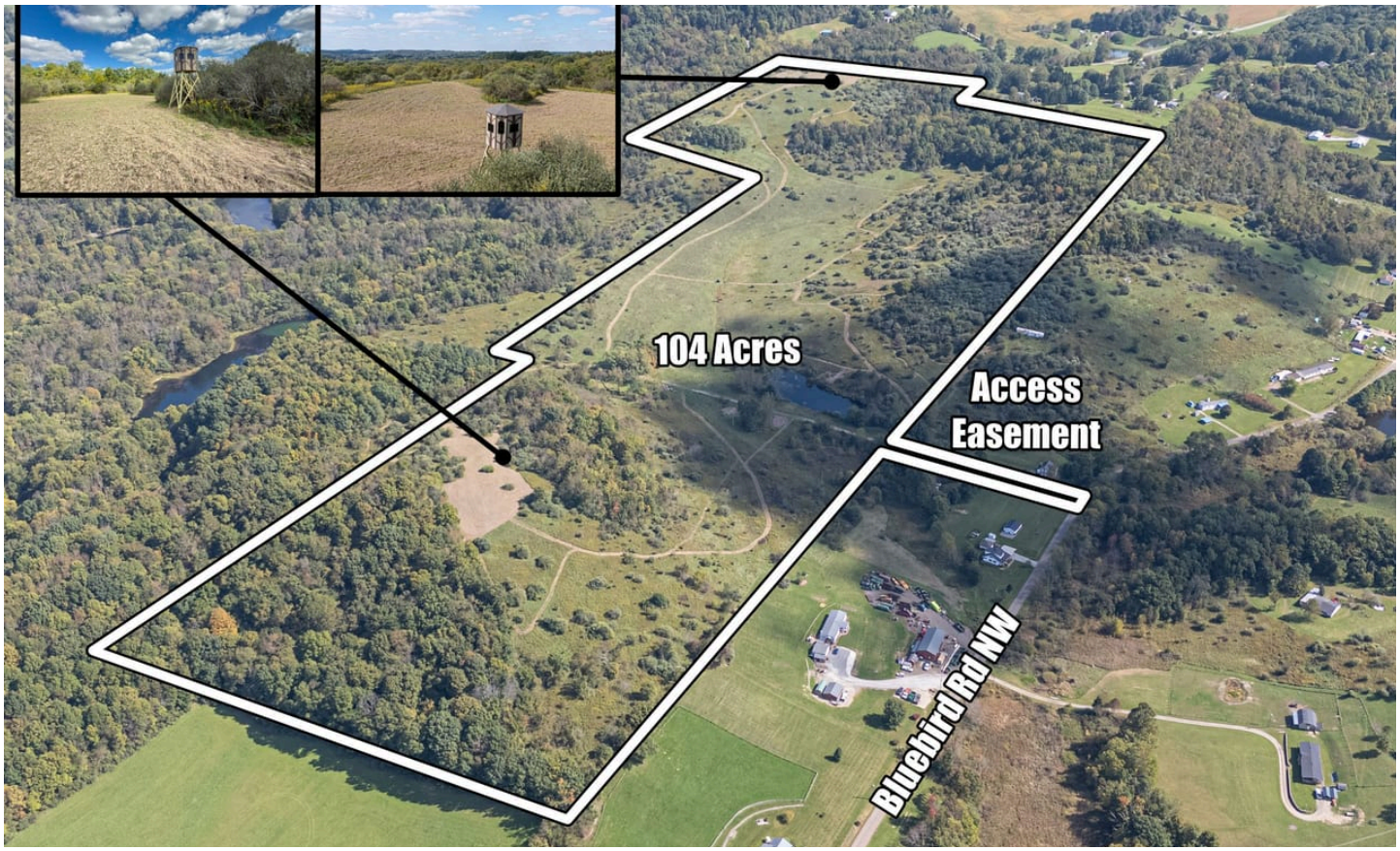
Bluebird Rd NW - 104 acres
7145 Bluebird Rd
East Canton, OH 44730

