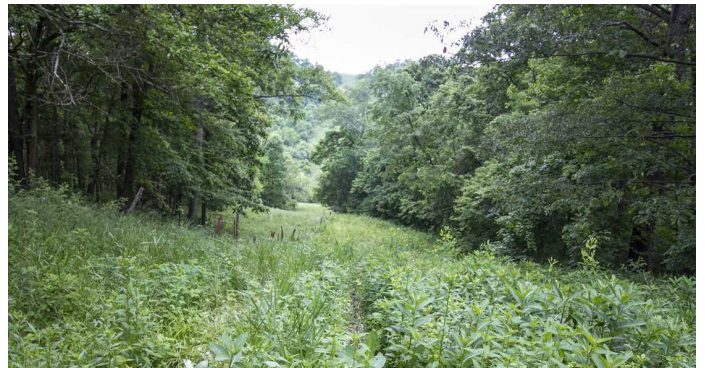


Cowgill Rd - 57 acres - Noble County
Cowgill Rd
Sarahsville, OH 43779

\$109,000.00
57.700 +/- acres
Noble County



Cowgill Rd - 57 acres - Noble County
Sarahsville, OH / Noble County

SUMMARY

Address

Cowgill Rd

City, State Zip

Sarahsville, OH 43779

County

Noble County

Type

Recreational Land

Latitude / Longitude

39.8079 / -81.3945

Acreage

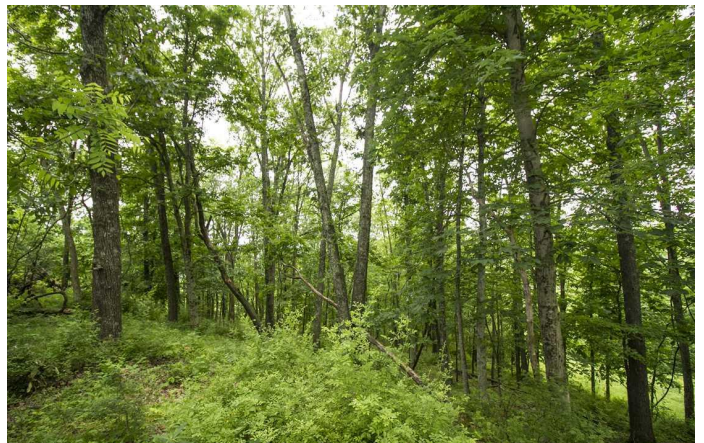
57.700

Price

\$109,000.00

Property Website

<https://ohiolandforsale.com/property/cowgill-rd-57-acres-noble-county-noble-ohio/9382/>



