



OFFERING MEMORANDUM • SEPTEMBER 2026

5484 State Route 46

Rome, OH 44085

\$249,900

OFFERING PRICE

[Watch the video tour](https://youtu.be/1i9SdVqsjis) • <https://youtu.be/1i9SdVqsjis>

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C. Timothy Murphy III, Broker

Licensed Ohio Real Estate Broker
License #BRKP.2020007798
tim@murphypropertiesohio.com
murphypropertiesohio.com

Murphy Properties Ohio

35.35 acres in a single parcel on State Route 46 in New Lyme Township, with a pond, two outbuildings, and a farmhouse carried at no value.

\$249,900

OFFERING PRICE

35.35

ACRES

1,488 sf

UNDER ROOF, OUTBUILDINGS

\$1,838

ANNUAL TAXES

1.00 ac

HOMESITE CLASSIFICATION

0.14 ac

RIGHT OF WAY

Not enrolled

CAUV STATUS

PVLSD

SCHOOL DISTRICT

► Watch the video tour · <https://youtu.be/1i9SdVqsjis>

This is a land offering. One parcel of 35.35 acres fronting State Route 46 south of the US Route 6 junction, in the Pymatuning Valley Local School District. The county classifies one acre as homesite and 0.14 acre as road right of way, with 34.21 residual acres behind it. A pond sits near the frontage. The acreage presents a mix of open and wooded ground; the photographs and video tour show its current condition.

Two outbuildings serve the ground: a 768 square foot metal pole building built in 1999 with a 192 square foot canopy, and a 720 square foot detached garage and shop built in 2000 with a 180 square foot canopy, together 1,488 square feet under roof plus 372 square feet of canopy. An 1860 farmhouse of 1,432 square feet with four bedrooms, one full bathroom, and a full basement stands on the homesite. It requires complete rehabilitation and is priced at no value; the land and outbuildings carry the offering.

The parcel is not enrolled in CAUV, so no recoupment charge is triggered at transfer. Annual taxes run about \$1,838 and are current. Aerial imagery with a boundary illustration is approximate and for orientation only; the legal description controls.

5484 State Route 46

Permanent parcel 360080000600, New Lyme Township, Ashtabula County, with a Rome mailing address. Class A agriculture, land use 101. The land divides on the county record into 34.21 residual acres, a 1.00 acre homesite, and 0.14 acre of State Route 46 right of way. Improvements comprise the 1860 dwelling, the metal pole building, and the detached garage and shop.

Parcel	360080000600	Pond	Yes, near the frontage
Township	New Lyme Township, Ashtabula County	Dwelling	1860 farmhouse, 1,432 sq ft, 4 bedrooms, 1 full bath, full basement
School district	Pymatuning Valley Local School District	Pole building	768 sq ft metal, built 1999, 192 sq ft canopy
Total acreage	35.35 acres	Garage and shop	720 sq ft detached, built 2000, 180 sq ft canopy
Acreage detail	34.21 residual, 1.00 homesite, 0.14 right of way	CAUV	Not enrolled; no recoupment at transfer
Frontage	State Route 46	Annual taxes	About \$1,838, current

The dwelling is priced at no value. The 1860 farmhouse requires complete rehabilitation. A buyer can rehabilitate, replace, or remove it. The offering price is built on the acreage and the outbuildings; the homesite classification and right of way convey with the land either way.

Financing expectation. Given the condition of the dwelling, buyers should plan on cash or land financing rather than conventional residential financing.

Boundary illustration. Aerial photographs carrying a boundary outline are approximate and for orientation only. They are not a survey. The recorded legal description controls what conveys.

From the air



The parcel from the south. Boundary lines are approximate and for illustration only; not a survey.



Frontage corner at State Route 46.



Buildings and open ground near the road.



Looking north across the parcel.



The acreage running east from the frontage.



Interior ground.

From the air



The southwest corner at State Route 46.



Pond and open ground near the frontage.



Dwelling and detached garage from the air.



The homesite area. Home at upper right is a neighboring property.



The dwelling.



The pond.

The land



Recently worked ground in the interior of the parcel.