$779,900
104.08± Acres
Carroll County







SUMMARY

Address
7145 Bluebird Rd

City, State Zip
East Canton, OH 44730

County
Carroll County

Type
Recreational Land, Hunting Land, Undeveloped Land

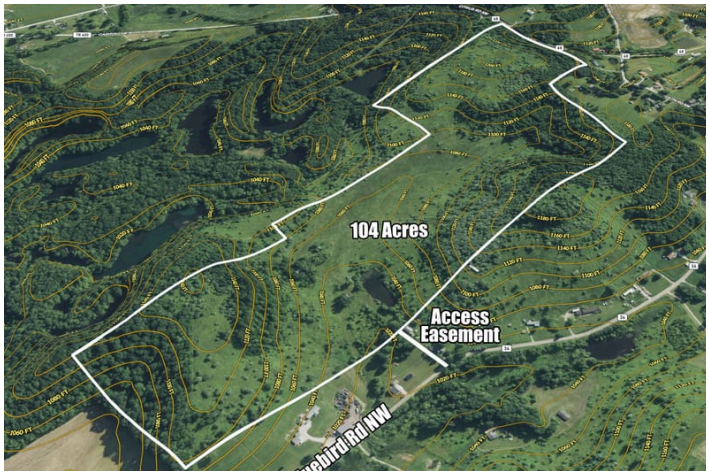
Latitude / Longitude
40.715957 / -81.227939

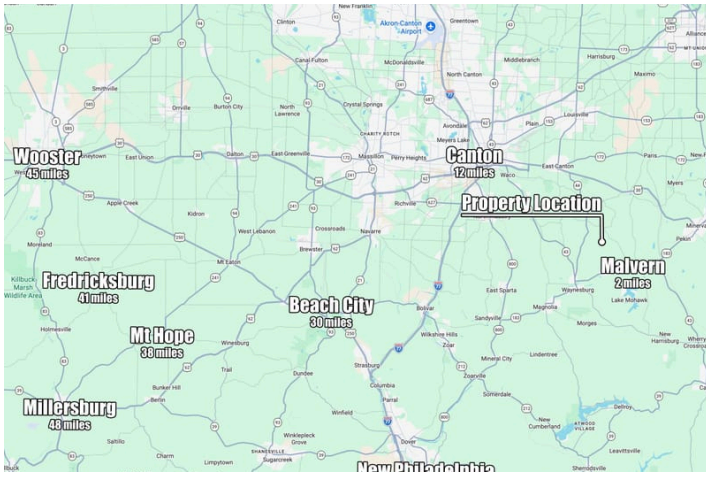
Acreage
104.08

Price
$779,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Located along Bluebird Rd NW in northwestern Carroll County, Ohio, this 104.082-acre property offers outstanding hunting along with good investment potential. The property is easily accessed by a gravel driveway (deeded easement) from Bluebird Rd. The rolling grassland is the result of previous surface coal mining that has been reclaimed, and provides ample bedding and cover for wildlife. Wooded thickets are located throughout the property, along with some larger timber stands. Two large food plots were just planted, and two new box blinds are in place, making the property ready to hunt this season. A pond full of fish adds recreation and a year-round water source for wildlife. With some work, the land could also offer the potential for livestock and hay production. Sellers are reserving all mineral rights. Annual property taxes are approximately $5,760. Carroll County parcels 03-0000292.000 and 03-0000293.000. Brown Township, Brown Local School District. Do not miss this opportunity to purchase a hunt-ready, appreciating asset in Carroll County!




