

Twp Rd 55 - 21 acres
43532 Twp Rd 55
Coshocton, OH 43812

\$399,900
21.5± Acres
Coshocton County



Tony Seals
OHIO AGENT

Tony grew up in the farmlands of central Ohio, where he quickly developed a passion for both land and nature. Tony's first jobs as a farmhand with the area farmers taught him a strong work ethic and the importance of having integrity when dealing with people. With a degree in Wildlife Management, he understands land and the wildlife that call it home. Tony's priority as a Land Specialist is to offer great service by providing clients with all the tools and information needed to make educated decisions. He strives to make the entire experience as hassle-free and enjoyable as possible. Call Tony to discuss all your Ohio land needs.



tseals@mossyoakproperties.com | 567-241-5107

Twp Rd 55 - 21 acres
Coshocton, OH / Coshocton County

SUMMARY

Address

43532 Twp Rd 55

City, State Zip

Coshocton, OH 43812

County

Coshocton County

Type

Recreational Land, Hunting Land, Undeveloped Land, Lot

Latitude / Longitude

40.29174 / -81.946201

Acreage

21.5

Price

\$399,900

Property Website

<https://www.mossyoakproperties.com/property/twp-rd-55-21-acres-coshocton-ohio/115846/>



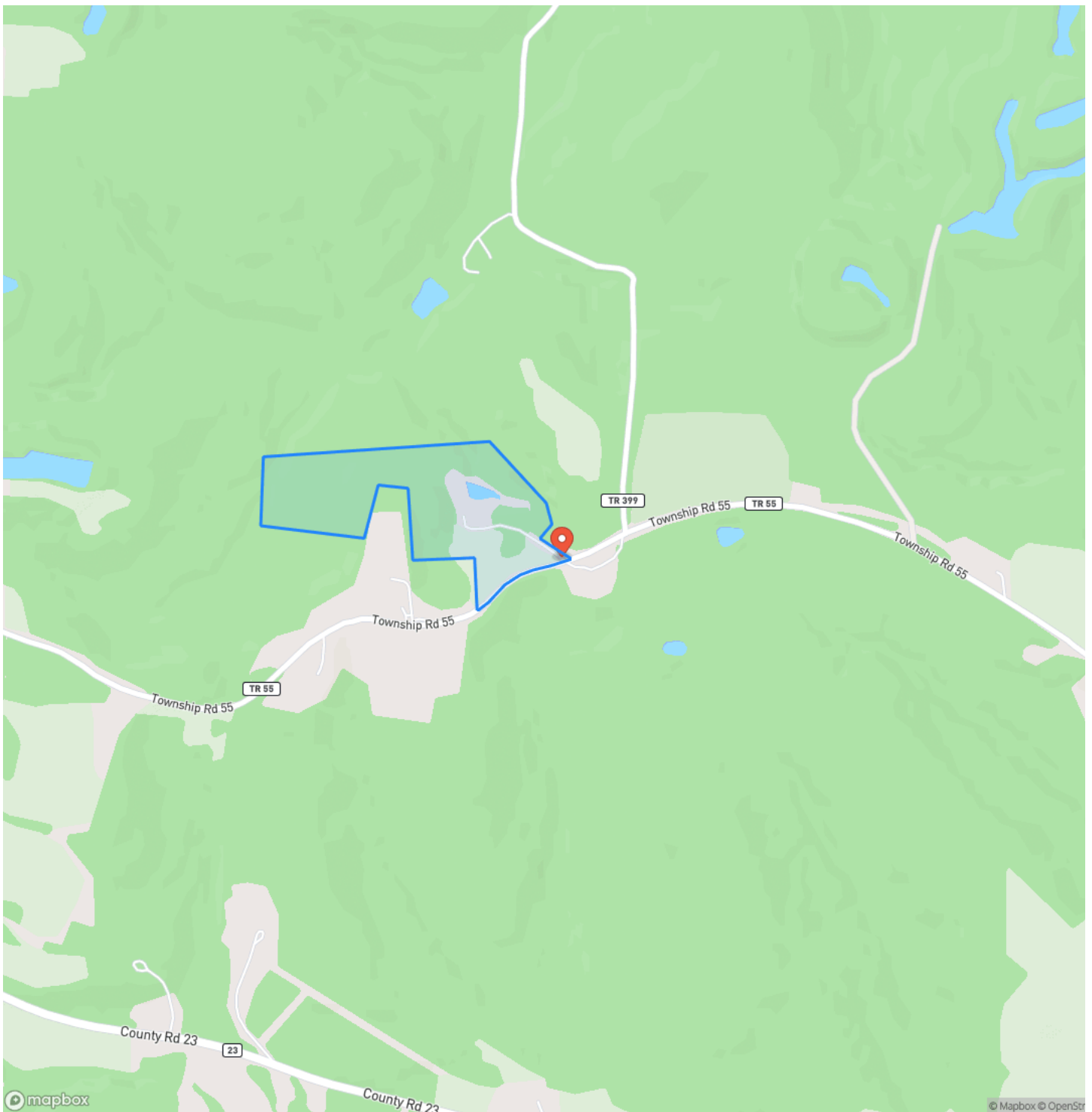
PROPERTY DESCRIPTION

