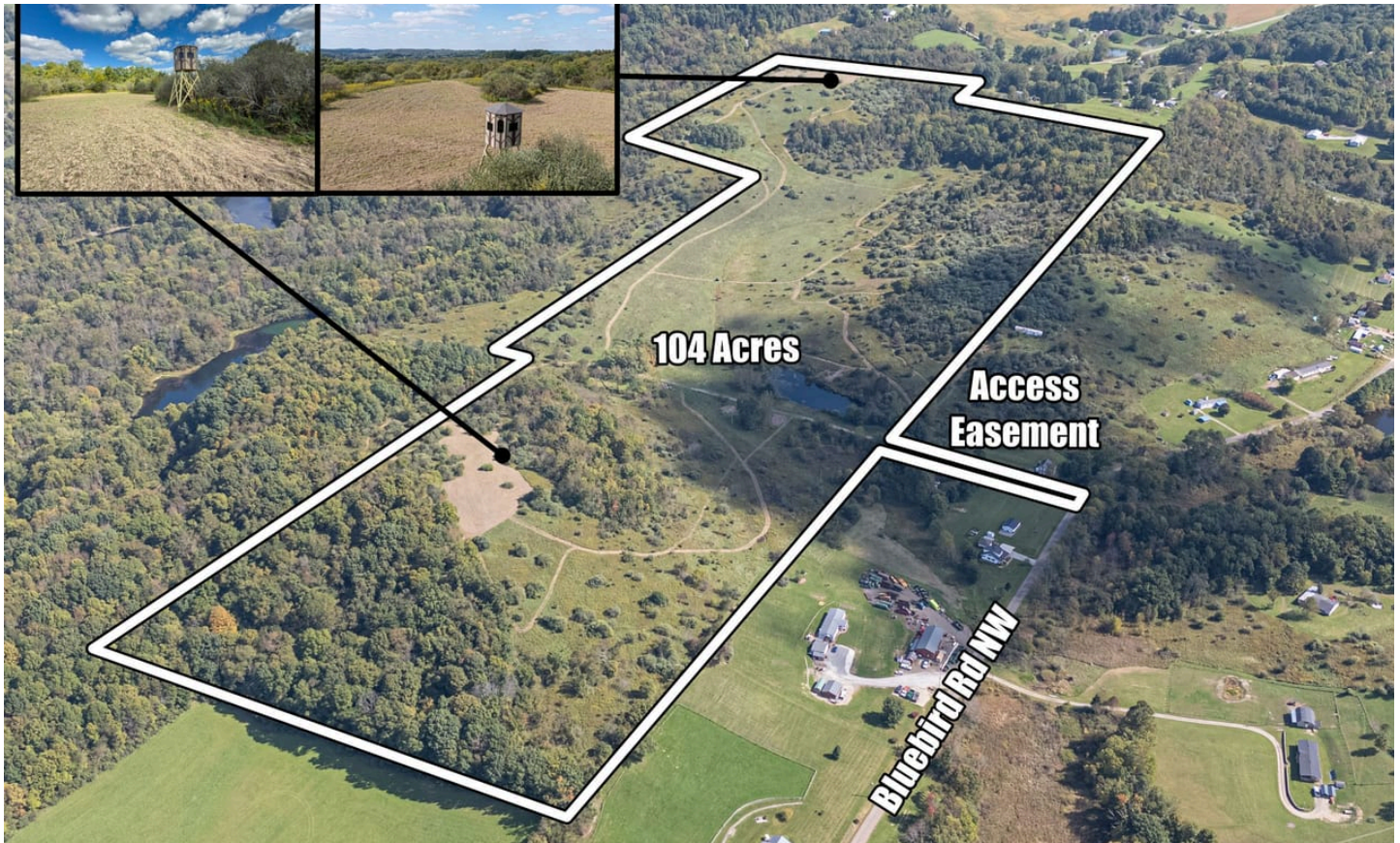


Bluebird Rd NW - 104 acres
7145 Bluebird Rd
East Canton, OH 44730

\$779,900
104.08± Acres
Carroll County



Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.



bbauer@mossyOakproperties.com | 614-949-6764

Bluebird Rd NW - 104 acres
East Canton, OH / 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