104 Acres
Access
Easement
Bluebird Rd NW

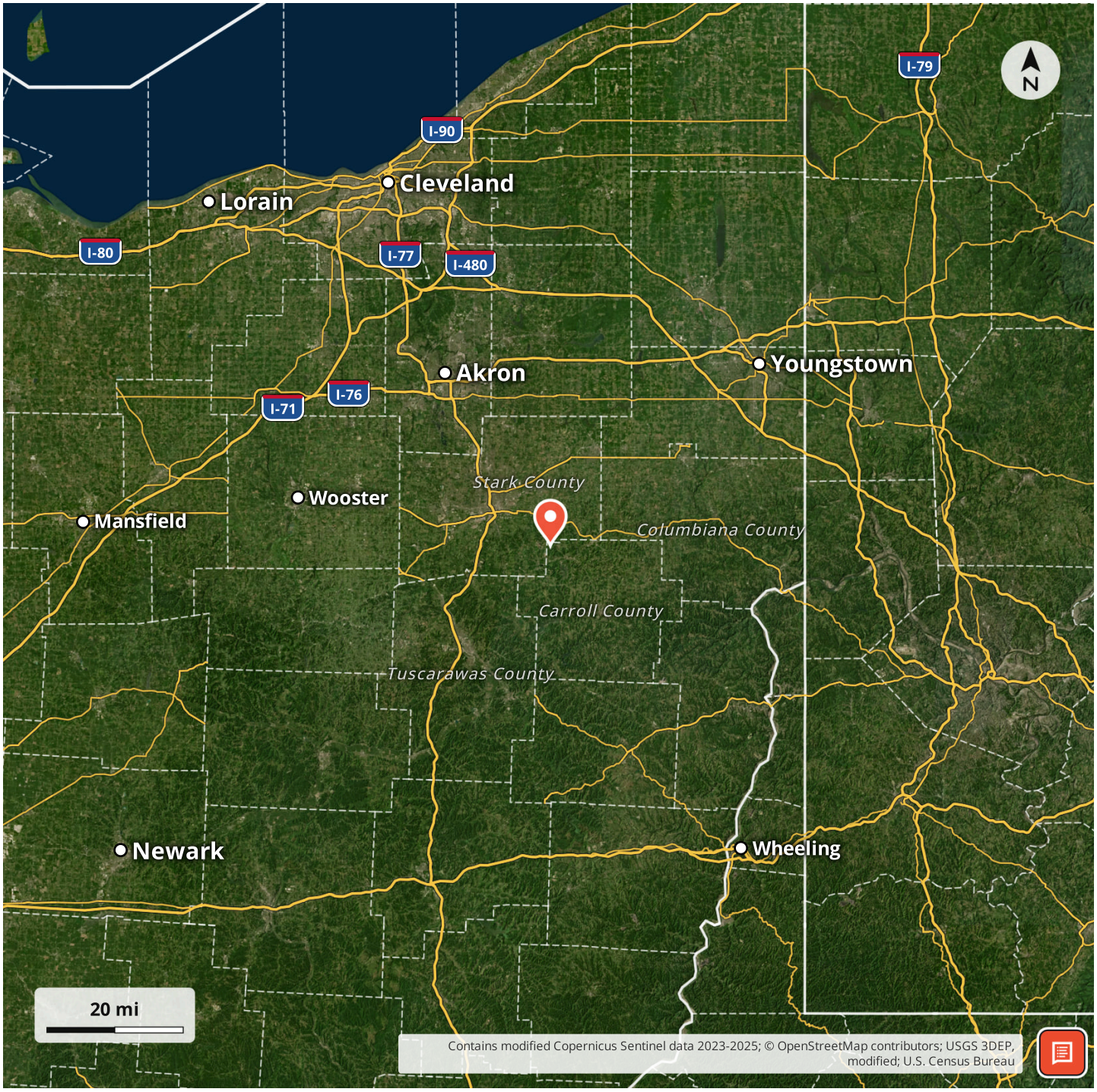








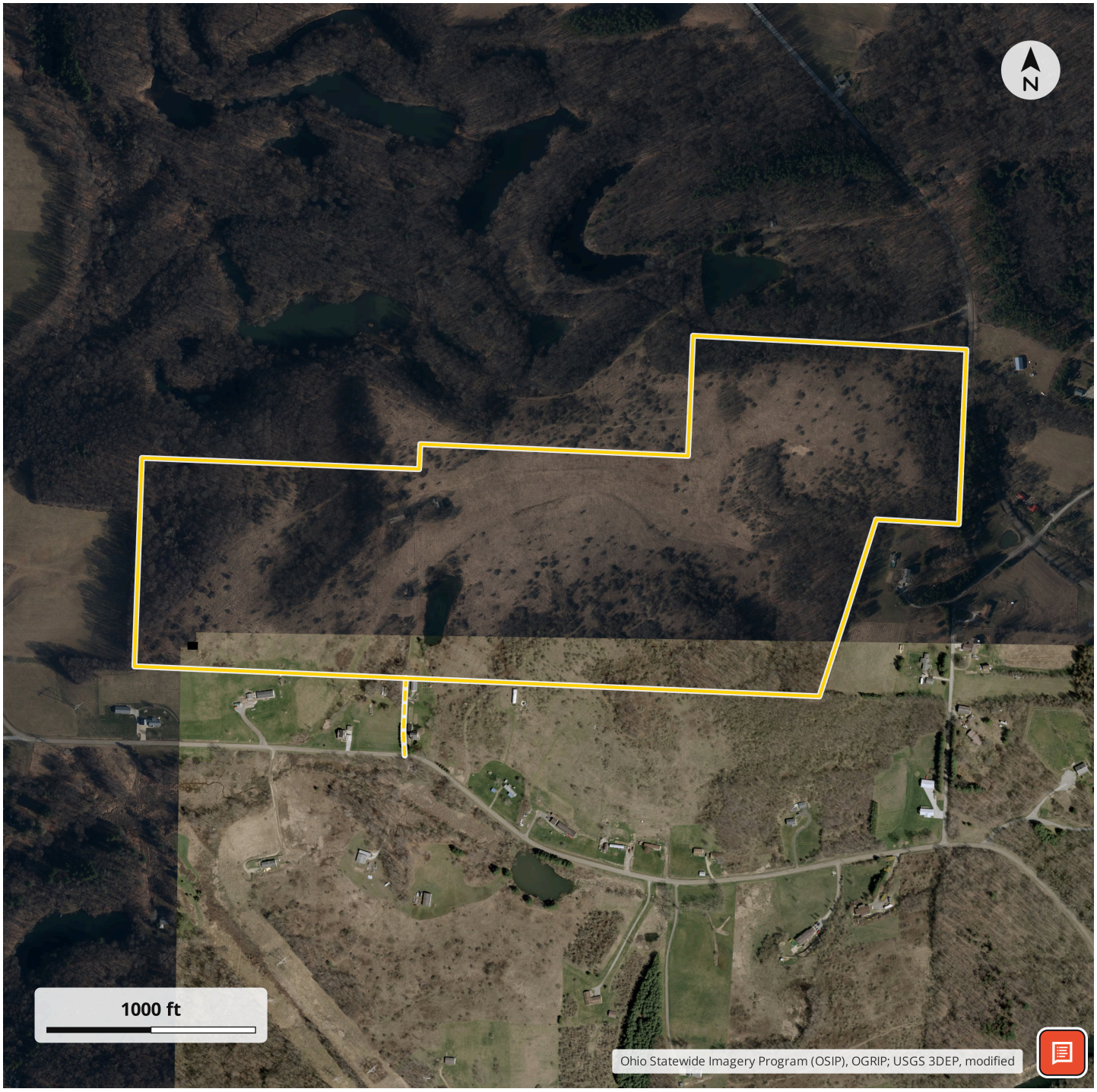
Regional Map



Locator Map

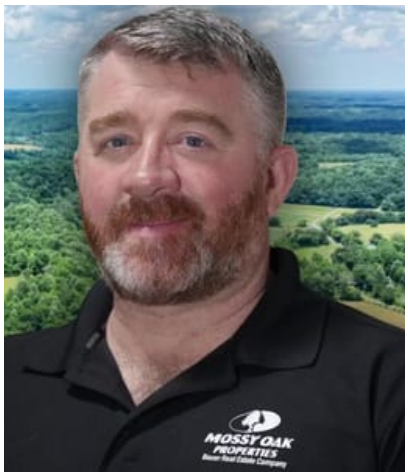

N
Lotz Ave SE
Carrollview Dr SE
Citrus Rd NW
Co Hwy 34
Bluebird Rd NW
Twp Hwy 215
2000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Brian Bauer

Mobile
(614) 949-6764

Email
bbauer@mossyoakproperties.com

Address
PO BOX 896

City / State / Zip
Pickerington, OH 43147

NOTES

NOTES

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 Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
https://www.mossyoakproperties.com/