PROPERTY DESCRIPTION

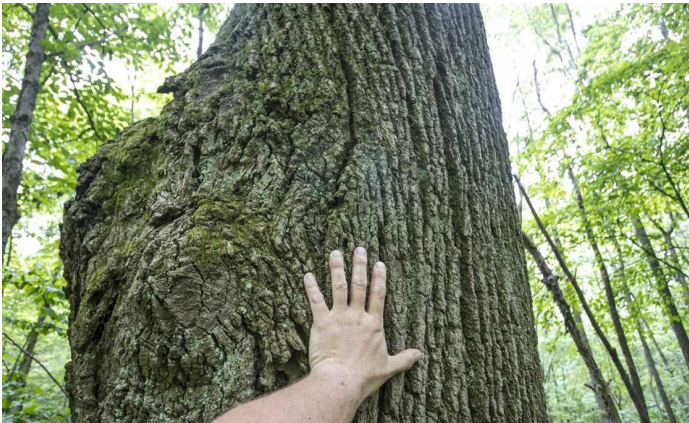
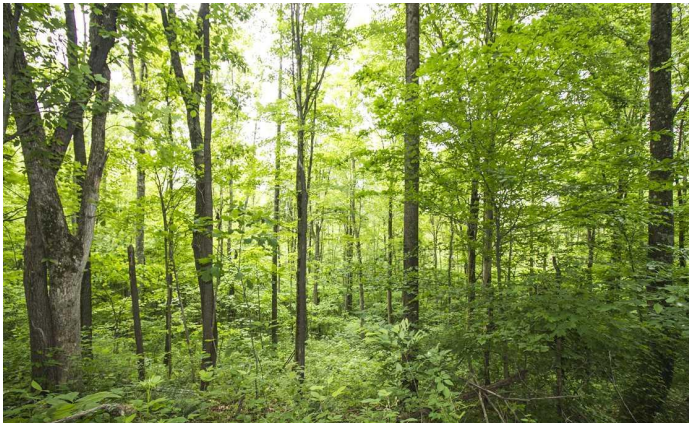
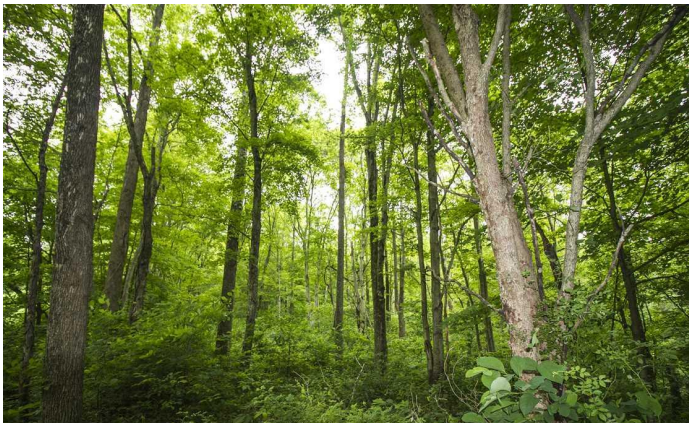
Very nice recreational property with a mix of hardwoods and openings. Beautiful creek flows through it year-round. Lots of turkeys and deer using this one. Very quiet setting.

Additional property features include:

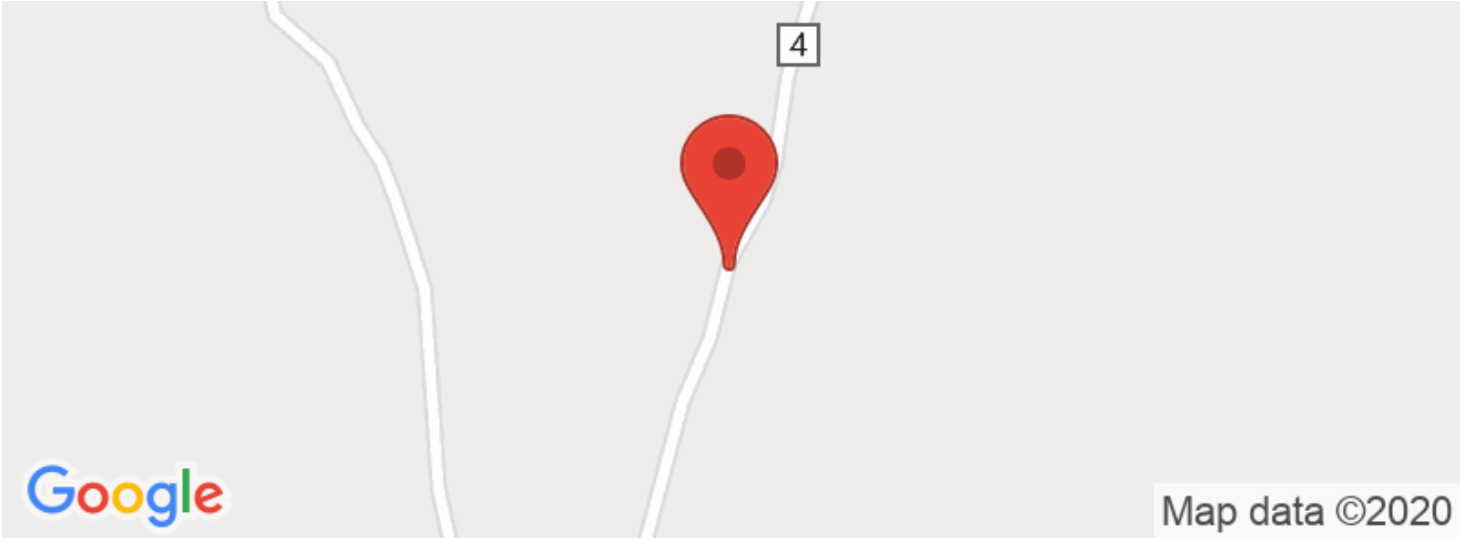
- Approx. 2600 ft. of frontage on Cowgill Rd.
- Great deer and turkey sign
- improved access to this property via a new trail.
- Perfect property for your hunting camp or rural getaway
- Possible home sites
- Power at the road.
- Some marketable timber
- Mostly wooded with openings along the gas line ROW for foodplots
- Year-round flowing creek
- Close to the intersection of SR 78 & I-77
- 1.5 hours from Columbus and 2 hours from Cleveland
- Perfect recreational property
- Very quiet setting
- New Survey
- GPS Coordinates are 39.8079, -81.3945
- The adjoining 34.4 acre tract is also listed.

