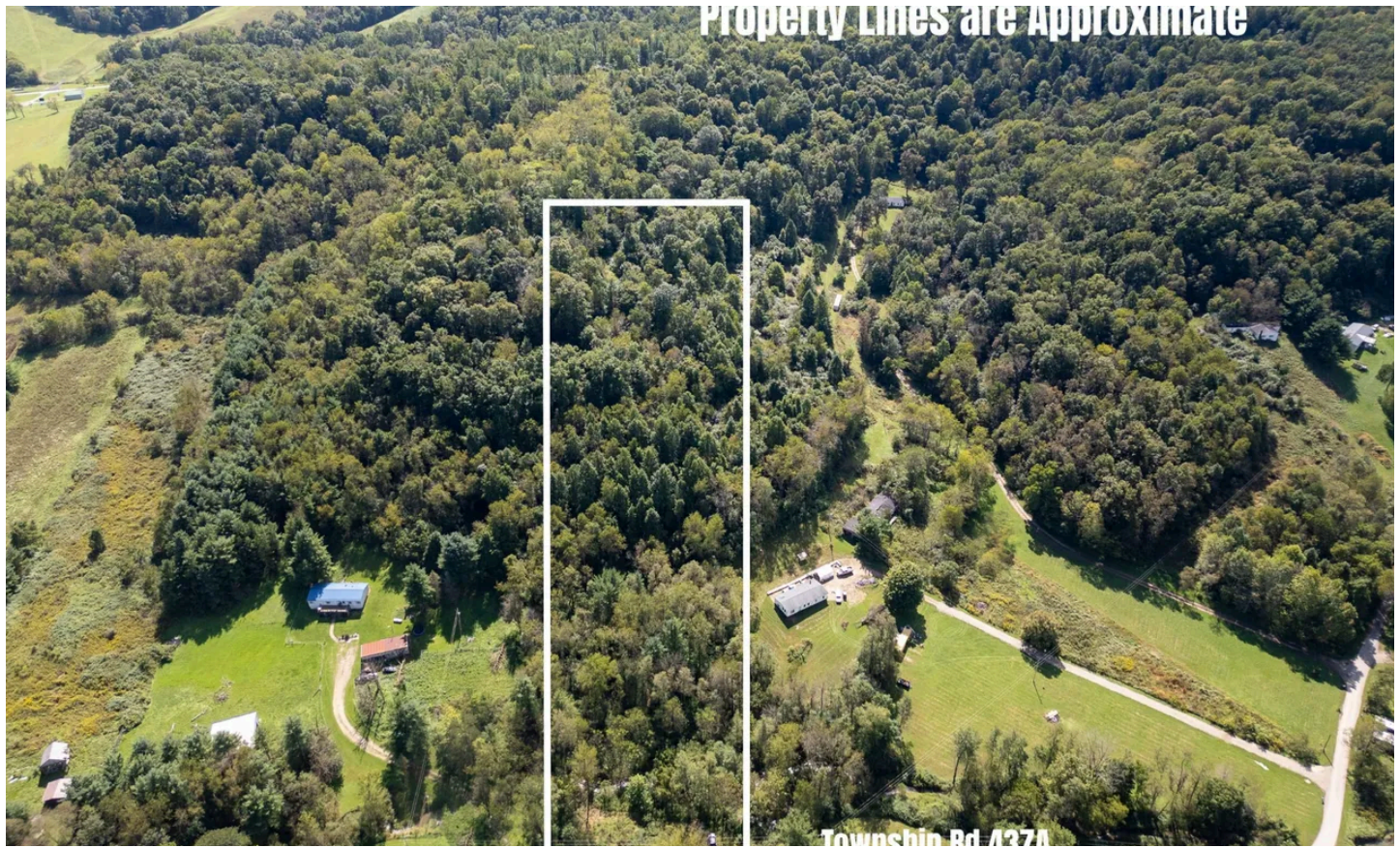


TwP Rd 437A
37817 Township Road 437A
Dresden, OH 43821

\$74,900
5.1± Acres
Coshocton County



Merlin Hershberger

OHIO AGENT

Merlin Hershberger is a licensed Auctioneer and Realtor with Mossy Oak Properties / Bauer Real Estate & Auctions, serving clients in Ohio and nearby areas. Raised in rural Stark County, he learned about auctions alongside his uncle. After attending Ohio Auction School in 2020 and earning his auctioneer license in 2021, he transitioned to full-time auctioneering in 2022, gaining experience in various auction formats. Merlin is licensed in Ohio, Pennsylvania, and Indiana, and has participated in major auctions. In 2024, he obtained his Ohio Real Estate License and FAA Drone Pilot License for enhanced marketing. He is dedicated to helping clients buy and sell recreational properties and auction assets with integrity and modern marketing strategies.



mhershberger@mossy oakproperties.com | 330-473-2577

Twp Rd 437A
Dresden, OH / Coshocton County

SUMMARY

Address

37817 Township Road 437A

City, State Zip

Dresden, OH 43821

County

Coshocton County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.201647 / -82.059208

