

Nickel Valley Farm
0 CR 3
Frazeyburg, OH 43822

\$493,000
68± Acres
Coshocton County



Nickel Valley Farm
Frazeysburg, OH / Coshocton County

SUMMARY

Address

0 CR 3

City, State Zip

Frazeysburg, OH 43822

County

Coshocton County

Type

Farms, Undeveloped Land, Hunting Land, Horse Property, Recreational Land

Latitude / Longitude

40.1812 / -82.14425

Acreage

68

Price

\$493,000

Property Website

<https://arrowheadlandcompany.com/property/nickel-valley-farm/coshocton/ohio/102425/>



Nickel Valley Farm Frazeytsburg, OH / Coshocton County

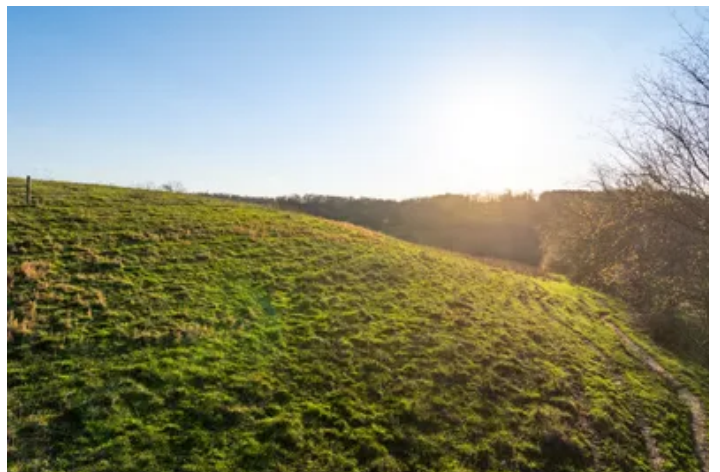
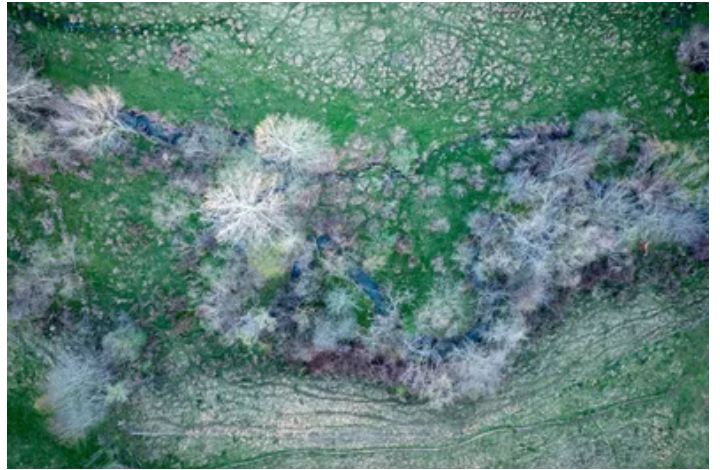
PROPERTY DESCRIPTION

Welcome to Nickel Valley Farm, a beautiful 68 +/- acres in Coshocton County, Ohio! Discover the perfect blend of seclusion and convenience with this rare opportunity! This vacant, undeveloped property features rolling pastures fully fenced with gated entrances that divide the land for added functionality-ideal for livestock, recreation, or future development. Additional features include wooded areas, a pond, creek and trails throughout. With potential build sites offering scenic views of the countryside, this property is well-suited for creating your dream home or getaway retreat. Whether you're seeking hunting ground, space for outdoor recreation, or a peaceful rural lifestyle, this farm delivers. Despite its private setting, the property is just a short drive to Frazeytsburg and Zanesville, OH and within approximately 1 +/- hour of Columbus and John Glenn Columbus International Airport, making it a rare opportunity to enjoy country living without sacrificing accessibility. 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:7408776326) . Additional showing instructions will be provided by the listing agent upon setting up a showing.

