Very large owners suite with large cedar lined walk in closet
- Sun room with great views of the front and back yards and pellet stove for extra heat
- Large wrap around deck
- Full length covered front porch
- 26 outside wall framing
- Full basement with walk out and storm shelter
- Geo Thermal Heating
- Central air
- Private water well & septic
- 3 plus car attached garage

Features of the 3848 pole building include:

Built in 1992

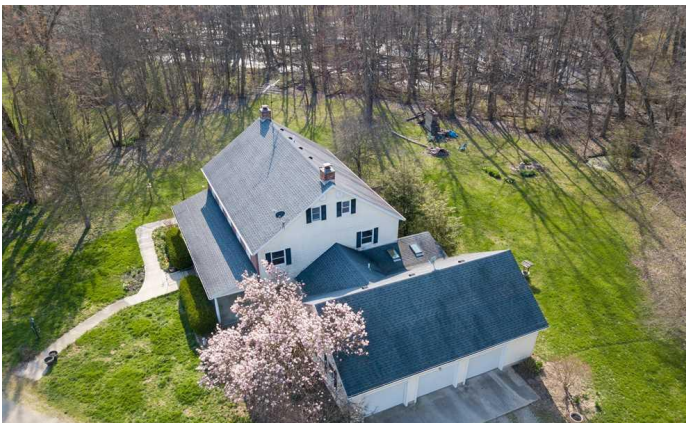
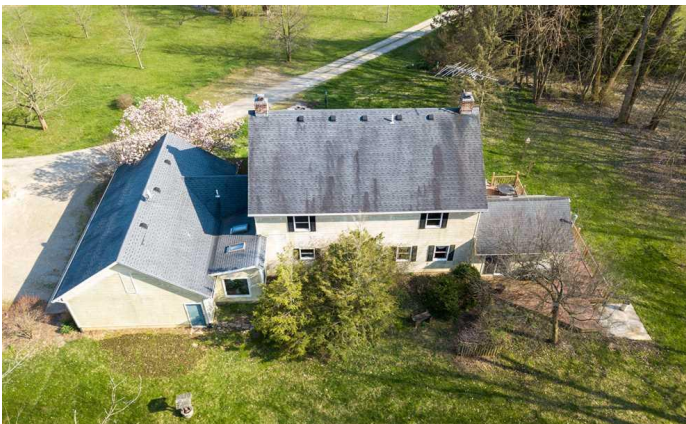
Electric and lighting in barn  
4 stalls  
Hay loft  
40 amp breaker box

Features of the 80120 pole building:  
Built in 1996  
Electric and hot & cold water to barn  
200 amp breaker box  
Hay loft  
Large open 56120 riding arena  
6 Large stalls  
4 Small stalls  
Wash stall

There is room to fence more pasture or keep as hay field. There are plenty of woods behind the house to enjoy mother nature as well. This property offers so much and will not last long! Located in Urbana City School District. Any mineral rights owned by seller to transfer and annual taxes are approximately \$6716.54.

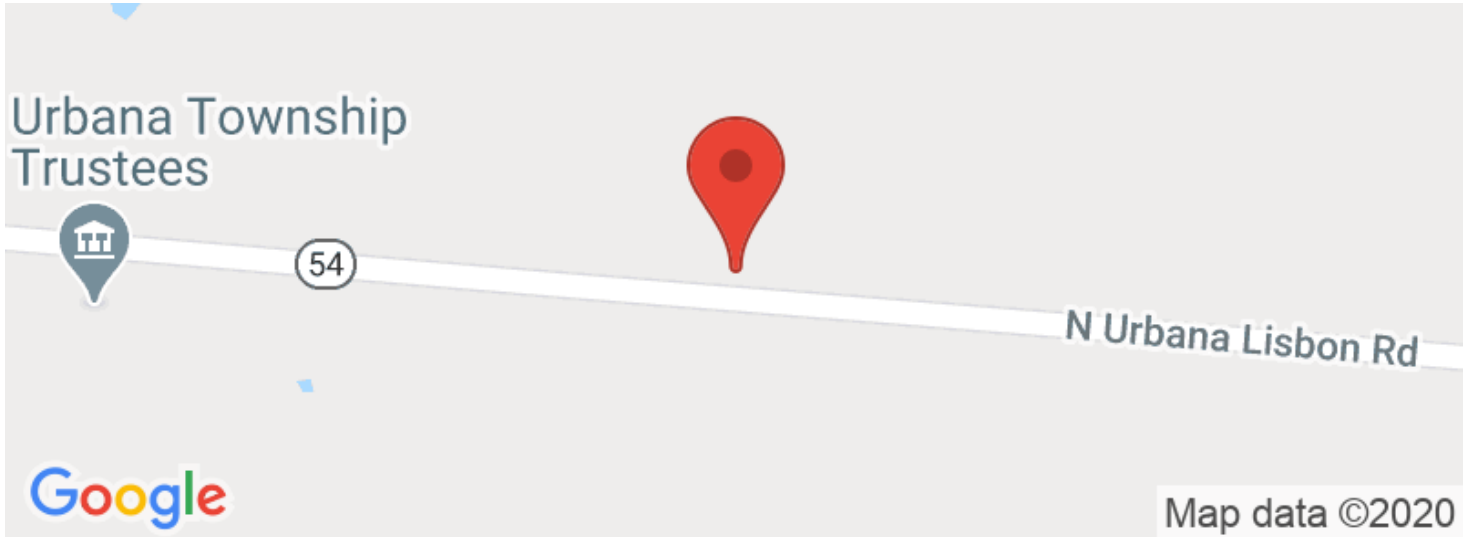
**SR 54 - 29 acres - Champaign County**  
**Urbana, OH / Champaign County**

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## Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



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**Email**

sbare@mossyoakproperties.com

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH, 43147

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**NOTES**

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## This image shows a single 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.

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