

60.76 Acres - Avon Rd NE
7220 Avon Rd NE
Carrollton, OH 44615

\$1
60.76± Acres
Carroll County



60.76 Acres - Avon Rd NE
Carrollton, OH / Carroll County

SUMMARY

Address

7220 Avon Rd NE

City, State Zip

Carrollton, OH 44615

County

Carroll County

Type

Hunting Land, Recreational Land

Latitude / Longitude

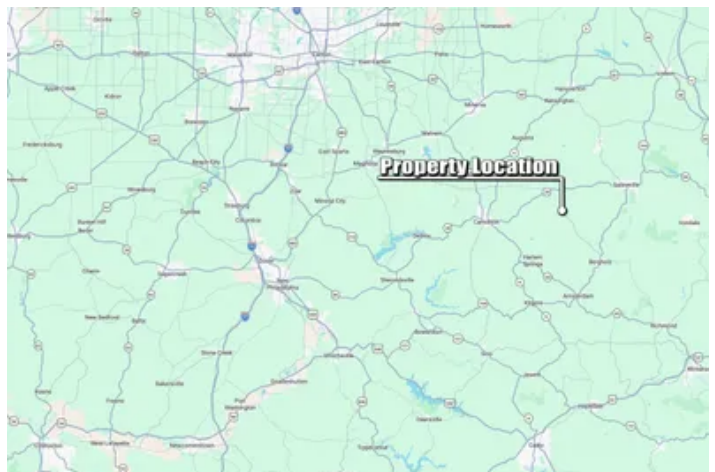
40.57453 / -80.947318

Acreage

60.76

Price

\$1



PROPERTY DESCRIPTION

**60.76 Acre Multi-Parcel Land Auction
Carroll County, Ohio**

Selling Absolute to the highest bidder!

7220 Avon Rd NE, Carrollton, Ohio 44615. Selling to the highest bidder regardless of price! Located in eastern Carroll County, Ohio, this 60.76 acre property is being offered in 2 parcels and provides an excellent opportunity for recreation, hunting, or rural living. The current owners have enjoyed many successful hunts on the property while spending quality time with family and friends. In addition to the recreational appeal, this property also offers the opportunity to own an appreciating asset with both enjoyment and investment potential. A Woodlands Stewardship Management Plan has been completed for the property. No recent logging. The seller does not own the mineral rights. There are no deed restrictions. Clear title and title insurance policy will be issued to the buyer at closing. Acceptance of the auction terms is required prior to bidding.

Parcel 1 is 5 acres featuring a privately situated 540 sq ft cabin that includes an open living area, kitchen, sleeping area, full bathroom, and an attached 204 sq ft garage/storage space. A well and county approved septic system is in place along with a woodburner, on-demand propane hot water heater, propane cook stove, and air pressure system for the water service. There is currently no electric service to the cabin, however, electric is conveniently available along Avon Rd. This parcel features a nice mix of woods and rolling topography while also providing direct access to Parcel 2. This is a very ideal setup for a weekend getaway, small hunting camp, recreational retreat, or even a future home site.

Parcel 2 is 55.76 acres with good access from Cinder Rd NE. This parcel is set up just right for hunting and features multiple established food plots, box blinds, deer feeder, a water hole, and an excellent mix of meadows, woods, and thick cover. The mild topography makes the property easy to navigate. There are several ideal locations for future cabins or building sites.

The auction will begin closing on **June 27th at 1:00 PM EST**. Bids may be placed online at any time or in person at the property on **June 27th from 12:00 PM until the auction's conclusion**. Property tours will be held **June 20th and June 27th from 9:00 AM to 12:00 PM**. You may walk the property at your own risk and convenience.

Carroll County Parcels: 12-0000412.000 (55.761 acres) 12-0000320.003 (3 acres) 12-0000320.005 (2 acres). Fox Township. Approximate annual property taxes are \$714.00 (all parcels combined). Carrollton School District.

