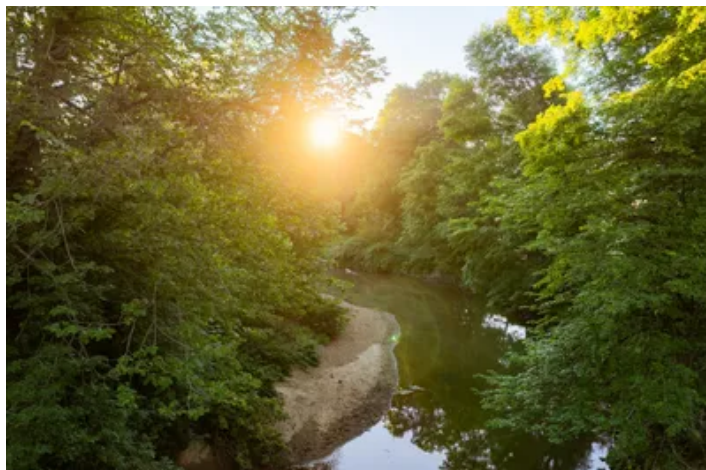


**County Line Farm**  
16636 TR 475  
Frazeyburg, OH 43822

**\$549,000**  
25± Acres  
Coshocton County



**County Line Farm**  
**Frazeysburg, OH / Coshocton County**

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**SUMMARY**

**Address**

16636 TR 475 null

**City, State Zip**

Frazeysburg, OH 43822

**County**

Coshocton County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

40.2077 / -82.1837

**Dwelling Square Feet**

3,700

**Bedrooms / Bathrooms**

5 / 1

**Acreage**

25

**Price**

\$549,000

**Property Website**

<https://arrowheadlandcompany.com/property/county-line-farm/coshocton/ohio/110895/>



## County Line Farm Frazeyburg, OH / Coshocton County

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### **PROPERTY DESCRIPTION**

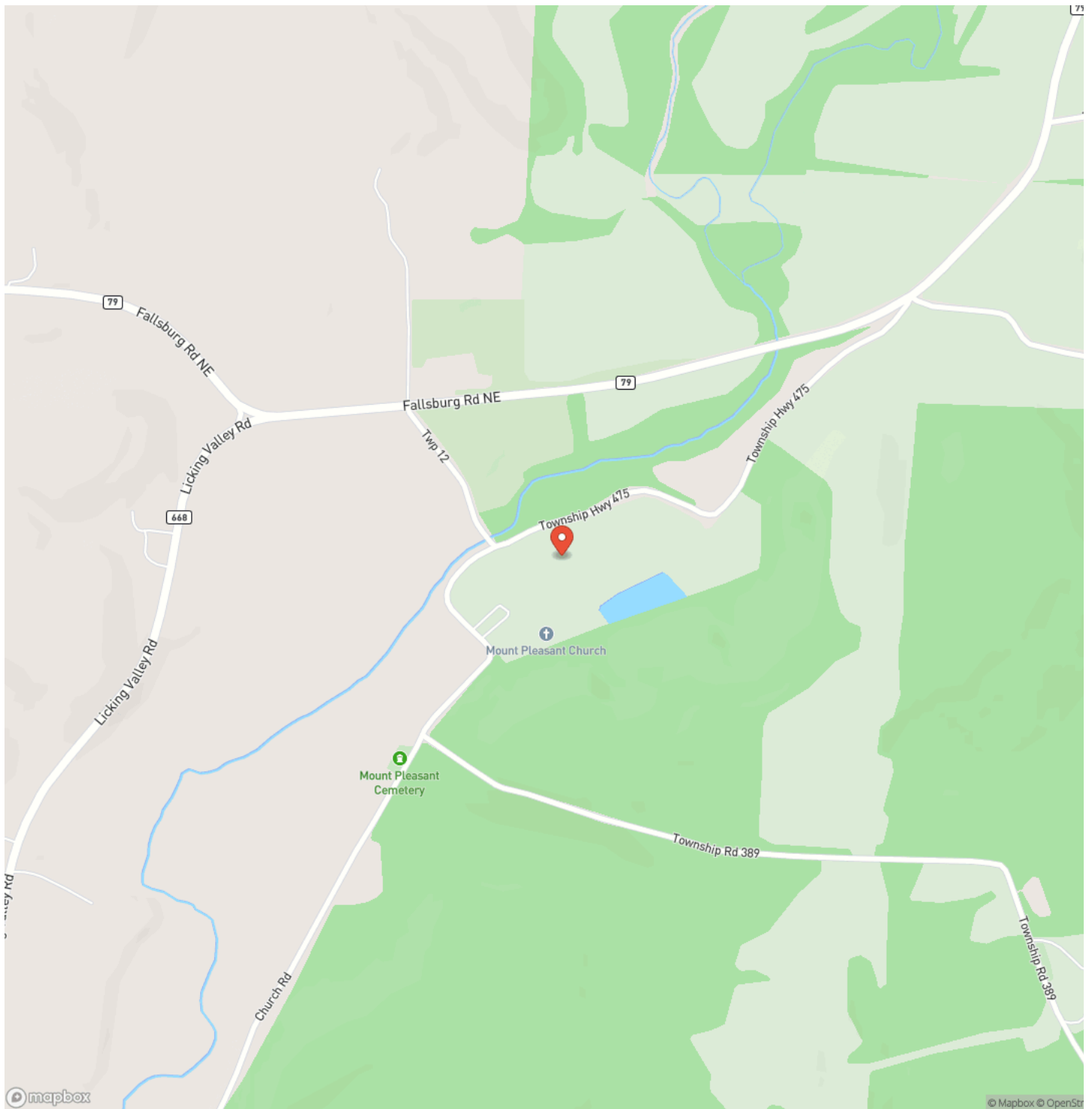
Welcome to County Line Farm, located in both Coshocton/Licking County, Ohio! Featuring some of the most beautiful farm ground you can imagine, this remarkable property lies mostly flat and stretches along the winding Wakatomika Creek, making it a true must-see! Crossing the bridge over the creek, you'll immediately appreciate the impressive setting as the 25 +/- acre farm unfolds before you. At the heart of the farm sits a stunning 3,700 +/- square-foot Amish-built home featuring 5 bedrooms and a welcoming wraparound porch, offering the perfect place to enjoy breathtaking sunrise and sunset views. The home is not currently wired for electric, but does have water and one full bath. Seller states there is a spring, water well and septic, buyer verifies. The property is further improved with several small sheds, one of which is an icehouse. Three well-maintained barns, including one that is equipped with horse stalls and hay loft, making it ideal for livestock, equestrian use, or a working farm operation. The majority of the acreage consists of lush, level pastureland, complemented by a ridgeline with road frontage made up of mature hardwoods and tall pine trees. There is a potential opportunity for a lot-split and build site. Overall, this property consists of extensive road frontage, creek frontage, privacy, and recreational opportunities in a highly desirable location in one of Ohio's most scenic rural areas! County Line Farm offers a rare combination of beauty, functionality, and country living at its finest! All showings are by appointment only (No Sunday Showings). If you would like more information or would like to schedule a private viewing please contact Tom Petry at [\(740\) 877-6326](tel:740.877.6326).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

