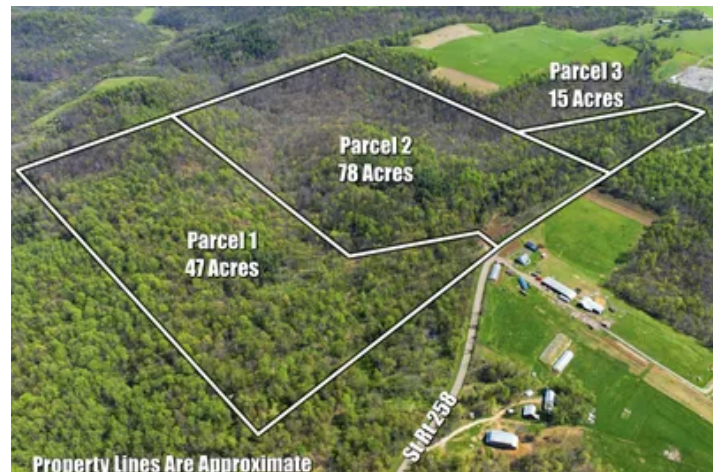
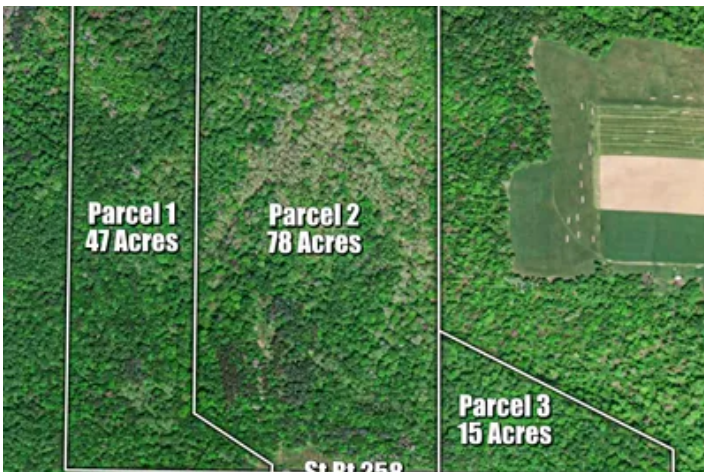


140 Acres - St Rt 258
0 St Rt 258
Port Washington, OH 43837

\$1
140± Acres
Tuscarawas County



140 Acres - St Rt 258
Port Washington, OH / Tuscarawas County

SUMMARY

Address

0 St Rt 258

City, State Zip

Port Washington, OH 43837

County

Tuscarawas County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

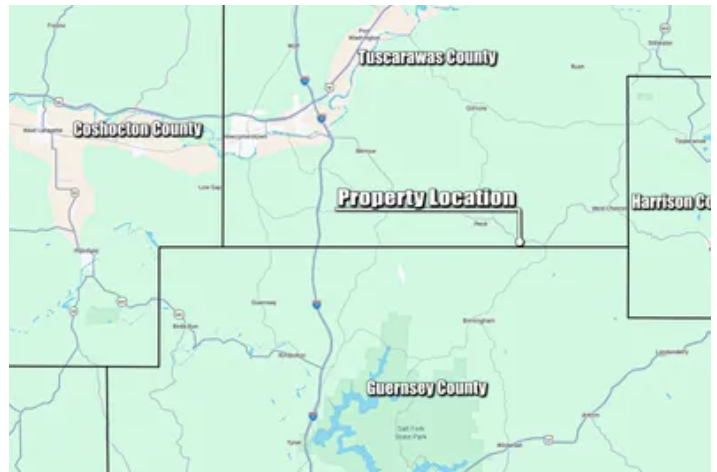
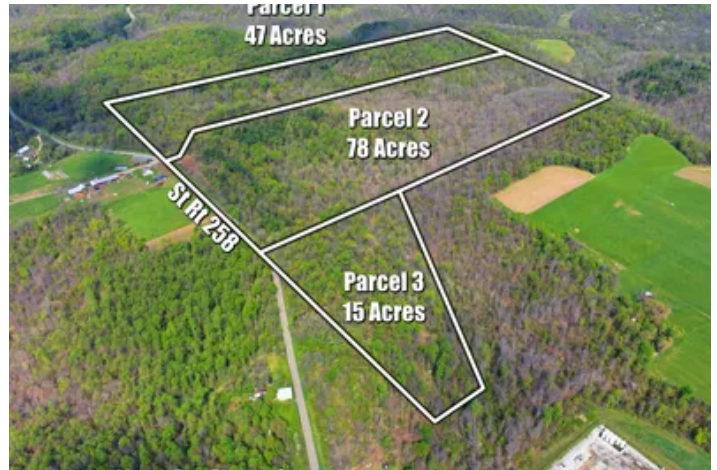
40.21581211214212 / -81.40326095760125