Land for sale in Coshocton County, Ohio. This property is a homesteader's dream come true. Very private, 21.5 acres with a gated, gravel driveway that leads to your perfect, potential home site. Power is already established on the property, and it currently feeds the original 24' x 24' building, the newly attached 36' x 40' livestock barn, and the camper pad. The camper could be negotiated to stay on the property. The pasture fencing system that attaches to the livestock barn is about 80% complete. Fish the fully stocked pond that is approx. 1/3 of an acre and has a newer wooden deck. A beautiful home site sits next to the pond. A well-maintained trail system helps you to navigate the wooded portion of the property. Enjoy the wildlife and a flowing creek as you walk through the mixed hardwood forest containing many mature trees. Great deer hunting on the property, and turkey hunters will enjoy a sizable local turkey flock. This property has a lot to offer and will be a great place to make new family memories. Only minutes from downtown Coshocton. Located in Ohio's #1 deer hunting county, this property is also just a few miles from the 19,000-plus-acre Woodbury Wildlife Area, which offers incredible outdoor opportunities. Mineral rights owned by the sellers will transfer to the buyer.

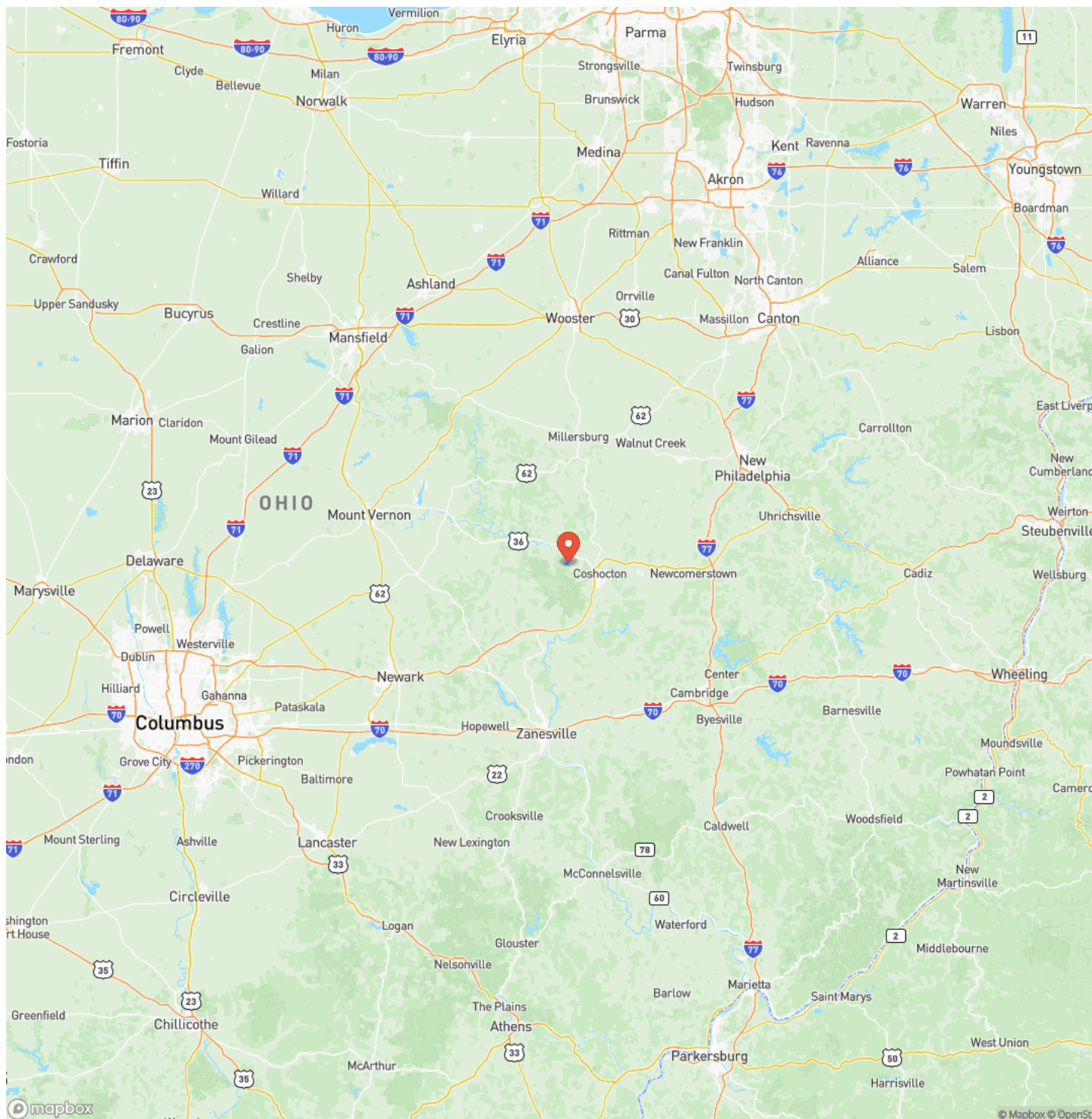
Twp Rd 55 - 21 acres
Coshocton, OH / Coshocton County



