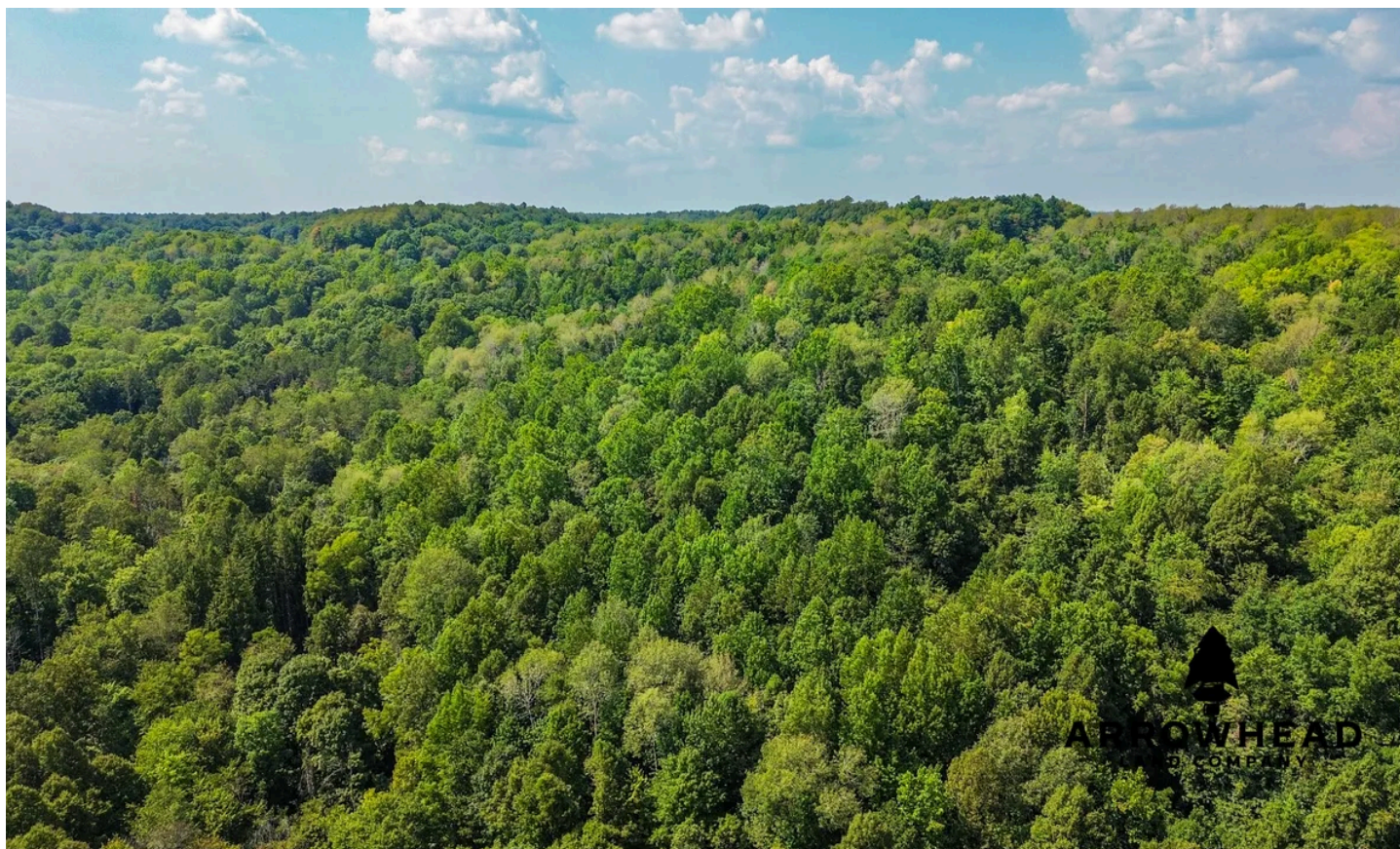


Rockwall Farm
0 Township Road 138
Coshocton, OH 43812

\$680,000
100± Acres
Coshocton County



Rockwall Farm
Coshocton, OH / Coshocton County

SUMMARY

Address

0 Township Road 138

City, State Zip

Coshocton, OH 43812

County