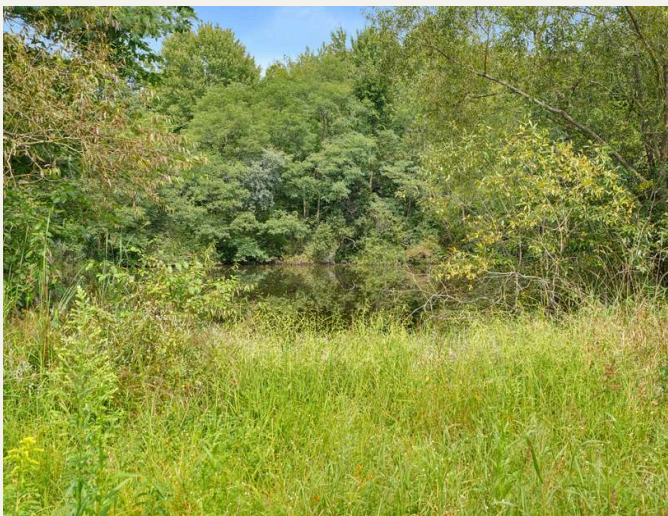
Interior acreage.



Interior acreage.



Open ground near the pond.



The pond from the meadow.



State Route 46 frontage.

The dwelling



Dwelling, front.



Dwelling, side.



Dwelling, rear.



Dwelling, rear corner.



Dwelling, front elevation.



Rear yard looking toward the outbuildings.

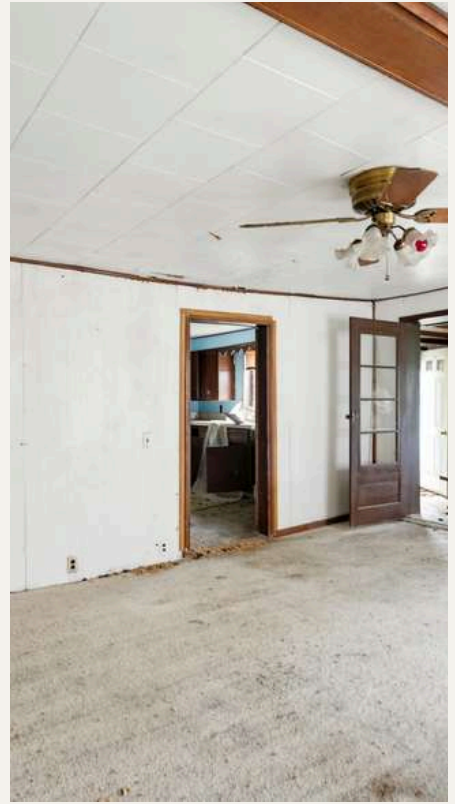
Dwelling interior



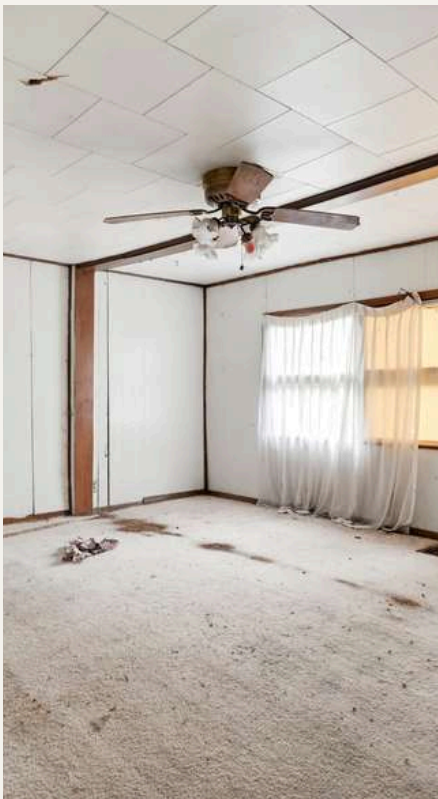
Interior.



Interior.



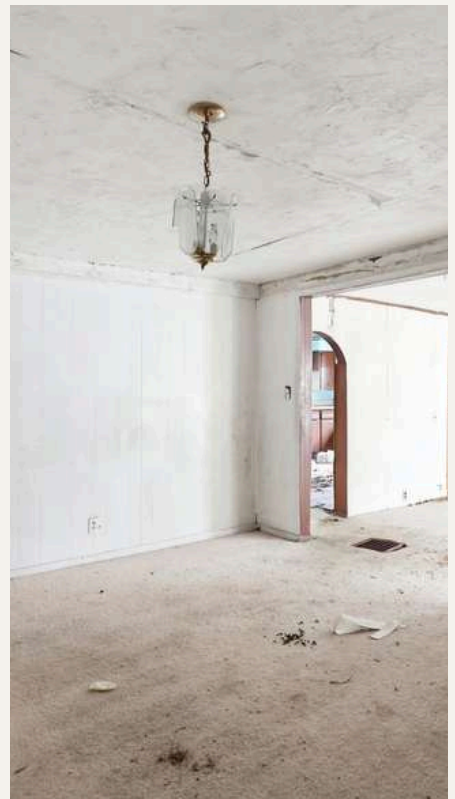
Interior.