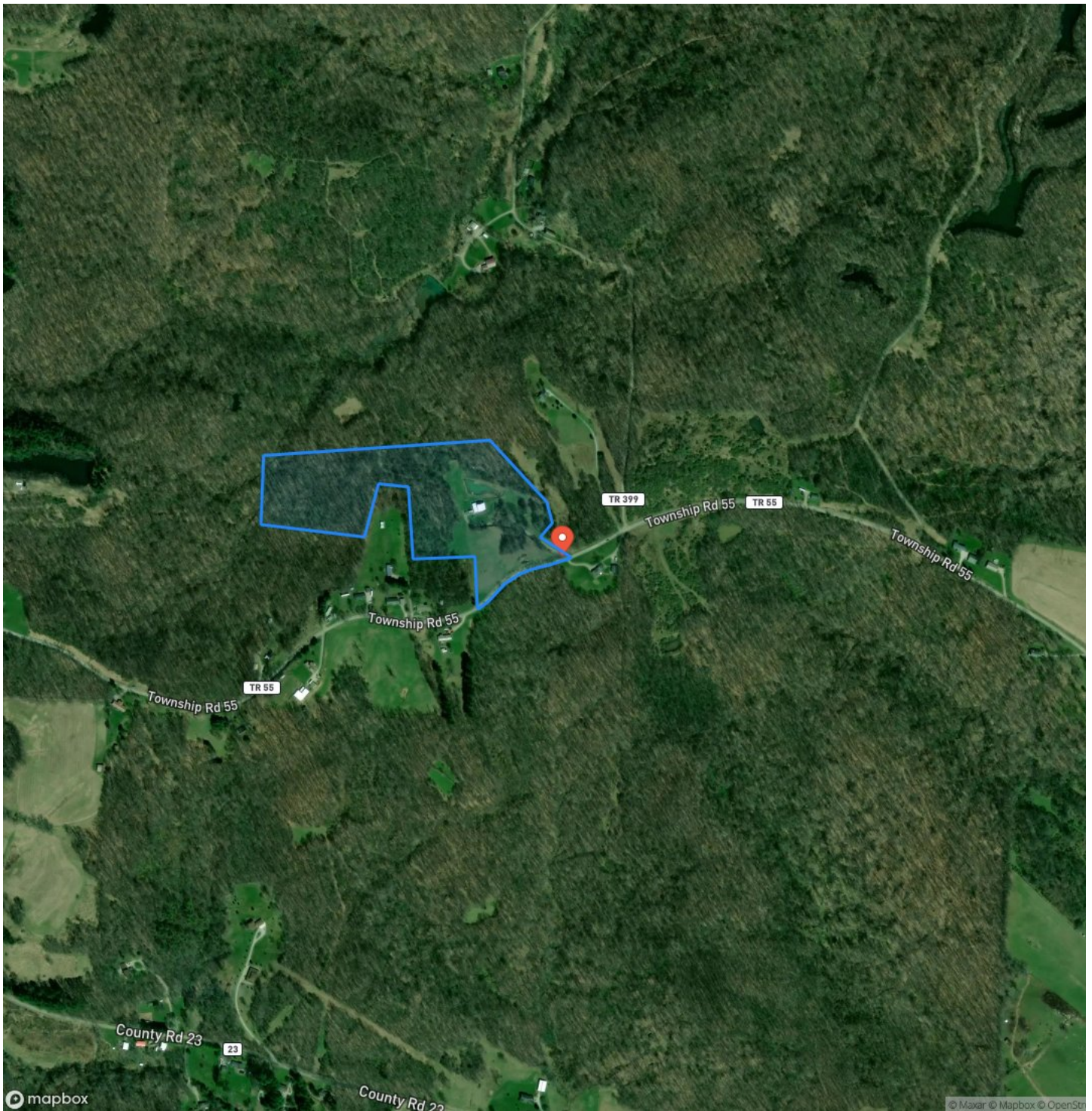
Locator Map



Locator Map



Satellite Map



Twp Rd 55 - 21 acres
Coshocton, OH / Coshocton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Seals

Mobile

(567) 241-5107

Email

tseals@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES



MORE INFO ONLINE:

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

[illegible]

<https://www.mossyoakproperties.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.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

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

