

Cain St - 15 acres - Stark County
0 Cain St NW
North Canton, OH 44720

\$129,000
15.770 +/- acres
Stark County



Cain St - 15 acres - Stark County
North Canton, OH / Stark County

SUMMARY

Address

0 Cain St NW

City, State Zip

North Canton, OH 44720

County

Stark County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.9401 / -81.4176

Taxes (Annually)

425

Acreage

15.770

Price

\$129,000

Property Website

<https://ohiolandforsale.com/property/cain-st-15-acres-stark-county-stark-ohio/24307/>



PROPERTY DESCRIPTION

Nice investment property or recreational property in North Canton. Incredible deer sign. Mostly tillable with dark, fertile soil. Can be hunted according to the Stark Co. Wildlife Officer.

Additional property features include:

- Mostly tillable with very fertile soil
- Incredible deer sign
- Could make a great sleeper hunting property
- Legal to hunt according to the Stark Co. Wildlife Officer
- Much of this property lies in the 100-year floodplain
- Great recreational property close to town
- One of the few wildlife food sources in the area
- Enrolled in the CAUV program to lower taxes
- Items will be removed from property before closing, according to seller
- Farming income
- Tillable ground that could make a nice addition to an investment portfolio
- Adjoins large tracts of wildlife habitat
- May make a nice family getaway
- Located in North Canton
- GPS Coordinates: 40.9401, -81.4176

Annual taxes are approximately \$424.90. Mineral rights owned by seller will transfer to buyer.

Cain St - 15 acres - Stark County
North Canton, OH / Stark County

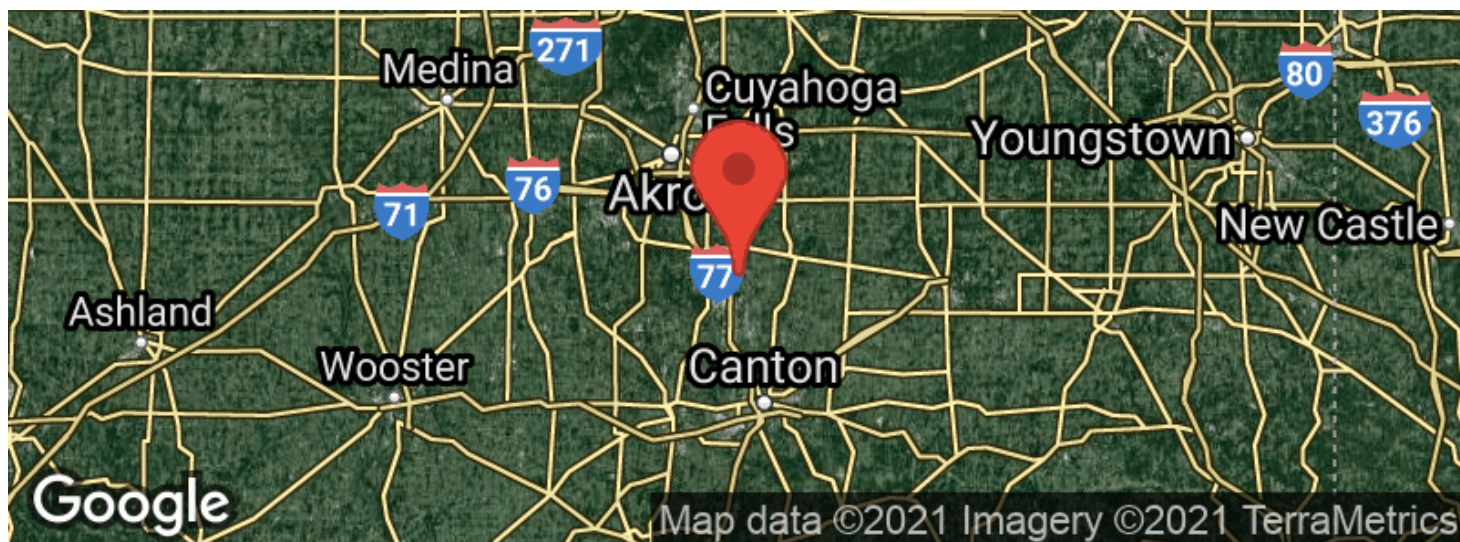


Locator Maps



Cain St - 15 acres - Stark County
North Canton, OH / Stark County

Aerial Maps



Cain St - 15 acres - Stark County
North Canton, OH / Stark County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Seals

Mobile

(567) 241-5107

Email

tseals@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