Interior.



Interior.



Interior.

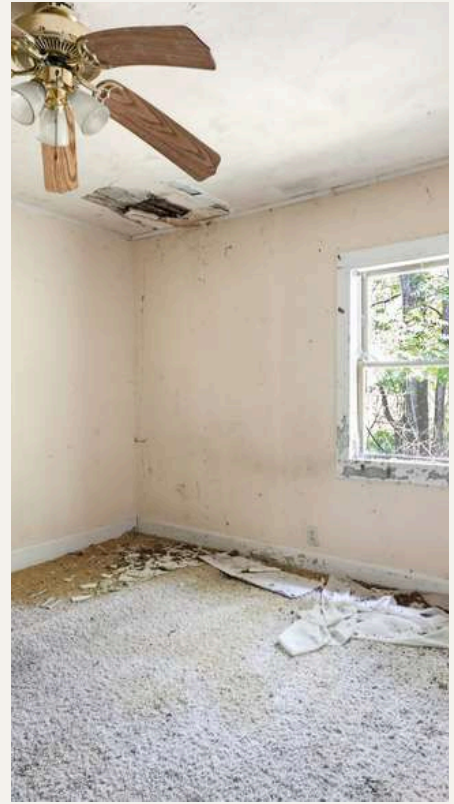
Dwelling interior



Interior.



Interior.



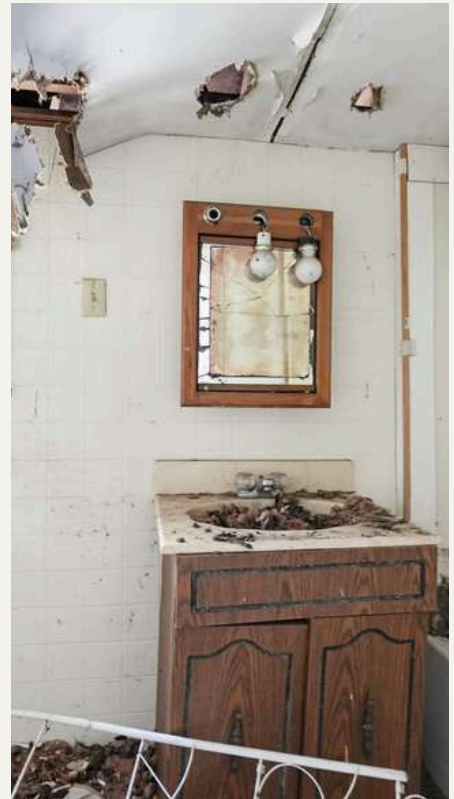
Interior.



Interior.



Tiled bath area.



Full bathroom.

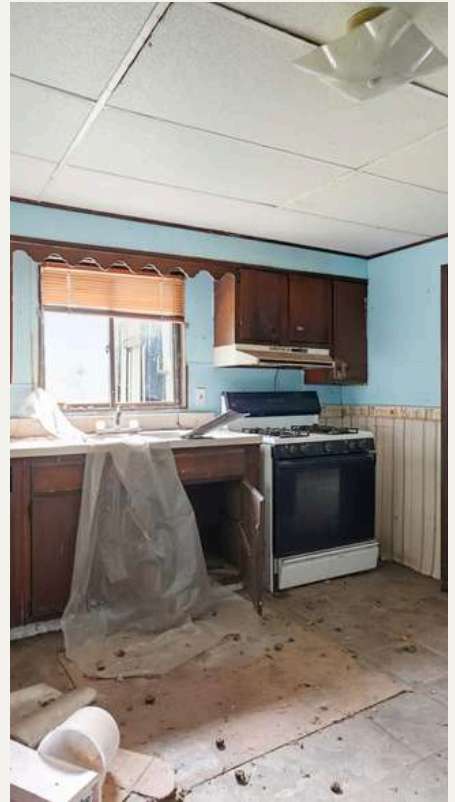
Dwelling interior



Kitchen.



Kitchen.