Here is your chance to own a great rural property. Seller does not own the mineral rights. Annual taxes are TBD.

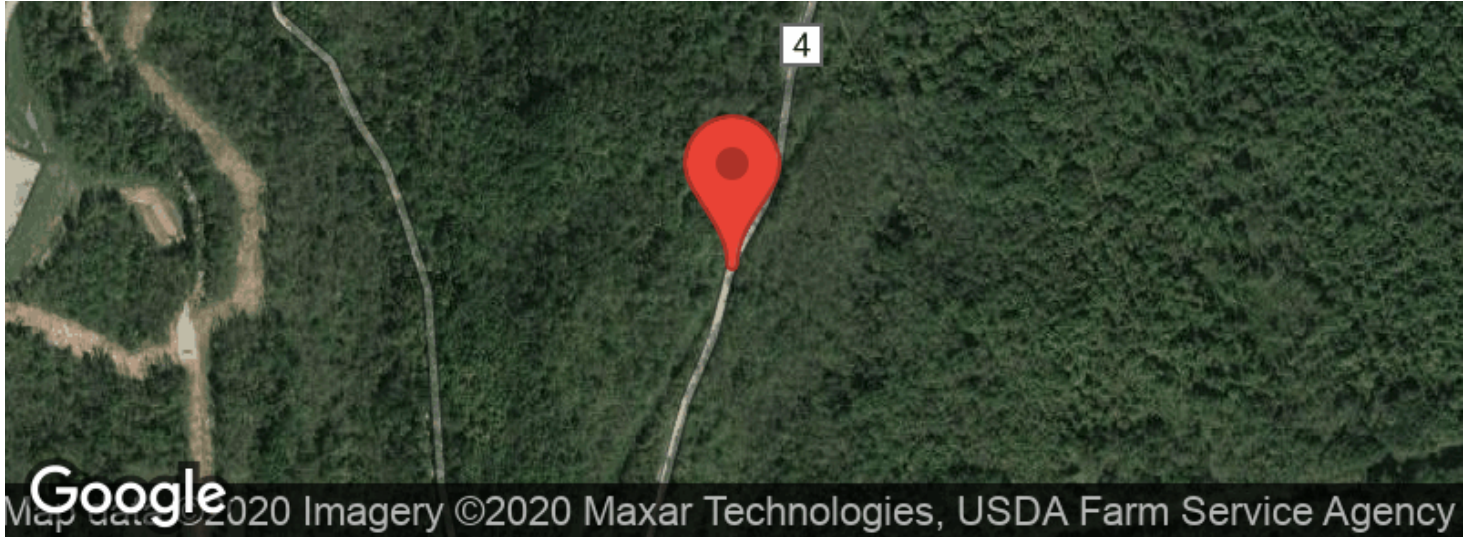
Cowgill Rd - 57 acres - Noble County
Sarahsville, OH / Noble County



Locator Maps



Aerial Maps



Cowgill Rd - 57 acres - Noble County
Sarahsville, OH / Noble 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

This image shows a blank 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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