

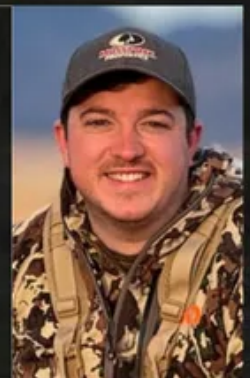
Co Rd 46 - 63 acres  
County Rd 46  
Lower Salem, OH 45745

**\$245,000**  
63.66± Acres  
Noble County



**Tristden Bauer**  
OH BROKER | AUCTIONEER

Tristden has been a licensed realtor since 2015. In 2020, he decided to further his career by pursuing a business management degree to become an Ohio-licensed broker. In 2023, Tristden graduated from Hondros College of Business and obtained his Broker's license, shortly thereafter obtaining his Auctioneer license. Tristden is most passionate about his faith, family, and local church involvement. He has been married since 2016 and has two beautiful daughters. Tristden loves all things real estate and couldn't imagine doing anything else with his life. The foundations of his career are honesty, integrity, and, most importantly, being a servant of his clients.



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**Co Rd 46 - 63 acres**  
**Lower Salem, OH / Noble County**

**SUMMARY**

**Address**

County Rd 46 null

**City, State Zip**

Lower Salem, OH 45745

**County**

Noble County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

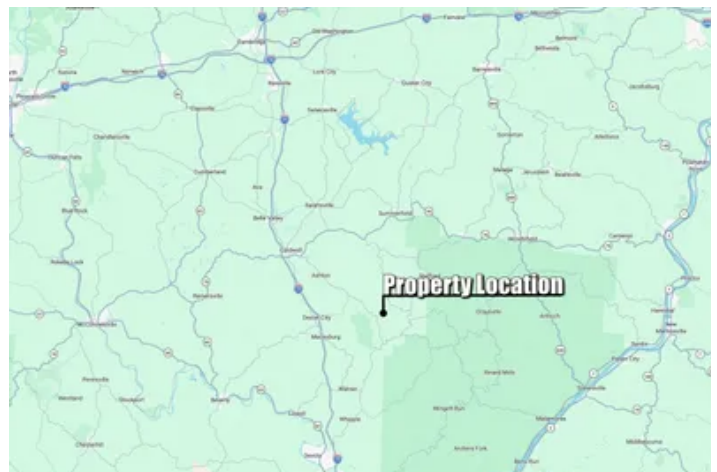
39.6537 / -81.3585

**Acreage**

63.66

**Price**

\$245,000



**Co Rd 46 - 63 acres**  
**Lower Salem, OH / Noble County**

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**PROPERTY DESCRIPTION**

Recreational acreage with road frontage, trails, and building potential.

This 63.66-acre tract is located in Noble County and offers a strong combination of hunting, access, and future use. The property is steep, but recent logging opened up a solid trail system that makes the entire tract very usable.

Property highlights:

- 63.66 total acres
- Steeper terrain with good access from recent logging trails.
- Excellent deer sign throughout.
- Multiple natural travel corridors and tree stand locations
- Rock outcroppings across the property
- Over 1,800 feet of road frontage
- Good building site where the current trailer is located.
- City water is available at the road

If you're looking for a hunting and recreational tract with long road frontage, established trails, and a realistic building site, this one checks a lot of boxes in Noble County.

