

**Mansfield-Adario Rd - 30 acres - Richland
County**
0 Mansfield-Adario Rd
Mansfield, OH 44903

\$159,000
30.362 +/- acres
Richland County



Mansfield-Adario Rd - 30 acres - Richland County
Mansfield, OH / Richland County

SUMMARY

Address

0 Mansfield-Adario Rd

City, State Zip

Mansfield, OH 44903

County

Richland County

Type

Recreational Land

Latitude / Longitude

40.871 / -82.4603

Taxes (Annually)

393

Acreage

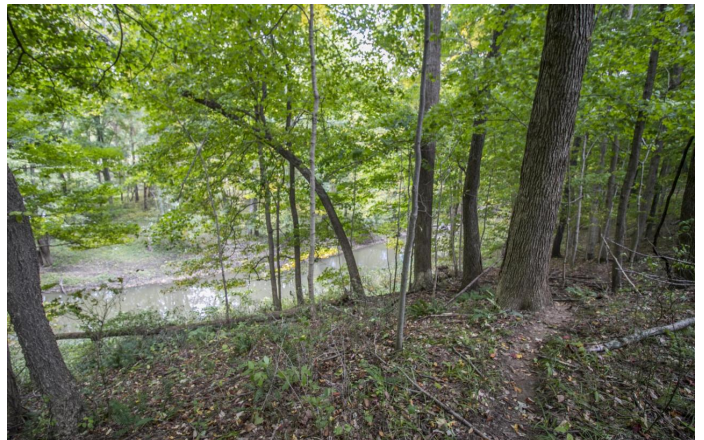
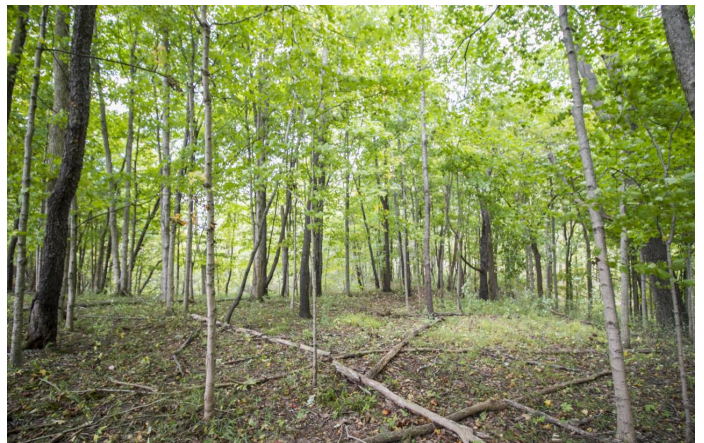
30.362

Price

\$159,000

Property Website

<https://ohiolandforsale.com/property/mansfield-adario-rd-30-acres-richland-county-richland-ohio/10820>



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Mansfield, OH / Richland County

PROPERTY DESCRIPTION

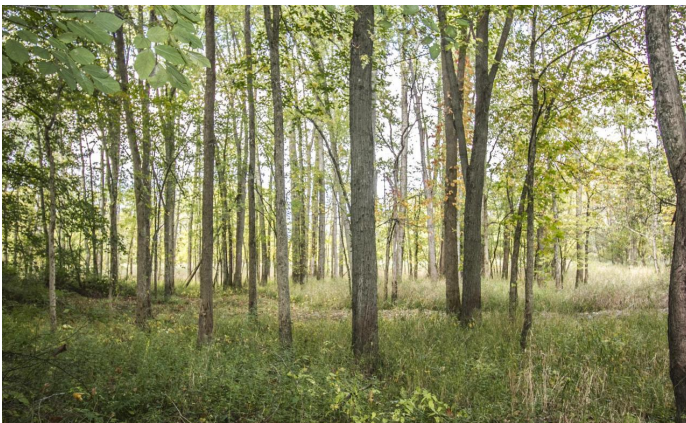
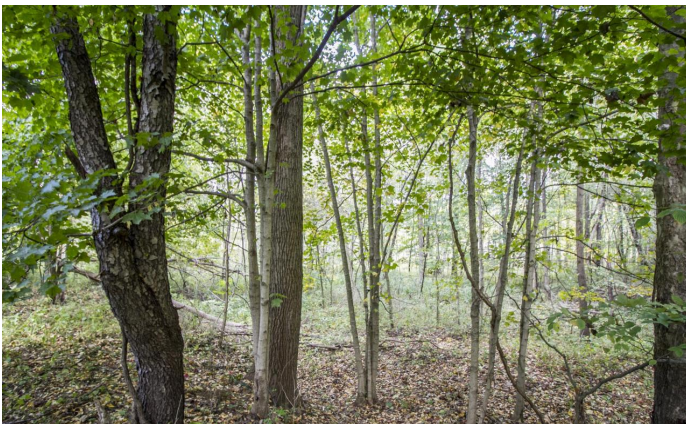
30 acres of land for sale in Richland County, Ohio. A river runs through it! The Black Fork Mohican River runs through this unique property. Build your new home on a hillside overlooking the beautiful river-bottom or use it as the ultimate recreational property with your own private river access. Fields could be converted into tillable ground. Incredible whitetail funnel area with tons of big buck sign.

