

TR 46 - 33 acres - Coshocton County
44176 TR 46
Warsaw, OH 43844

\$500,000
33.595± Acres
Coshocton County



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Warsaw, OH / Coshocton County

SUMMARY

Address

44176 TR 46

City, State Zip

Warsaw, OH 43844

County

Coshocton County

Type

Residential Property, Recreational Land

Latitude / Longitude

40.3774 / -81.9325

Taxes (Annually)

2725

Dwelling Square Feet

1690

Acreage

33.595

Price

\$500,000

Property Website

<https://ohiolandforsale.com/property/tr-46-33-acres-coshocton-county-coshocton-ohio/33454/>



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PROPERTY DESCRIPTION

Land and home for sale in Coshocton County, Ohio. Here is a great opportunity to purchase this hidden gem in Coshocton County, Ohio! Hunting, fishing, and recreation right out your back door! Plenty of land to hunt on or use for your own private retreat!

Property features include:

- 33.595 total acres
- Mostly wooded acreage
- Some mature timber
- Mix of maple, oak, and pine trees
- 3.8+/- acre secluded field for planting food plots
- Rolling to steeper topography
- Great trail system to access property
- Excellent wildlife habitat
- Hunting for deer, turkey, and small game
- Small creek through property
- Pond for fishing and waterfowl hunting
- 1085 +/- feet of road frontage on TR 46
- GPS coordinates are 40.3774, -81.9325

Home features include:

- 1690+/- square feet cabin
- 2+ bedroom home
- 2 full bathrooms
- Large kitchen with oak cabinets and tile floor
- Gas stove, dishwasher, garbage grinder and dishwasher in kitchen
- Large living room with high ceilings and fan
- Small wood burner in living room
- Hardwood flooring throughout first floor and loft
- Custom log handrails to loft
- Large, finished loft area could be 3rd bedroom
- Covered porches on front and back of home
- Full finished walk out basement
- Large storage closet in basement
- Currently there is free gas to home
- Gas furnace & hot water heater

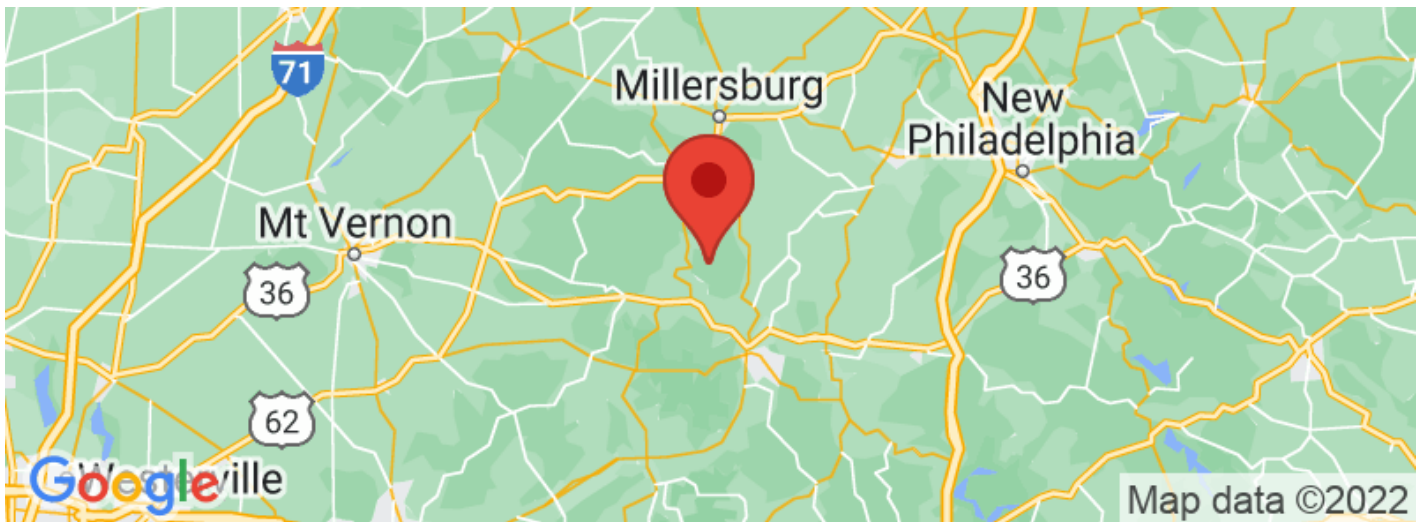
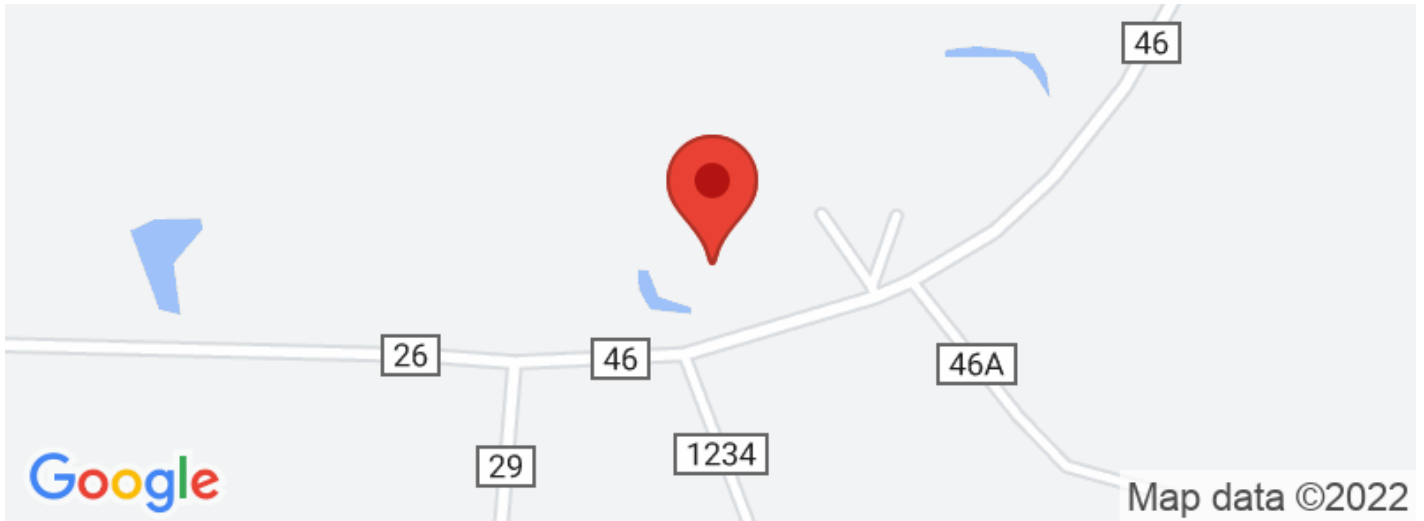
- Central air conditioning
- Septic tank system
- Water source to home is from a spring
- Wood burner in basement tied into heating system
- 24 x 32 detached framed garage with overhead storage
- Lean to on both sides of garage
- 10 x 20, 3-sided pole barn for storing equipment or firewood
- 8 x 23 small hunters shed