Coshocton County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

40.193464 / -81.755167

Acreage

100

Price

\$680,000

Property Website

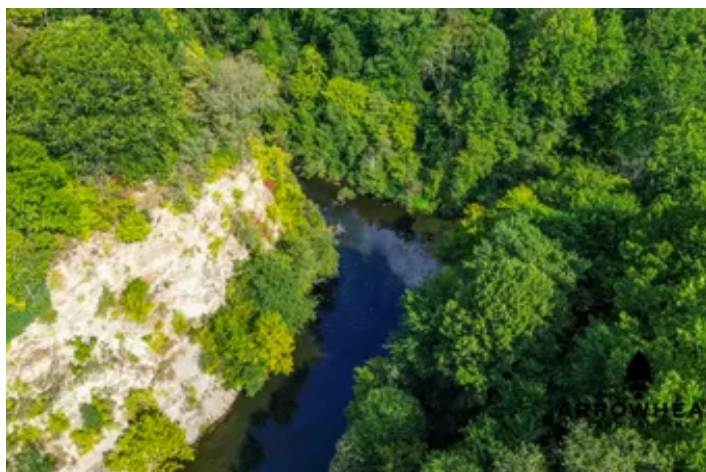
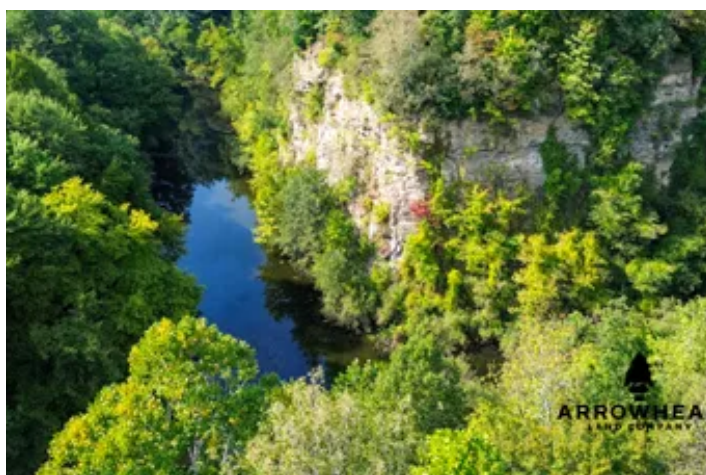
<https://arrowheadlandcompany.com/property/rockwall-farm-coshocton-ohio/64547/>