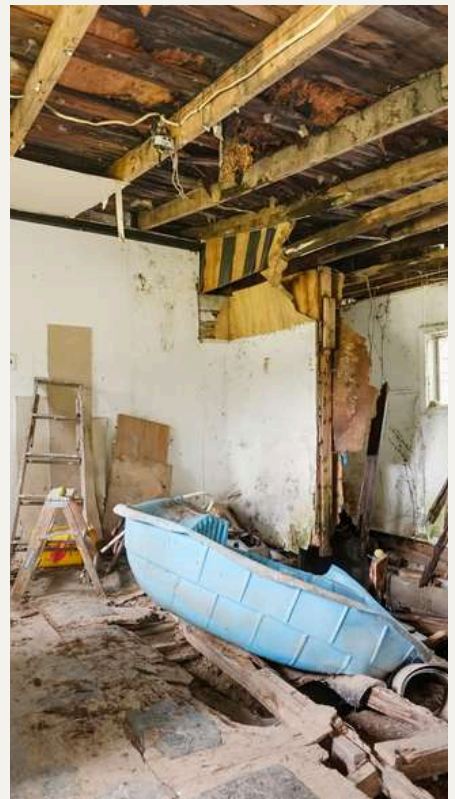
Kitchen.



Bedroom.



Bedroom.



Utility area.

Outbuildings



Metal pole building with canopy.



Pole building interior.



Detached garage and shop, with dwelling at left.



Garage and shop.



Garage and shop.

Additional structure



Additional structure.



Additional structure.



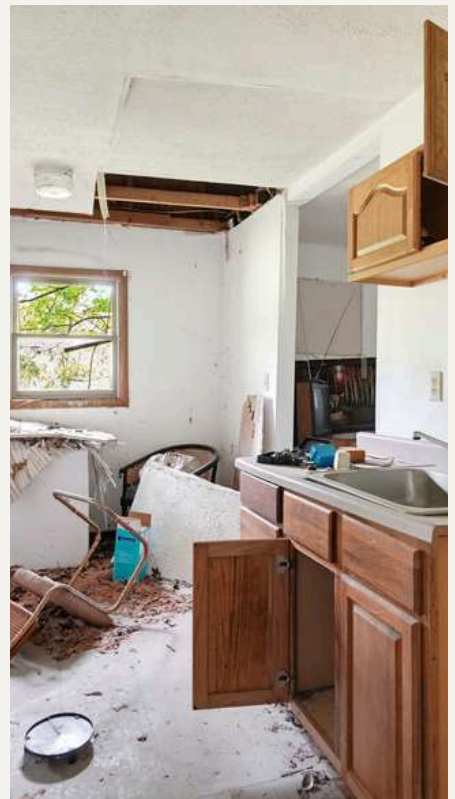
Additional structure.



Additional structure, interior.

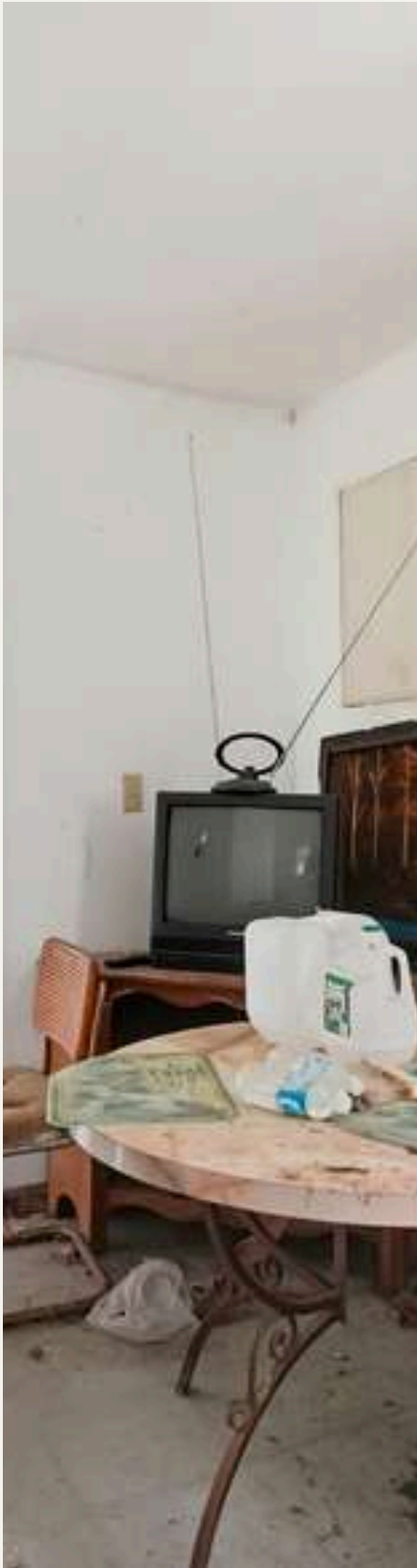


Additional structure, interior.