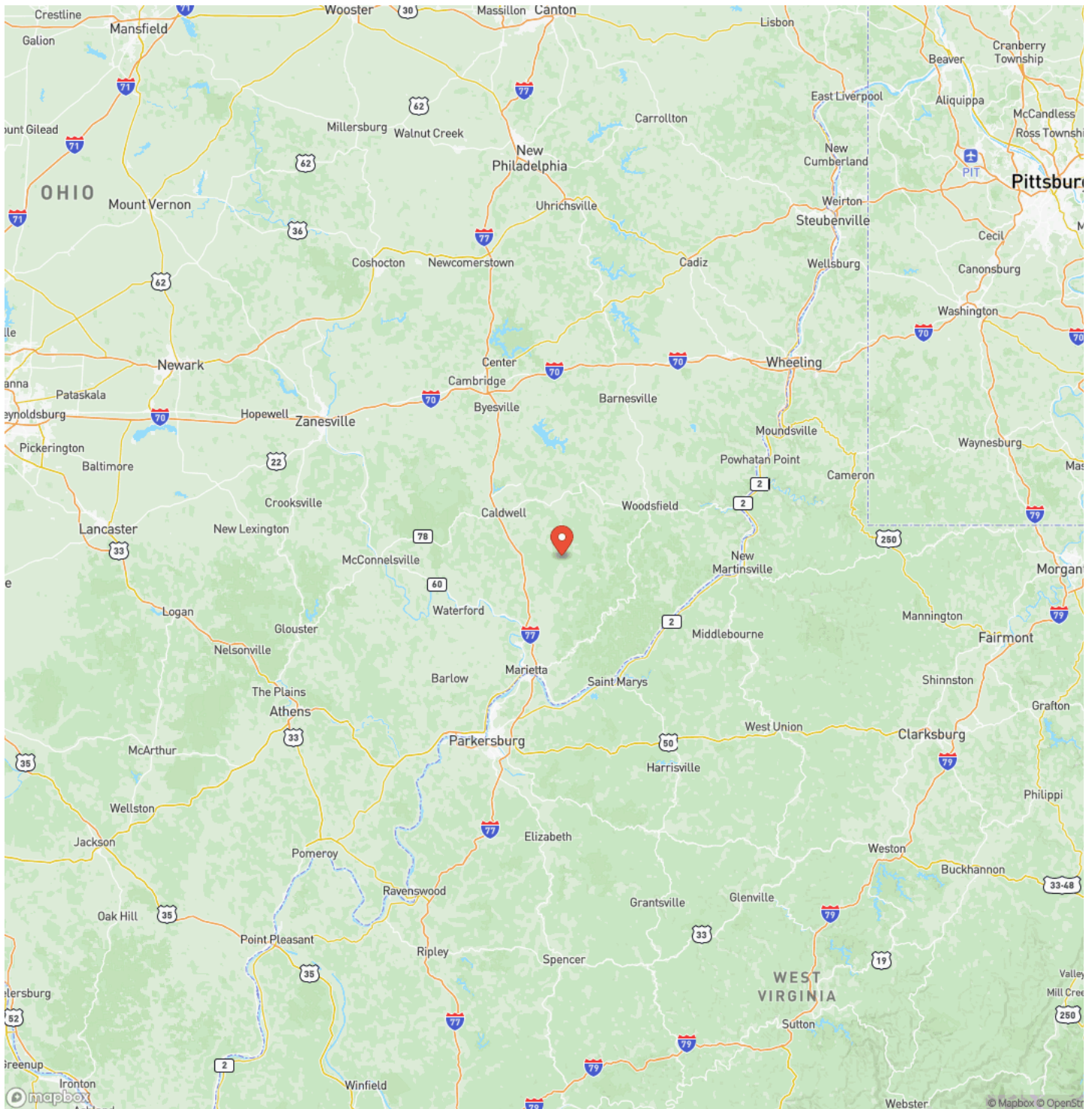
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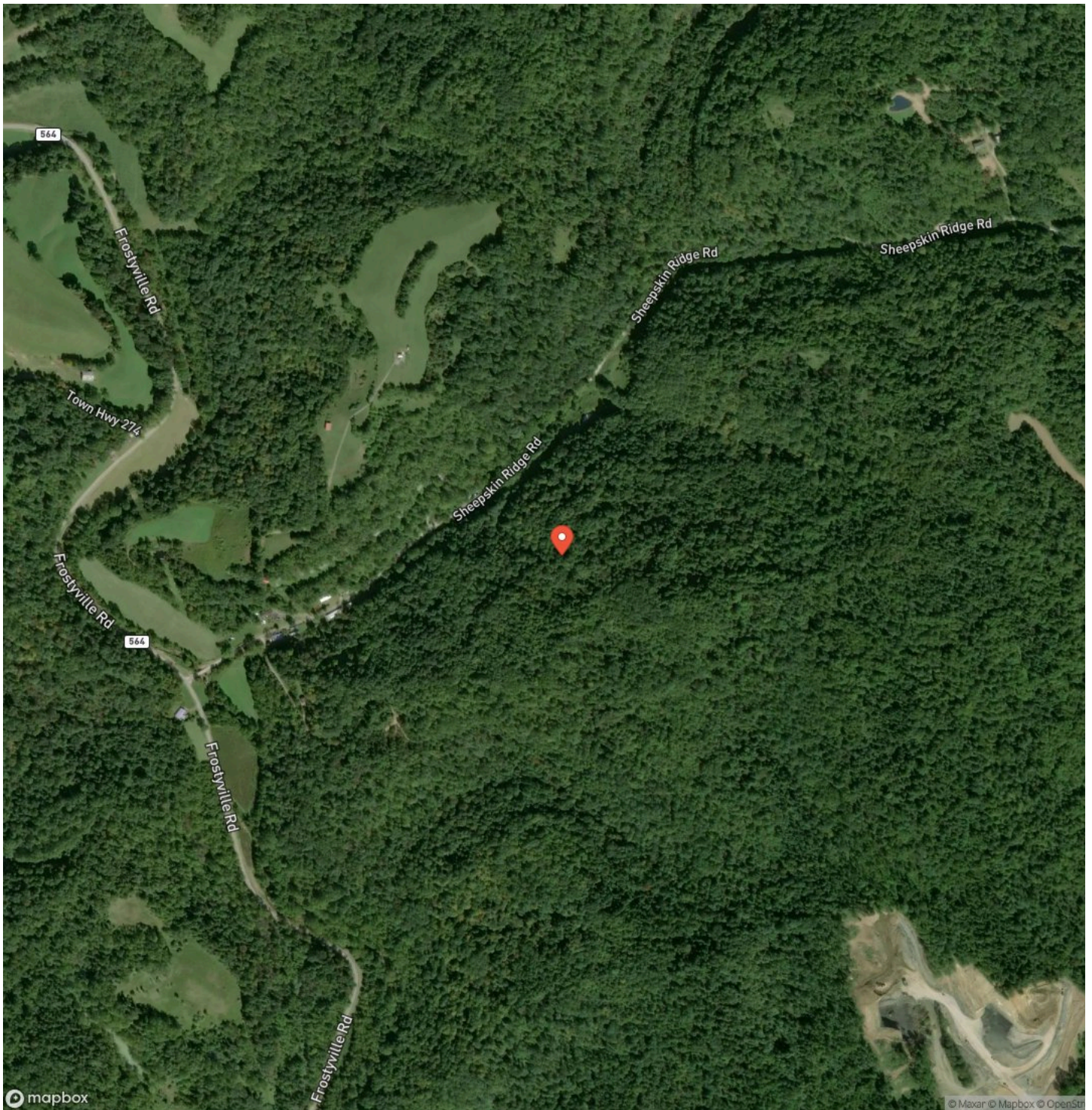
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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