40.715166 / -81.227985

Acreage

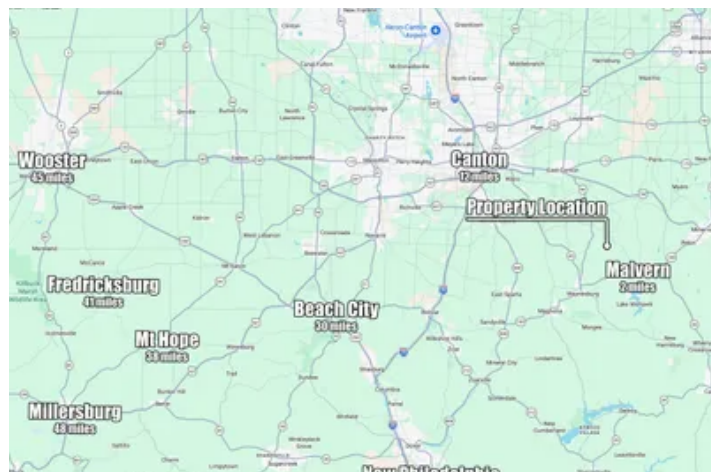
104.08

Price

\$779,900

Property Website

<https://www.mossyoakproperties.com/property/bluebird-rd-nw-104-acres-carroll-ohio/119366/>