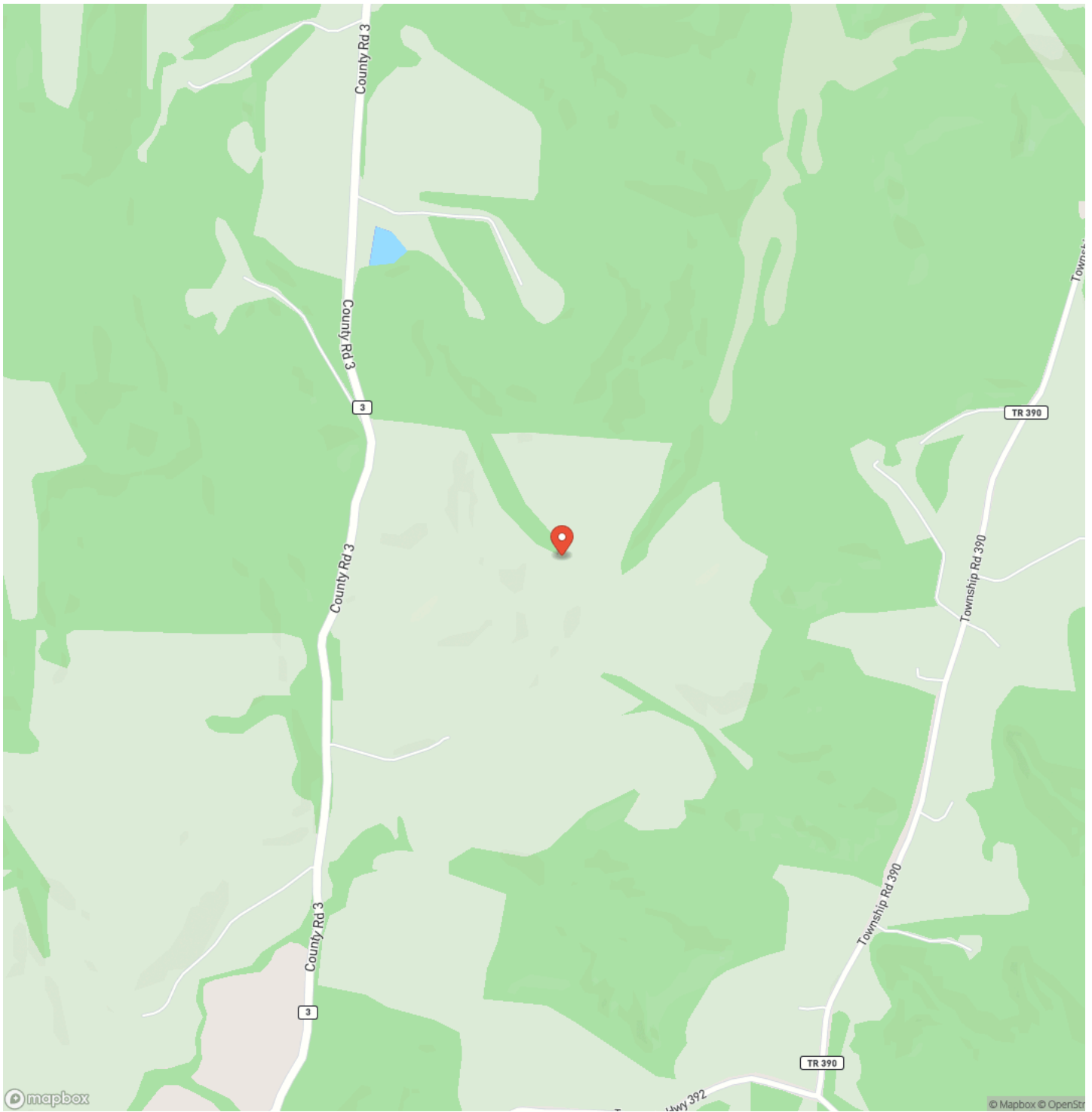
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