Home is nice and could be used for your full-time home or would be ideal for a hunting camp! Located approximately 9 miles north of Coshocton and in Riverview Local School District. Annual taxes are approximately \$2724.49.

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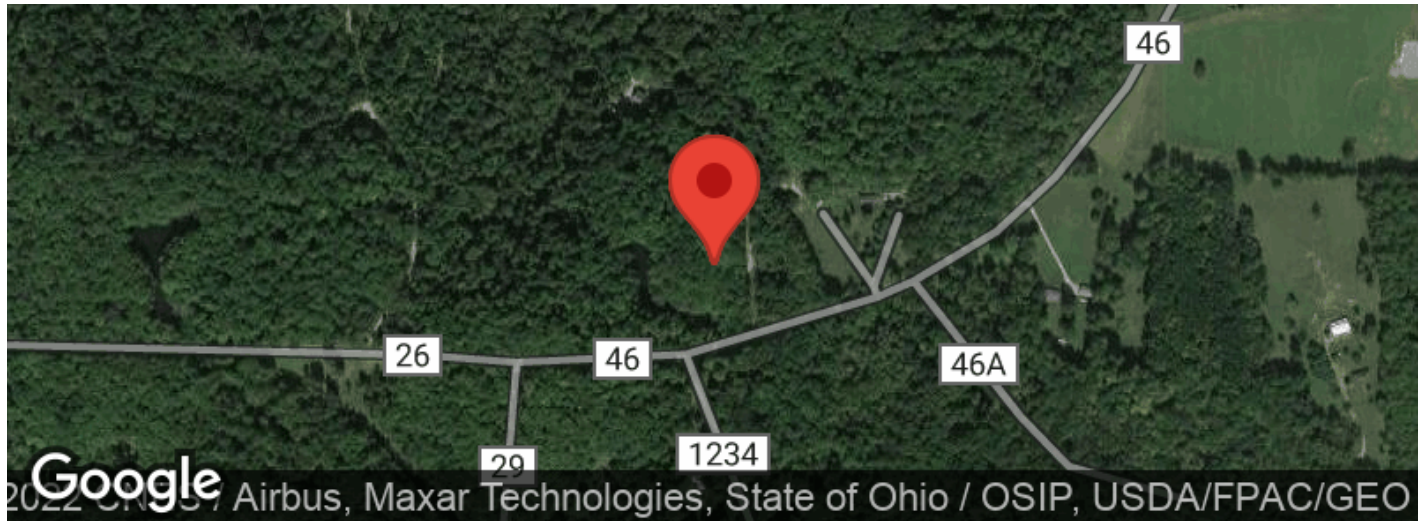


Locator Maps



TR 46 - 33 acres - Coshocton County
Warsaw, OH / Coshocton County

Aerial Maps



TR 46 - 33 acres - Coshocton County
Warsaw, OH / Coshocton County

LISTING REPRESENTATIVE

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City / State / Zip

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