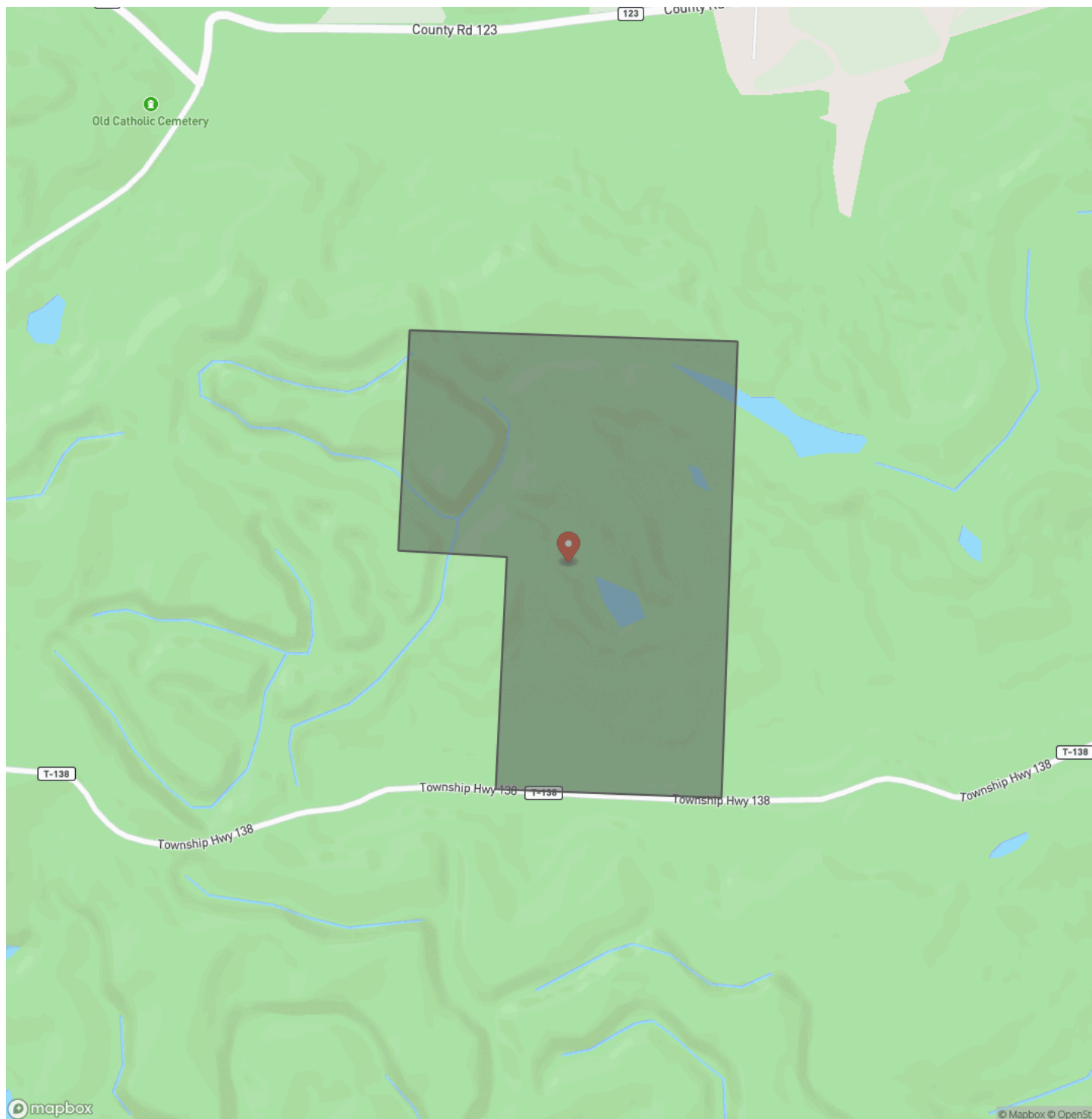
PROPERTY DESCRIPTION

Take a look at this awesome 100 +/- acre farm located in Coshocton County, Ohio, a farm that presents an unreal amount of potential! Entering this property from a relatively untraveled gravel road, you find yourself on a maintained trail system that takes you throughout the entire property. The first standout of this property is a secluded pond in the middle of the dense timber. Continue on the trail north and you'll find yourself in the middle of a newly developed food plot complete with an elevated blind. As you move along the trail system you will notice the natural funnels created by habitat and topography, as well as obvious game trails and wildlife signs. Moving to the west side of this property you'll be taken back by the nearly 150' tall rock wall peninsula bordered on 2 sides by a beautiful and secluded pond. As we approached the pond, several Wood Ducks flew from one end of the pond to the other. Another feature of this property that makes it extremely unique and valuable, is that it is bordered by public land. A public land foot path can lead you directly to the locked double gate on the west side of this property and affords the property owner the ability to access it from multiple places. The amount that this property has to offer is exceptional! Whether you are a first time buyer or an experienced land owner, looking to add a phenomenal property to your profile, Rockwall Farm is one you will want to see! All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) , Rick Culbertson at [\(937\) 369-4589](tel:937-369-4589) , or Colton Trego at [\(937\) 344-4328](tel:937-344-4328) .