Bluebird Rd NW - 104 acres
East Canton, OH / Carroll County

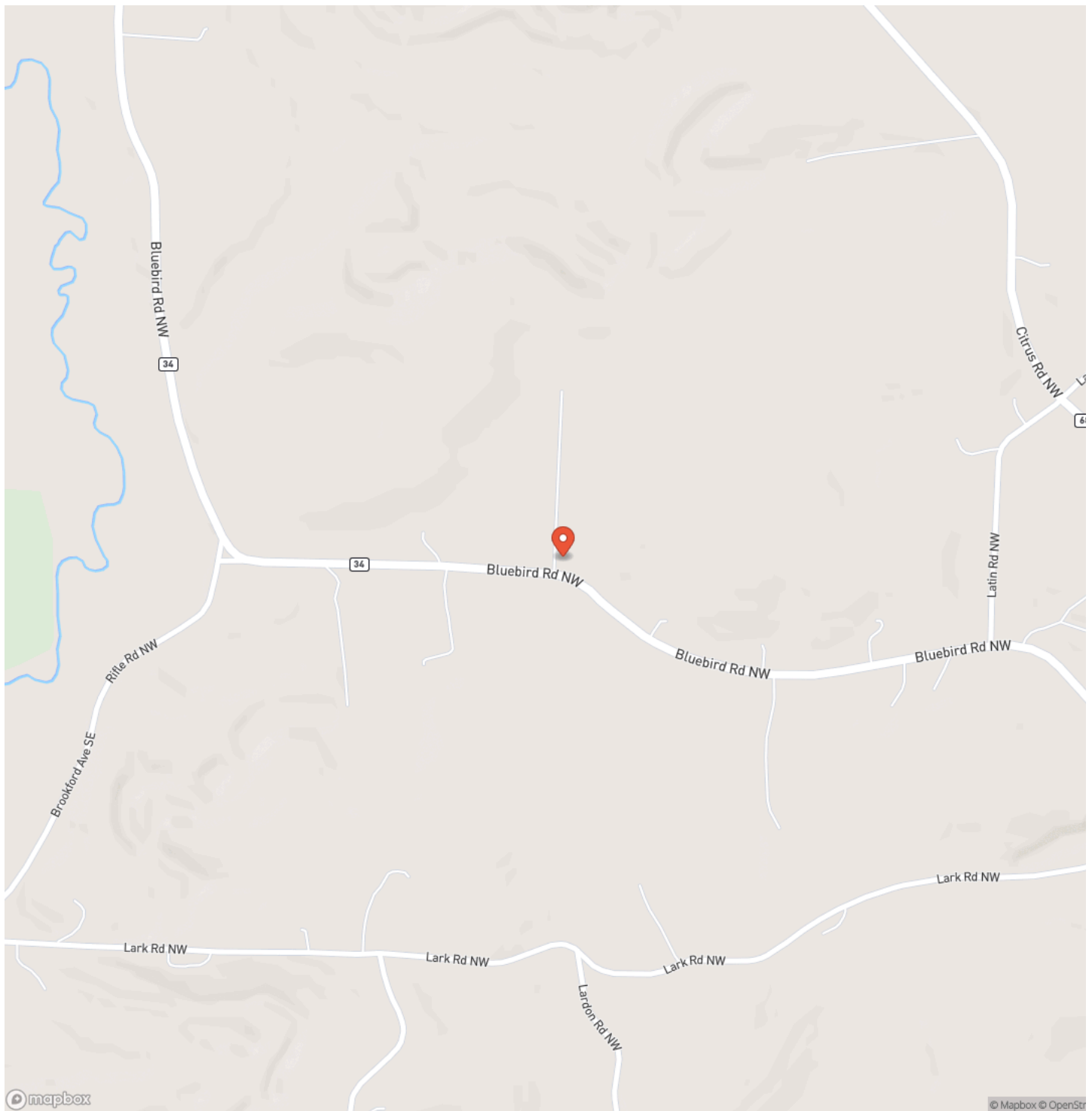
PROPERTY DESCRIPTION

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!

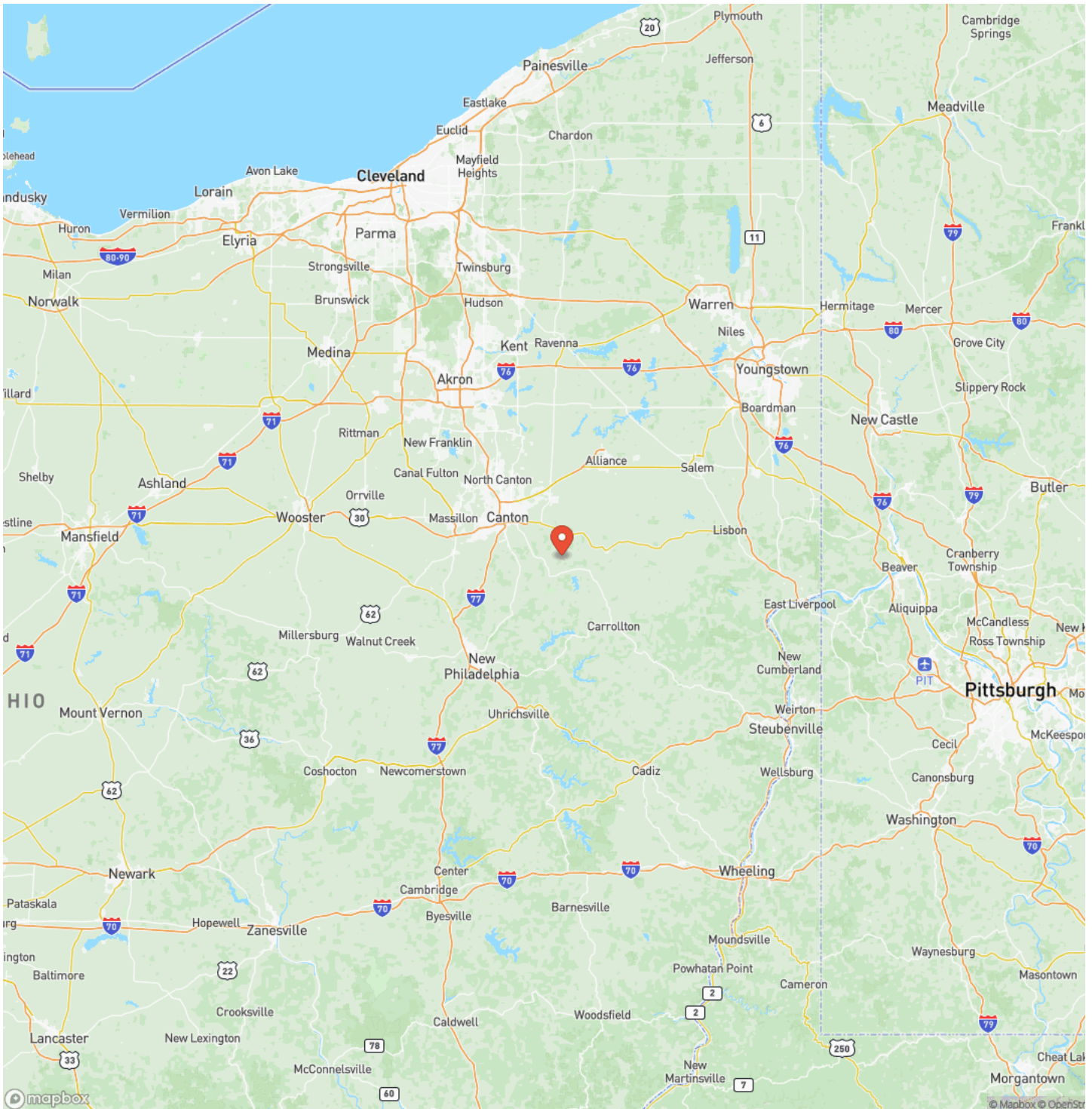
Bluebird Rd NW - 104 acres
East Canton, OH / Carroll County