Additional property features include:

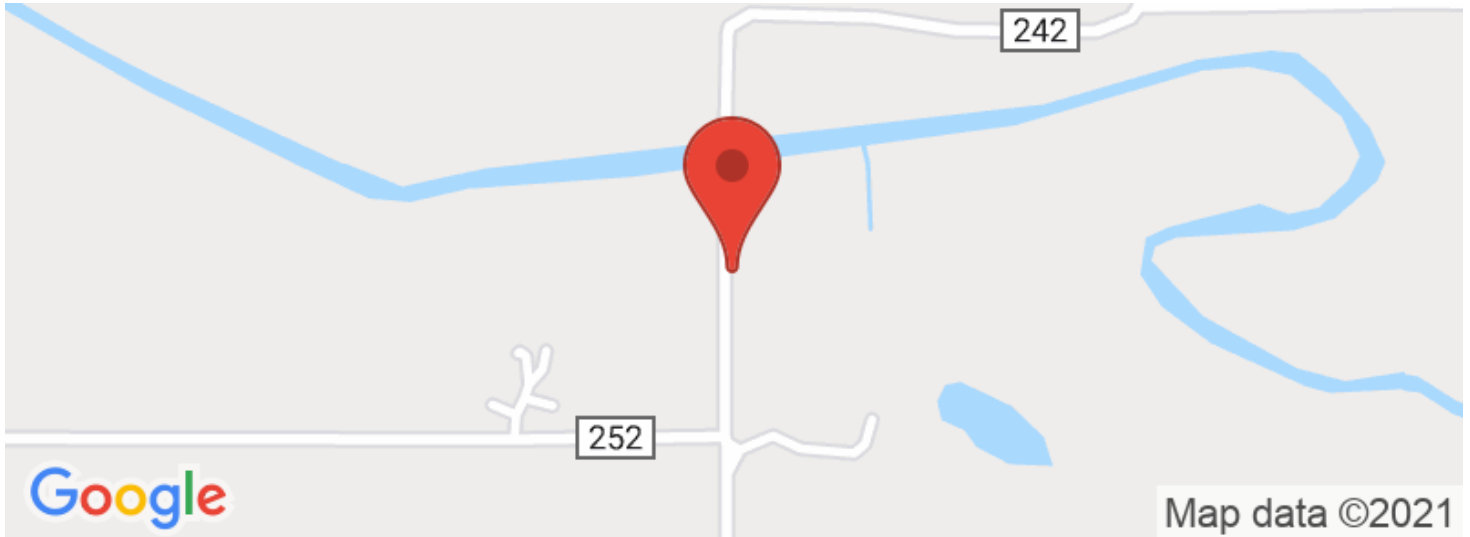
- Great wildlife habitat
- Over 1300' of river frontage
- Over 2300' of frontage on Mansfield-Adario Rd.
- Beautiful walnut trees line the river banks
- Good fishing in the river
- Firelands Co-op power at the road
- Mix of open and wooded terrain with some mature trees.
- Some mast producing oaks.
- Endless possibilities for wildlife food plots
- Known area for big bucks
- Surrounded by weed fields, crop fields, timber and wetland areas.
- Area has some newer, beautiful homes
- Crestview Schools
- Currently enrolled in the CAUV program.
- Gated access.
- GPS Coordinates: 40.871, -82.4603

Here is your chance to own a beautiful new home site or perfect recreational property. Annual taxes are approximately \$392.52. Mineral rights transfer to buyer. Call today to schedule your own private showing!

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Mansfield, OH / Richland County



Locator Maps



Aerial Maps



Mansfield-Adario Rd - 30 acres - Richland County
Mansfield, OH / Richland 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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