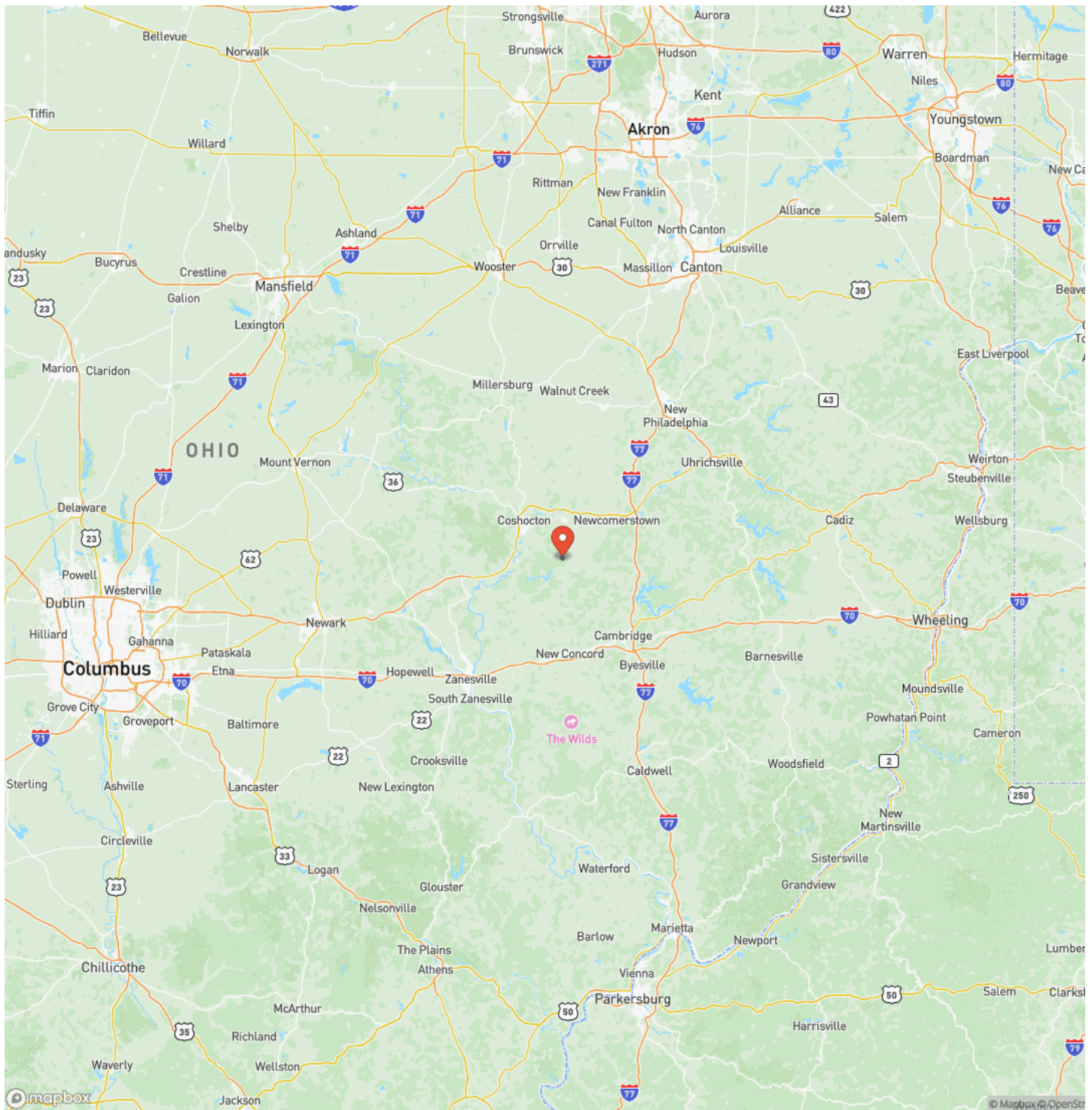
Rockwall Farm
Coshocton, OH / Coshocton County