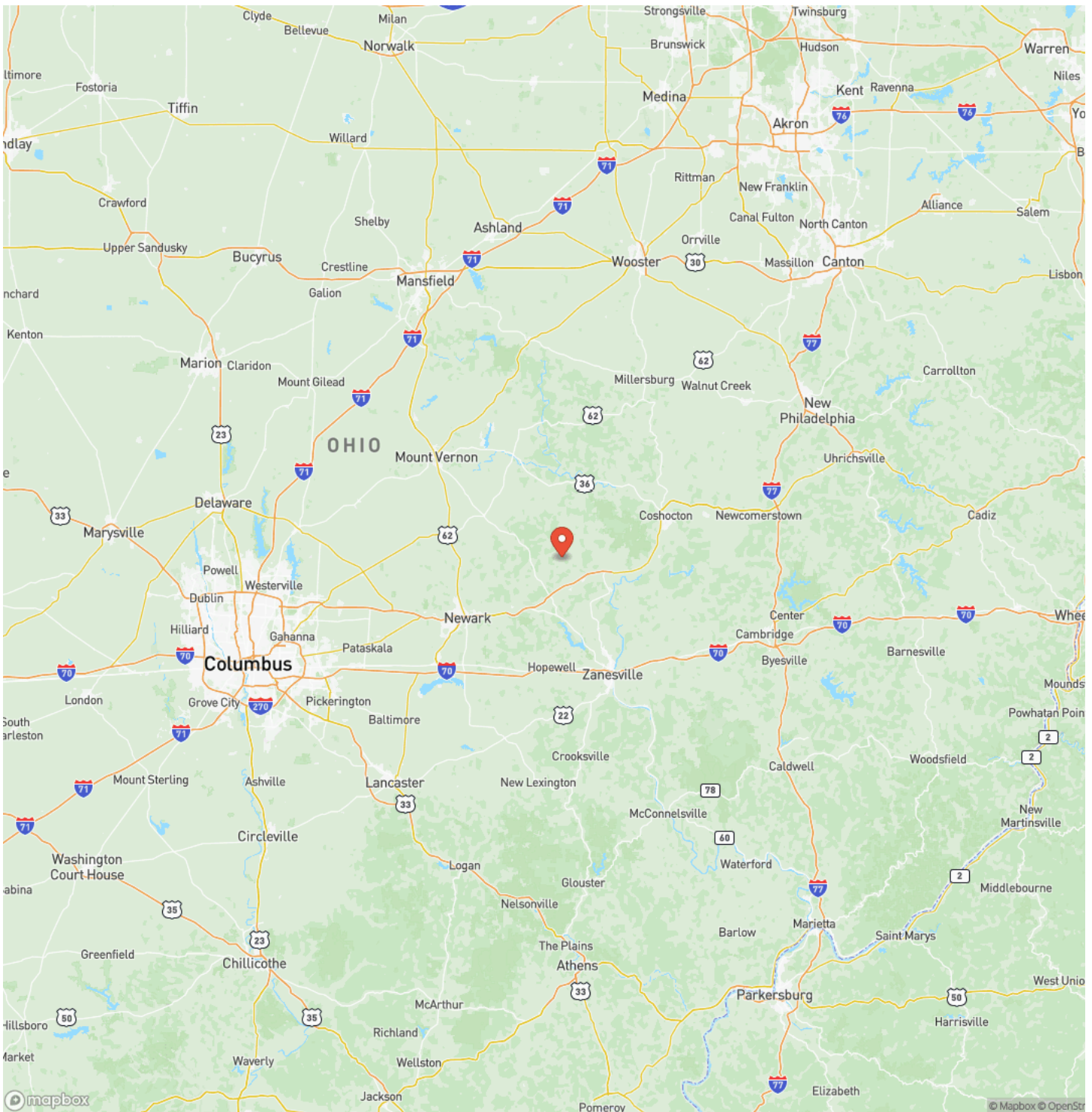
Nickel Valley Farm
Frazeysburg, OH / Coshocton County