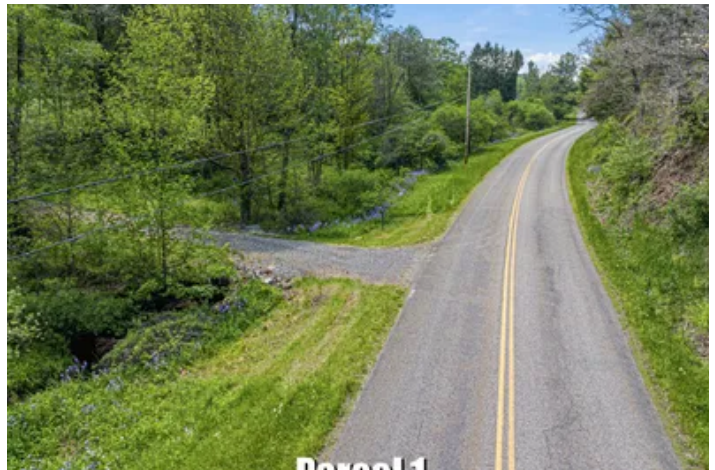
Auctioneer

Brian Bauer

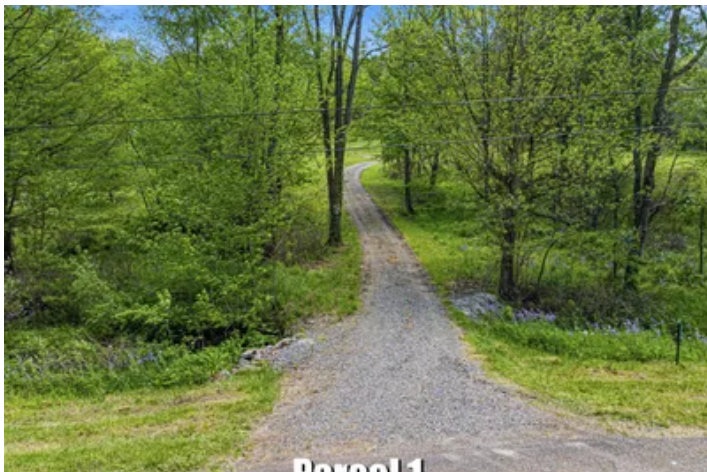
[614-949-6764](tel:614-949-6764)

bbauer@mossyoakproperties.com

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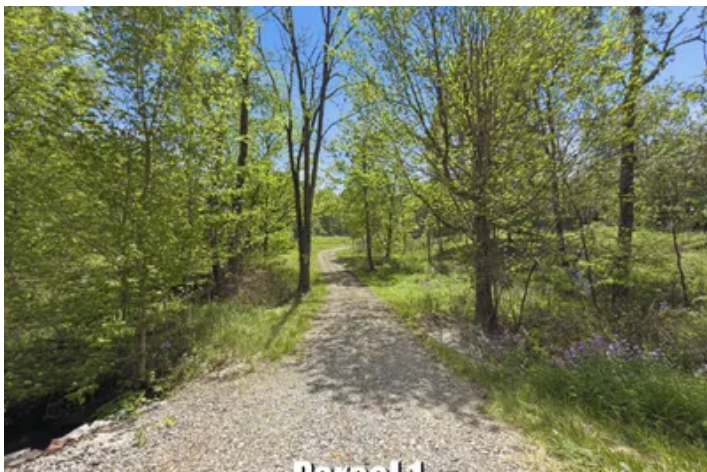
Parcel 1