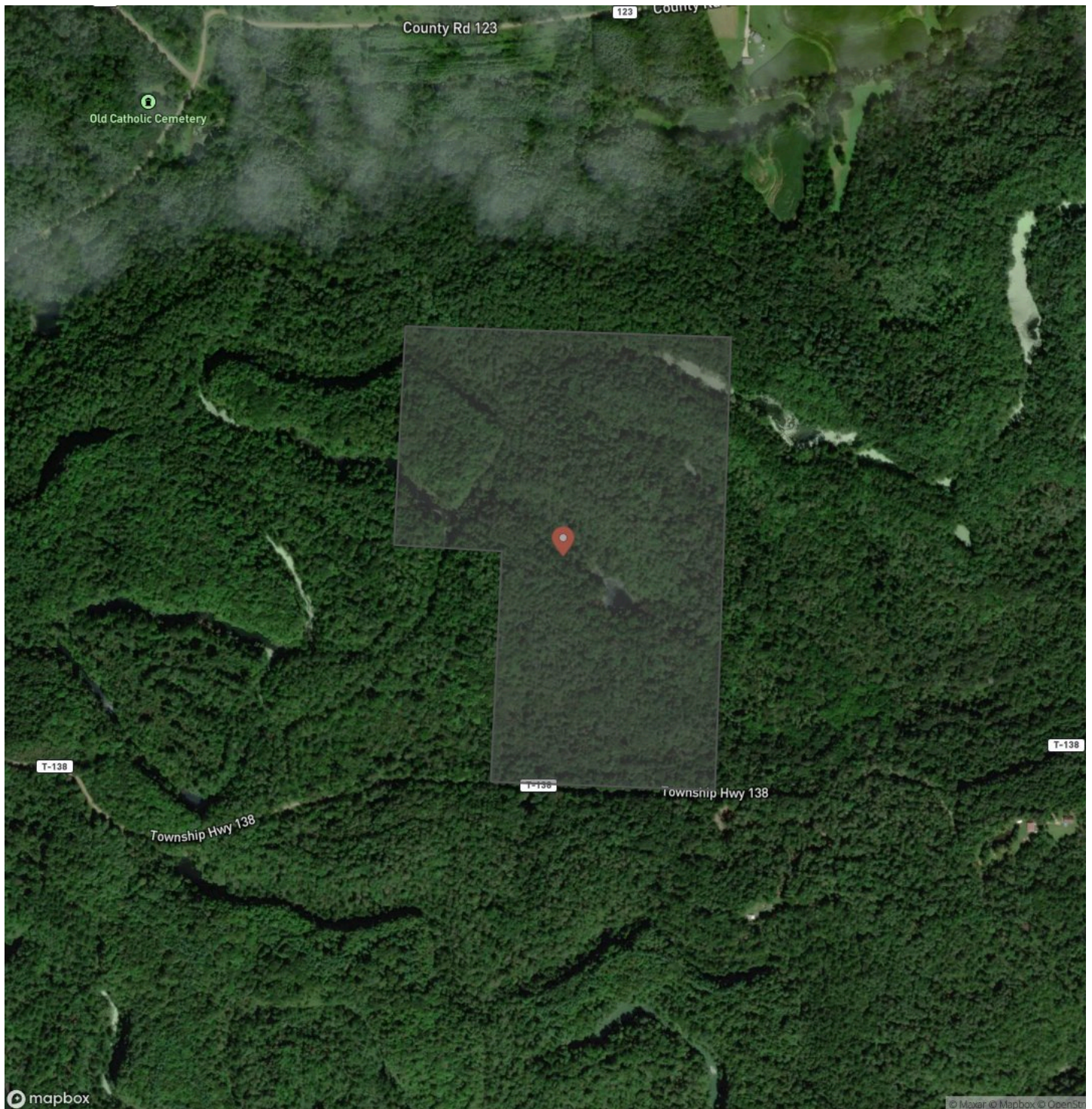
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Caryville, TN 42349

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

www.arrowheadlandcompany.com

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.

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