

## TR 1099 - 93 acres - Ashland County Ohio Land For Sale

93 acres for sale in Ashland County, Ohio. This mostly wooded property includes a 3 bedroom, 3 bath home. This property is extremely nice and the sellers have maintained it well! Property features include: - Old apple orchard - 2 Ponds - Some marketable timber on north end - Mostly oak and maple - Mature pines - Lots of road frontage on OH-97 & TR 1099 - Gas well on property - Great wildlife habitat - Mix of thick cover and open woods - Crop fields border this property on all sides - Should be excellent deer and turkey hunting - Amazing amount of fresh buck sign and deer trails through out - Trails to access property - Minutes from Mohican State Park Home features include: - Original home built in 1929 - New addition built in 1979 - Complete remodel in 2002 - 3 bedrooms - Very large master bedroom - 3 full baths - Master bath has jet tub and see through fireplace - Gas fireplace - 2 washer / dryer hook ups - Lots of cabinets and storage closets - Tile flooring - Hardwood flooring - Covered porches - Large open deck off kitchen - 2 newer furnaces and 2 air conditioners - Whole house emergency generator - Full unfinished basement - Newer appliances stay with home - Roof was replaced in 2010 (Shingles) - All decking freshly stained - Well manicured property - New gravel on driveway to home and gas well - 1 car attached garage - 1 car detached garage - Free gas to home - Mother in-law suite with kitchen, living room, bath and bedroom The private setting and many different flowers, plants and trees make this a nature lovers paradise! Don't miss out on this property! All mineral rights owned by seller to transfer. Annual taxes approximately \$2659.26.

### Property Details:

County : Ashland

Acreage : 93

Address : 3177 Township Rd 1099,  
Perrysville, OH 44864, USA

Price : \$800,000

### Location :