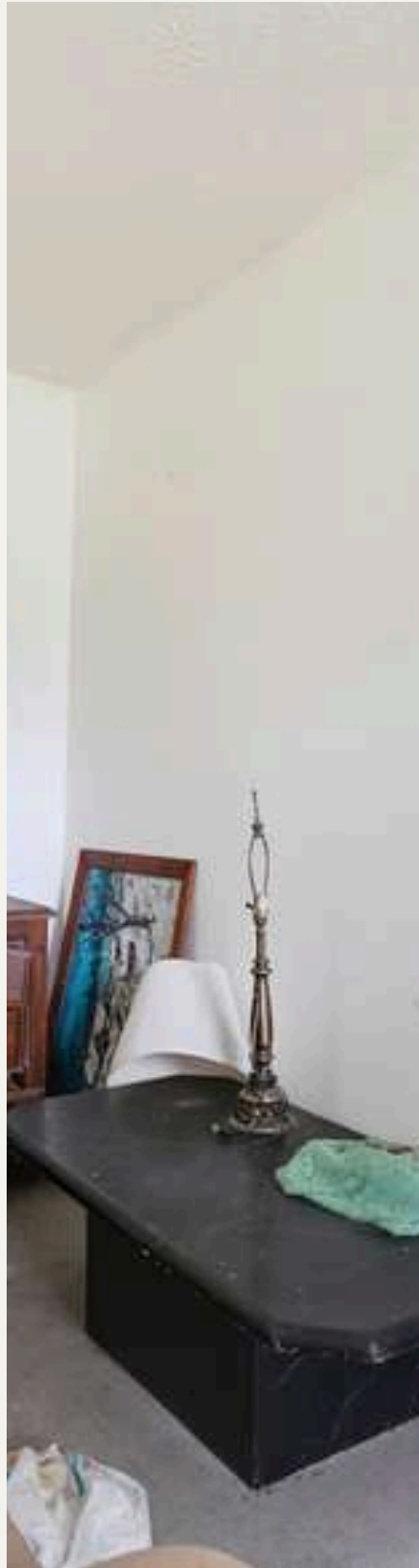


Additional structure, interior.

Additional structure



Additional structure, interior.



Additional structure, interior.



Additional structure, porch.

Carrying cost and acreage

The figures below come from the Ashtabula County Auditor. Taxes are current. The parcel is not enrolled in CAUV, so the transfer triggers no recoupment charge.

TAXES AND ASSESSMENT

Annual taxes	About \$1,838
Tax status	Current
2025 appraised value	\$122,900
Appraisal split	\$91,600 land, \$31,300 buildings
Classification	Class A agriculture, land use 101
CAUV	Not enrolled; no recoupment

ACREAGE AND IMPROVEMENTS

Total acreage	35.35 acres
Residual acreage	34.21 acres
Homesite classification	1.00 acre
Right of way	0.14 acre
Under roof, outbuildings	1,488 sq ft
Canopies	372 sq ft

LOCATION

The neighborhood

The parcel sits on State Route 46 in New Lyme Township, southern Ashtabula County, just south of the US Route 6 junction, with a Rome mailing address. State route frontage puts the ground on a maintained through road rather than a township lane, and US Route 6 connects east toward Andover and west toward Chardon and the Cleveland east side.

The surrounding land use is rural: field, woodlot, and scattered homes. The parcel is in the Pymatuning Valley Local School District. Buyers looking for acreage within a drive of Cleveland shop this corridor for exactly this combination of parcel size, road access, and privacy.

NEARBY ANCHORS

US Route 6 junction	immediately north
Pymatuning Valley Local School District	district schools in Andover
State Route 46 corridor	direct route north to Ashtabula, south to I-90 alternatives

How to proceed

- 1 Review this memorandum and the video tour, and walk the land.
 - 2 Submit offers in writing to tim@murphypropertiesohio.com.
 - 3 Include the buyer entity name, purchase price, earnest money, closing timeline, and any contingencies.
 - 4 The property conveys in its present condition by general warranty deed, subject to easements and restrictions of record. The recorded legal description controls.
 - 5 Offers are presented to the sellers promptly on receipt.
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Showings. Go and show. No appointment required. Vacant. Use caution at the dwelling and outbuildings; the dwelling is in poor condition.

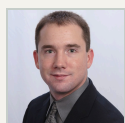
Offer terms. Offers are accepted from principal buyers only. The seller will not consider seller financing, land contracts, or lease options. No wholesalers: the purchase agreement must name the actual buyer, offers written for 'buyer and/or assigns' or containing assignment clauses will receive no response, and proof of funds or financing preapproval must be in the name of the buyer on the contract.



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