Acreage

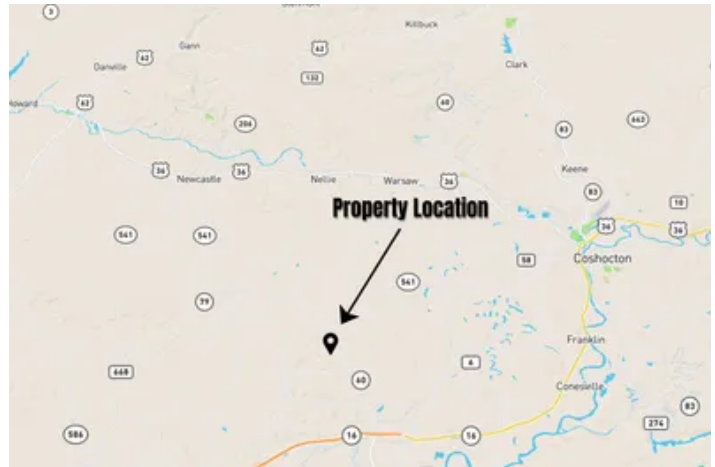
5.1

Price

\$74,900

Property Website

<https://www.mossyoakproperties.com/property/twp-rd-437a-coshocton-ohio/118464/>

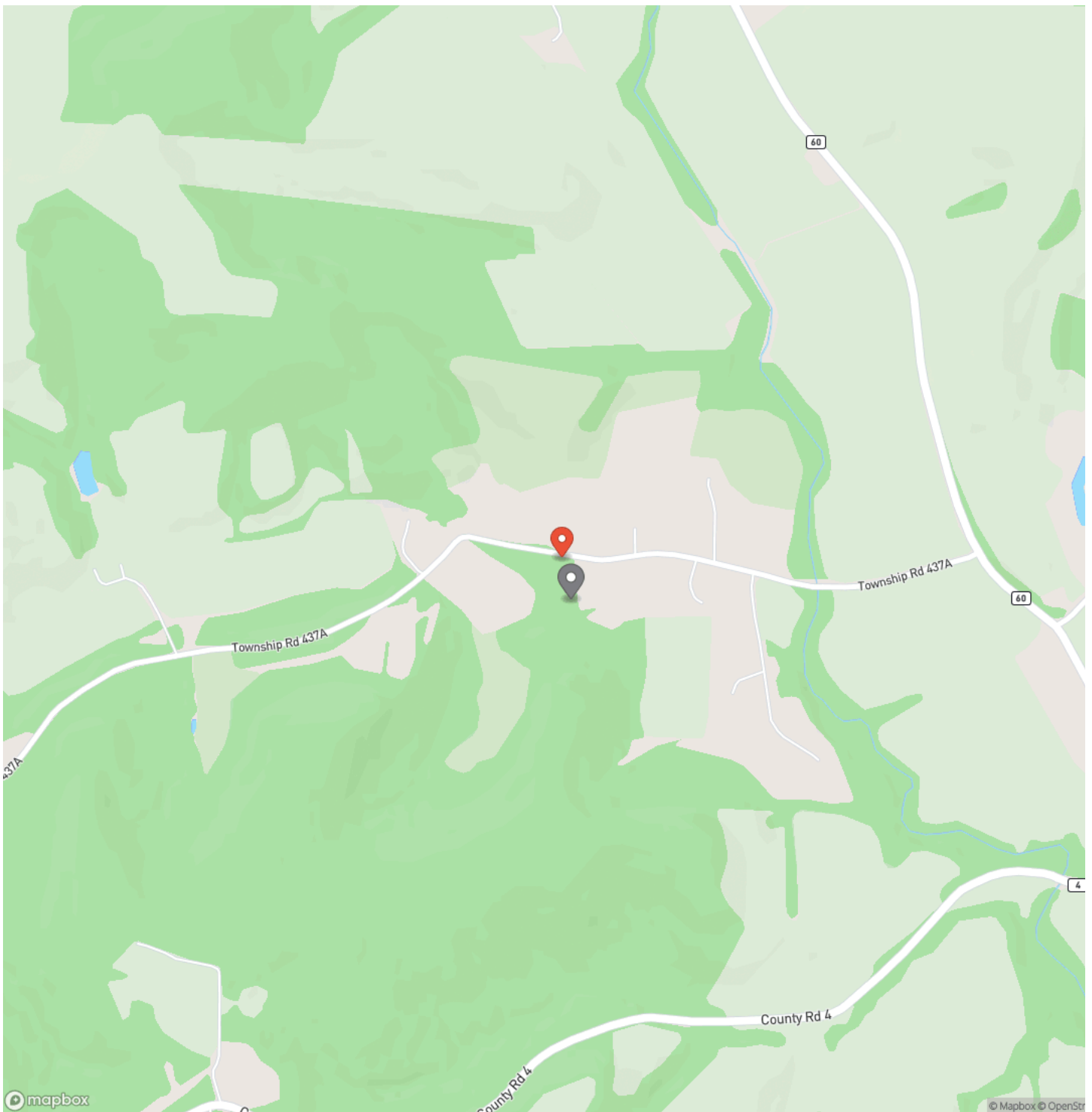


PROPERTY DESCRIPTION

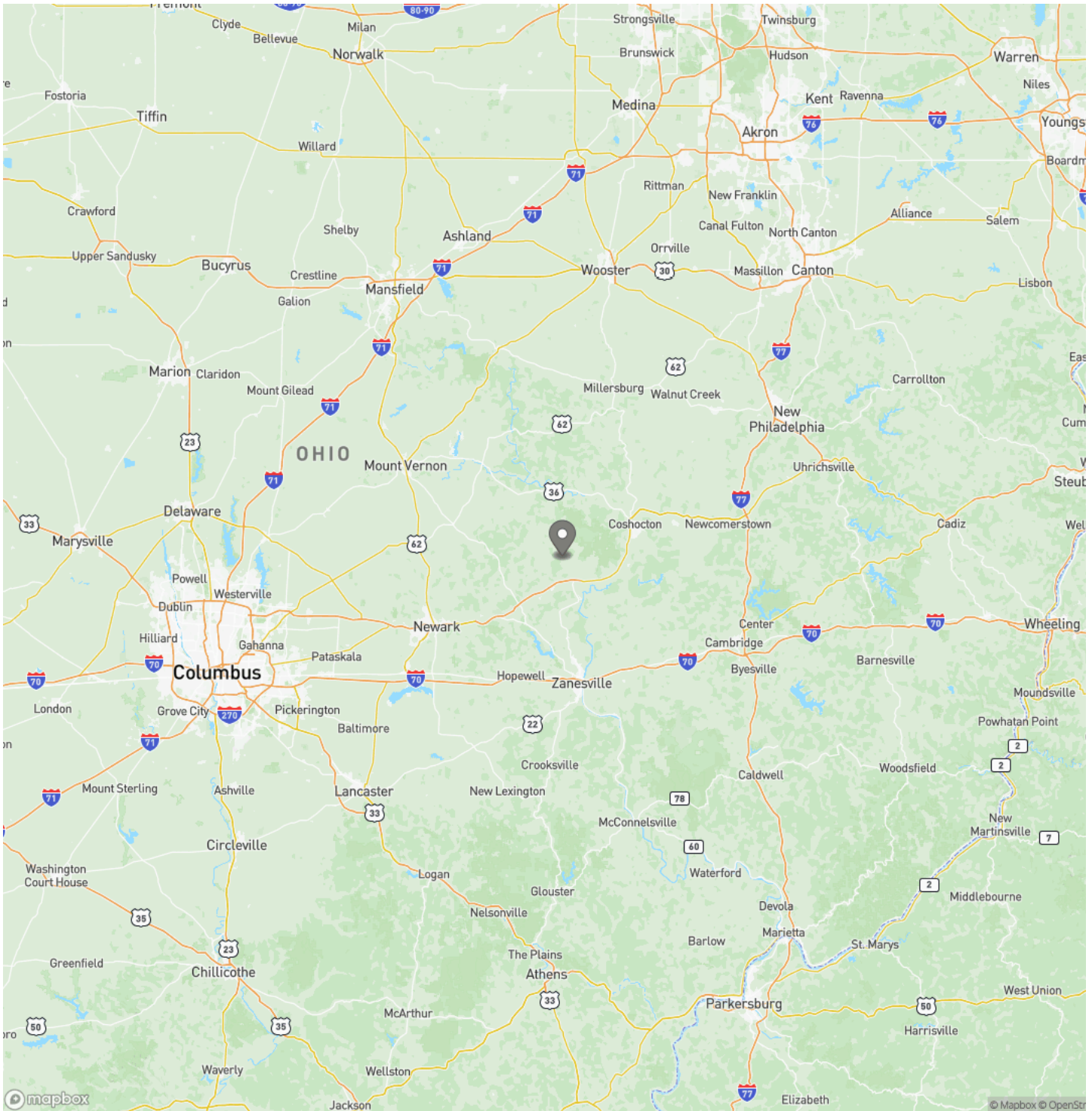
5 acres in the Wakatomika area, in Coshocton County, Ohio. Whether you're looking for a small hunting tract, recreational getaway, or land investment, this property offers plenty of potential. A hunting blind is already in place, making it easy to start enjoying the property right away. Conveniently located just off State Route 60, approximately 15 minutes south of Warsaw and about 1 hour from Mt. Hope. An affordable opportunity to own your own piece of Ohio land for hunting, recreation, or investment. Minerals that the sellers own will transfer with the property.



Locator Map



Locator Map



Satellite Map



Twp Rd 437A
Dresden, OH / Coshocton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Merlin Hershberger

Mobile

(330) 473-2577

Office

(614) 829-7070

Email

mherberger@mossyOakproperties.com

Address

City / State / Zip

Navarre, OH 44608

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
<https://www.mossyOakproperties.com/>