Parcel 1



Parcel 1

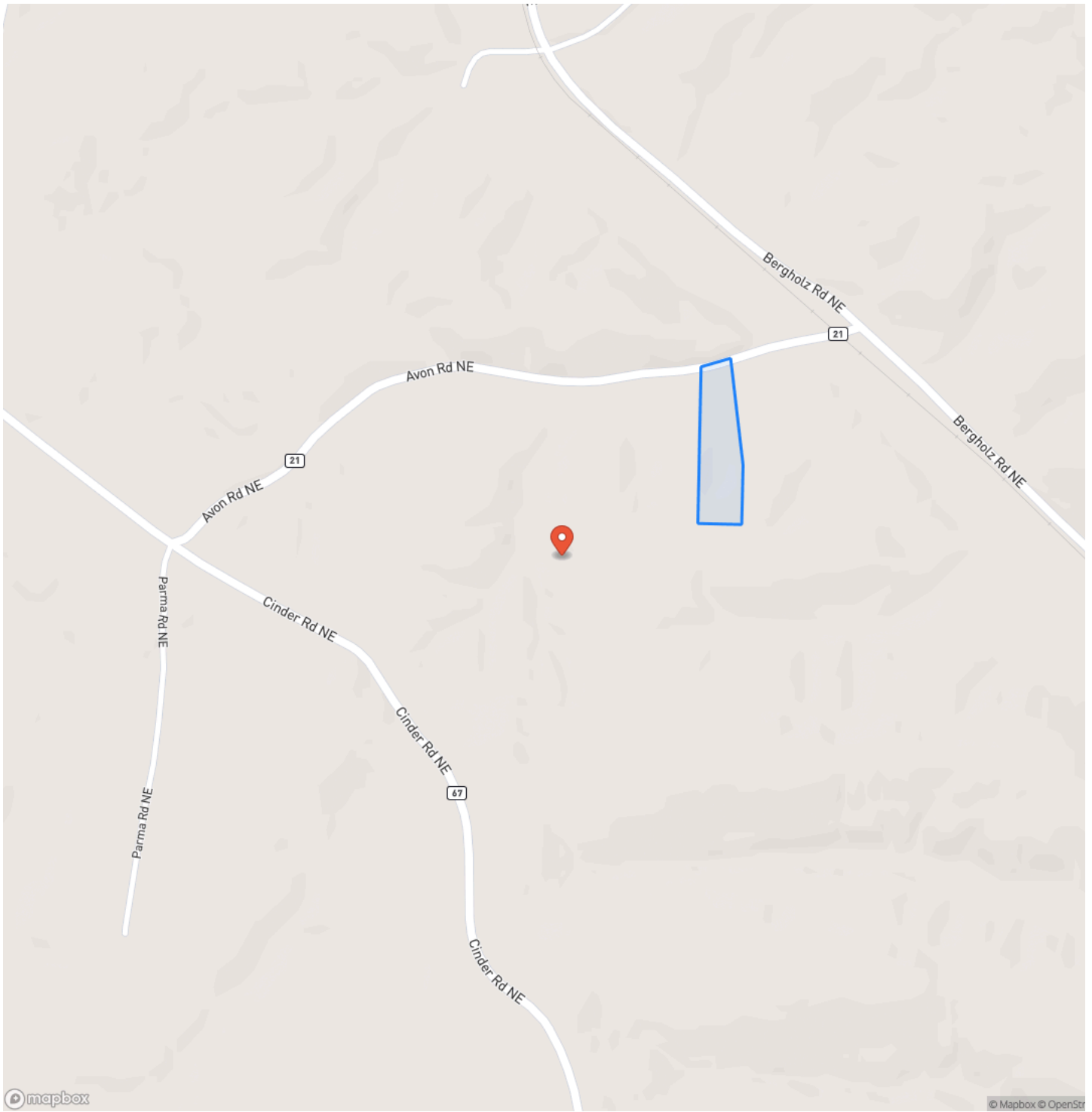


Parcel 1

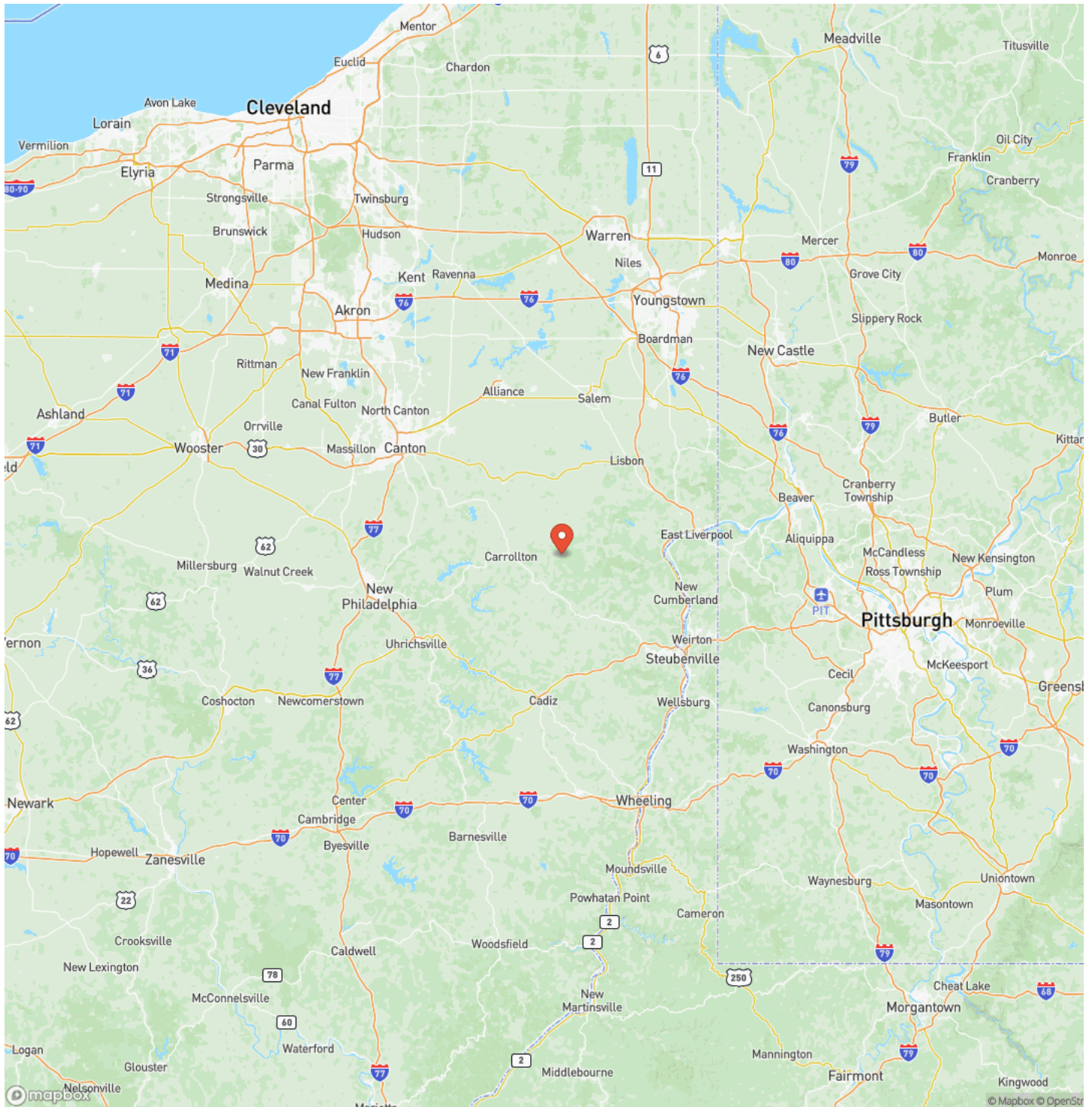


Parcel 1