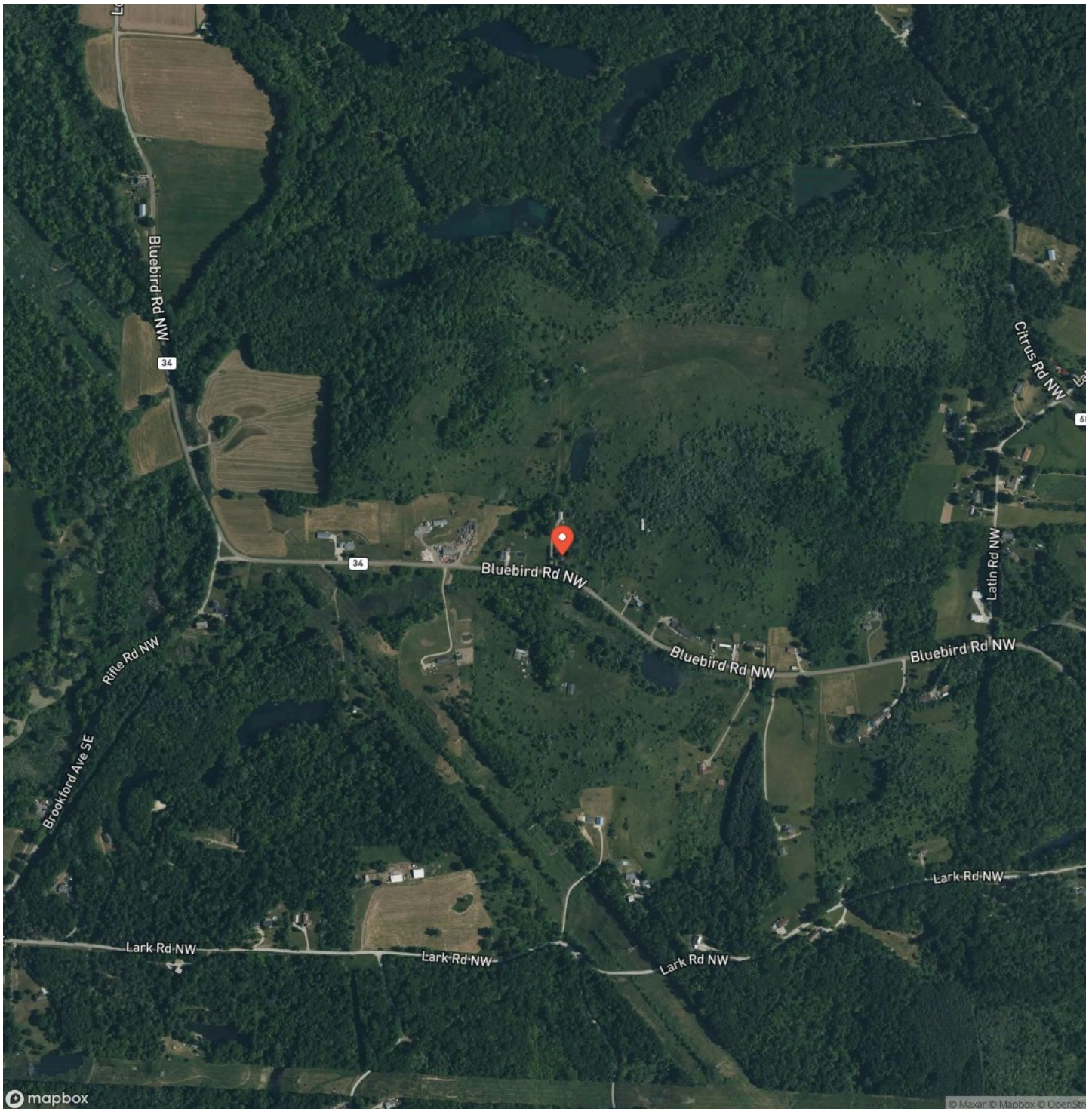
Locator Map



Locator Map



Satellite Map



Bluebird Rd NW - 104 acres
East Canton, OH / Carroll County

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



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

[illegible]

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/>