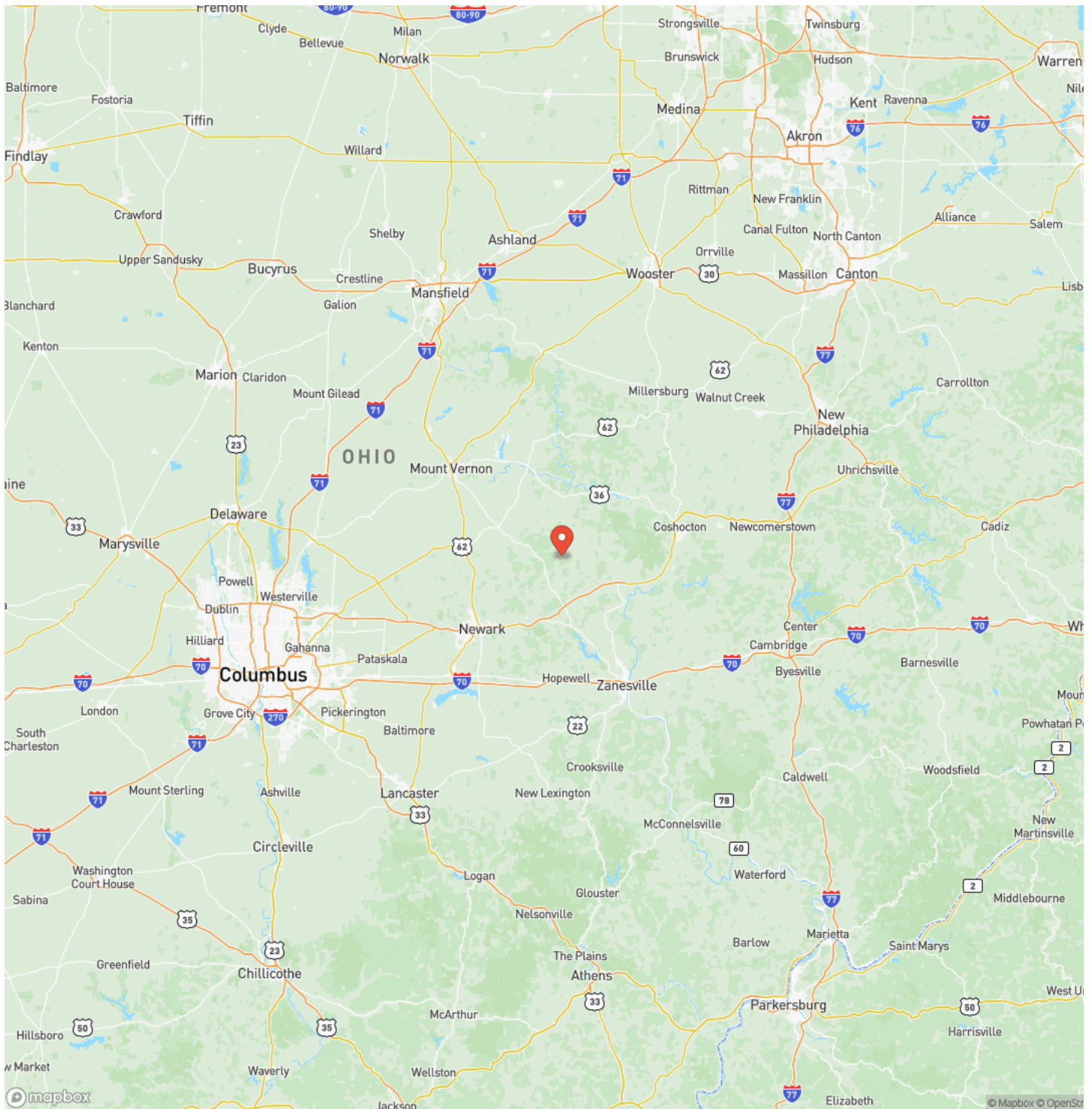
County Line Farm  
Frazeyburg, OH / Coshocton County



## Locator Map



# Locator Map



## Satellite Map







## **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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