Acreage

140

Price

\$1



PROPERTY DESCRIPTION

Absolute Land & Minerals Auction
Tuscarawas County, Ohio

140 acres of land and minerals selling to the highest bidder regardless of price! Located along State Route 258 in southern Tuscarawas County, Ohio, the property is being offered in 3 parcels and provides an excellent opportunity for investment, recreation, hunting, or rural living. The oil and gas rights will also be sold and are currently included in a producing shale drilling unit that is generating royalty income, offering immediate income potential. The current landowners received \$5,620.00 in oil and gas royalties during 2025. Some marketable timber was recently harvested from the property; however, the property still contains a substantial volume of marketable timber. A timber appraisal completed on April 13, 2026, estimates the remaining sawtimber value at \$634,621.00 offering the potential for additional immediate income or long-term investment appreciation. Cleared trails from the recent timber harvest provide good ATV access to the majority of the property. Each parcel has road frontage along State Route 258, and electric service is available. A new survey will be provided for each surface parcel.

Parcel 1 is 47 acres and is entirely wooded. A good portion of the property consists of level terrain, making this an ideal location for a secluded cabin or home in the woods. Several areas on this parcel could be easily converted into food plots, creating enhanced hunting potential. Access is provided by a shared driveway with Parcel 2.

Parcel 2 is 78 acres and features a nice clearing just off State Route 258 that would make an ideal building site. The property contains two hollows that merge into a very scenic valley featuring a nice creek and several large rock outcroppings. This parcel also has good potential for wildlife habitat improvements. Access is provided by a shared driveway with Parcel 1.

Parcel 3 is 15 acres and is entirely wooded, with favorable topography for building a home or cabin. The property contains ample acreage that could be cleared for pasture or other improvements. This parcel also offers recreational and hunting opportunities, making it an excellent choice for those seeking an affordable rural property.

Parcels 4-6 are the oil & gas rights for parcels 1-3 and include no surface. The oil & gas lease is available for review.

[Click Here For Wildlife Mgmt Plan Map](#)

[Click Here For PARKER 23-5-1 3H Well Summary](#)

[Click Here For PARKER 23-5-1 101H Well Summary](#)

The auction will begin closing on **July 11th at 1:00 PM EST**. Bids may be placed online at any time or in person at the property on **July 11th from 12:00 PM until the auction's conclusion**. You may walk the property at your own risk and convenience.

Tuscarawas County Parcels: 4600131000, 4600132000 and 4600191000. Perry Township. Approximate annual property taxes are \$4,093.00 (all parcels combined). Indian Valley School District.

Clear title and a title insurance policy will be issued to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid price (gavel price) to determine the final purchase price. Acceptance of auction terms is required prior to bidding.