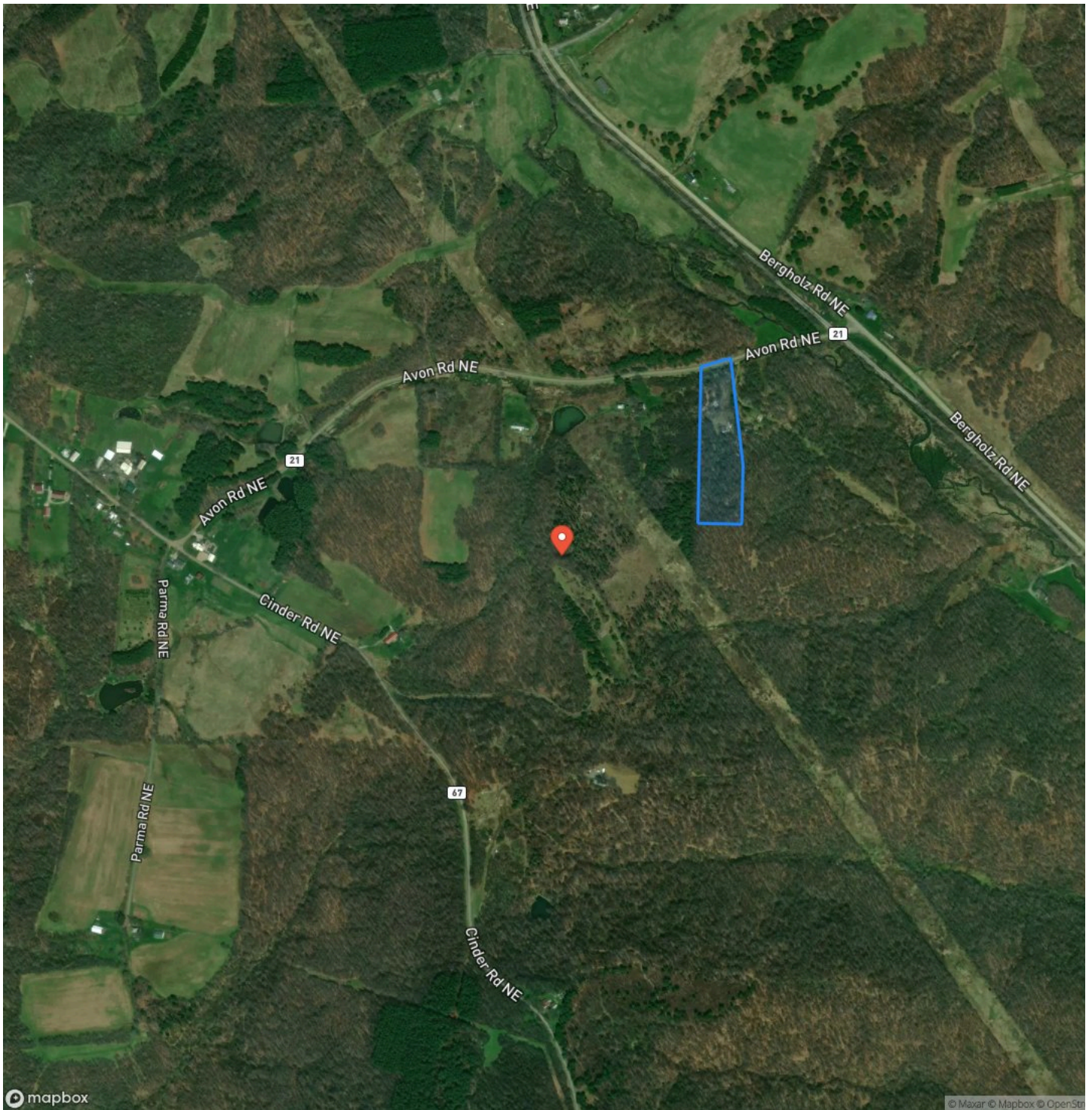
Locator Map



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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