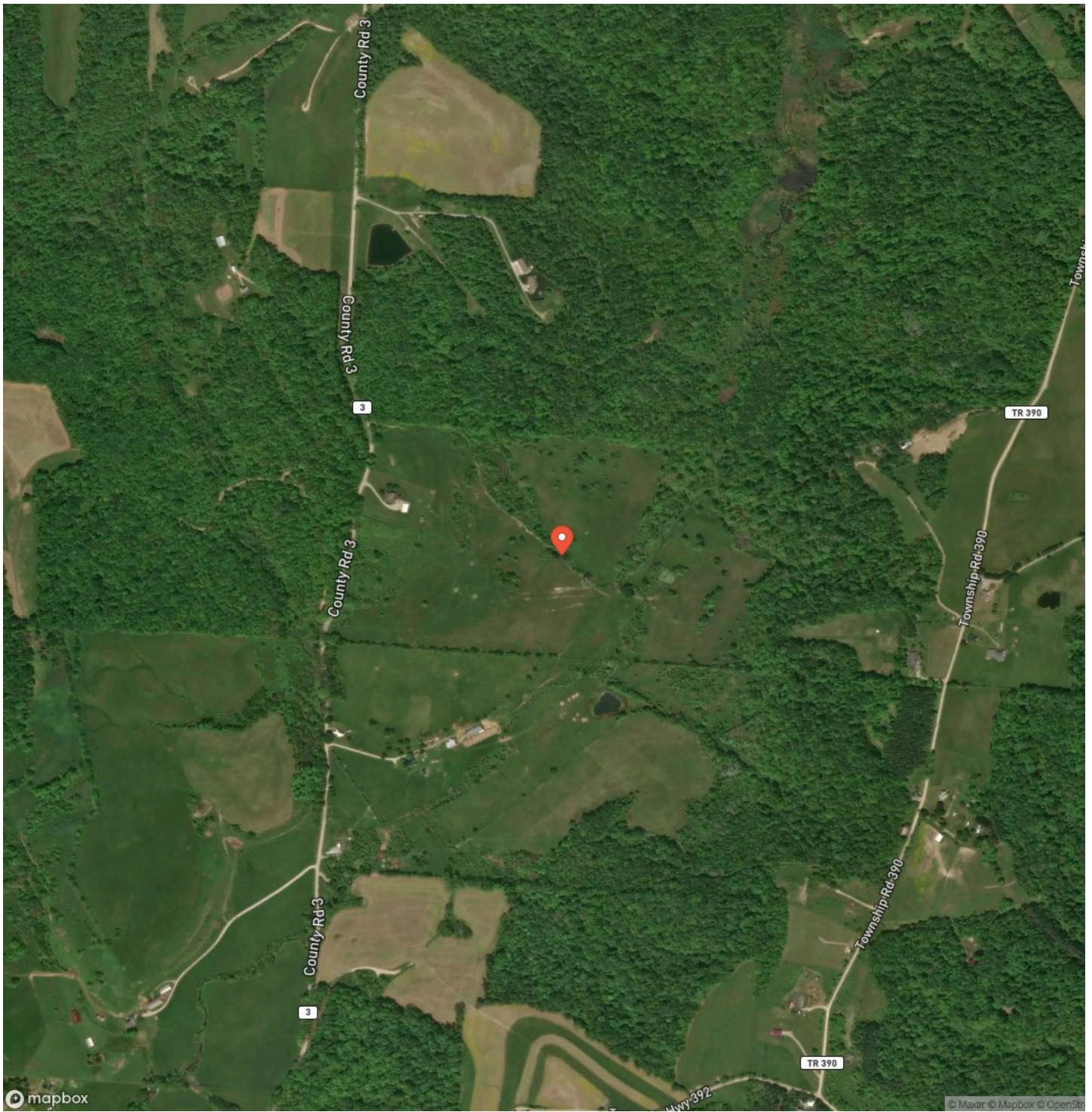
Locator Map



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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