Auctioneer

Brian Bauer

[614-949-6764](tel:614-949-6764)

bbauer@mossyoakproperties.com

Agent

Erich Long

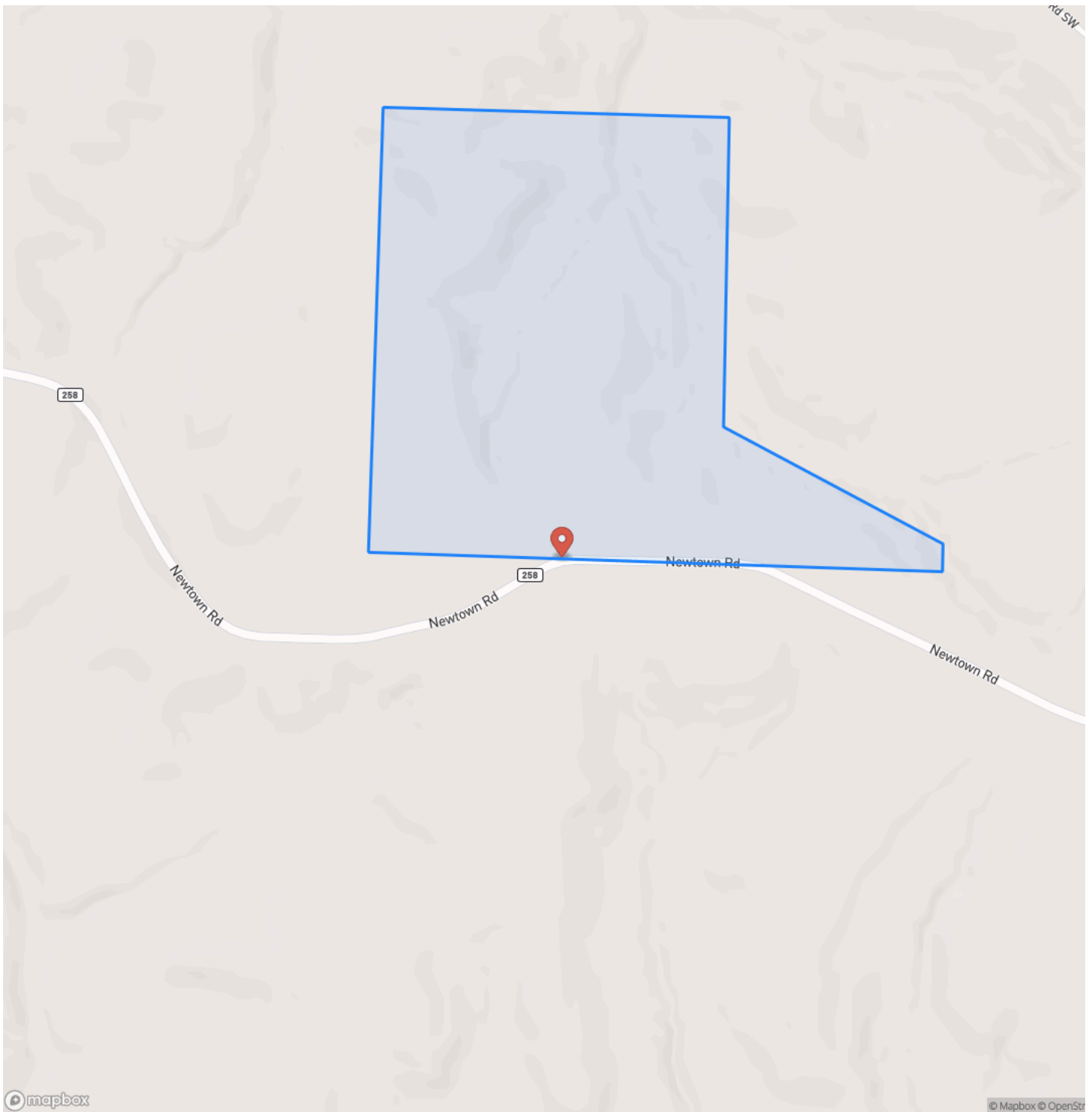
[740-502-4139](tel:740-502-4139)

elong@mossyoakproperties.com

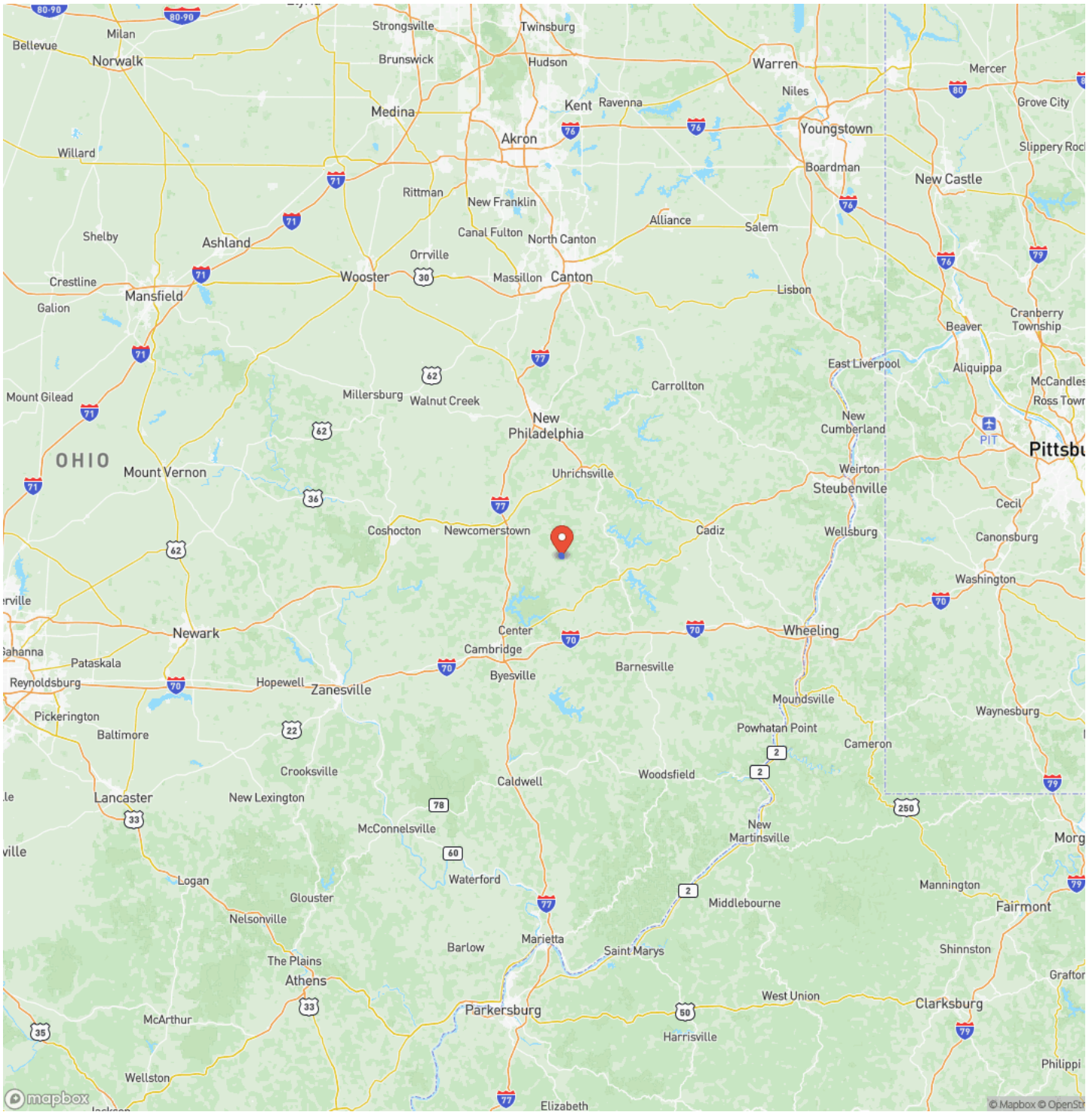
140 Acres - St Rt 258
Port Washington, OH / Tuscarawas County



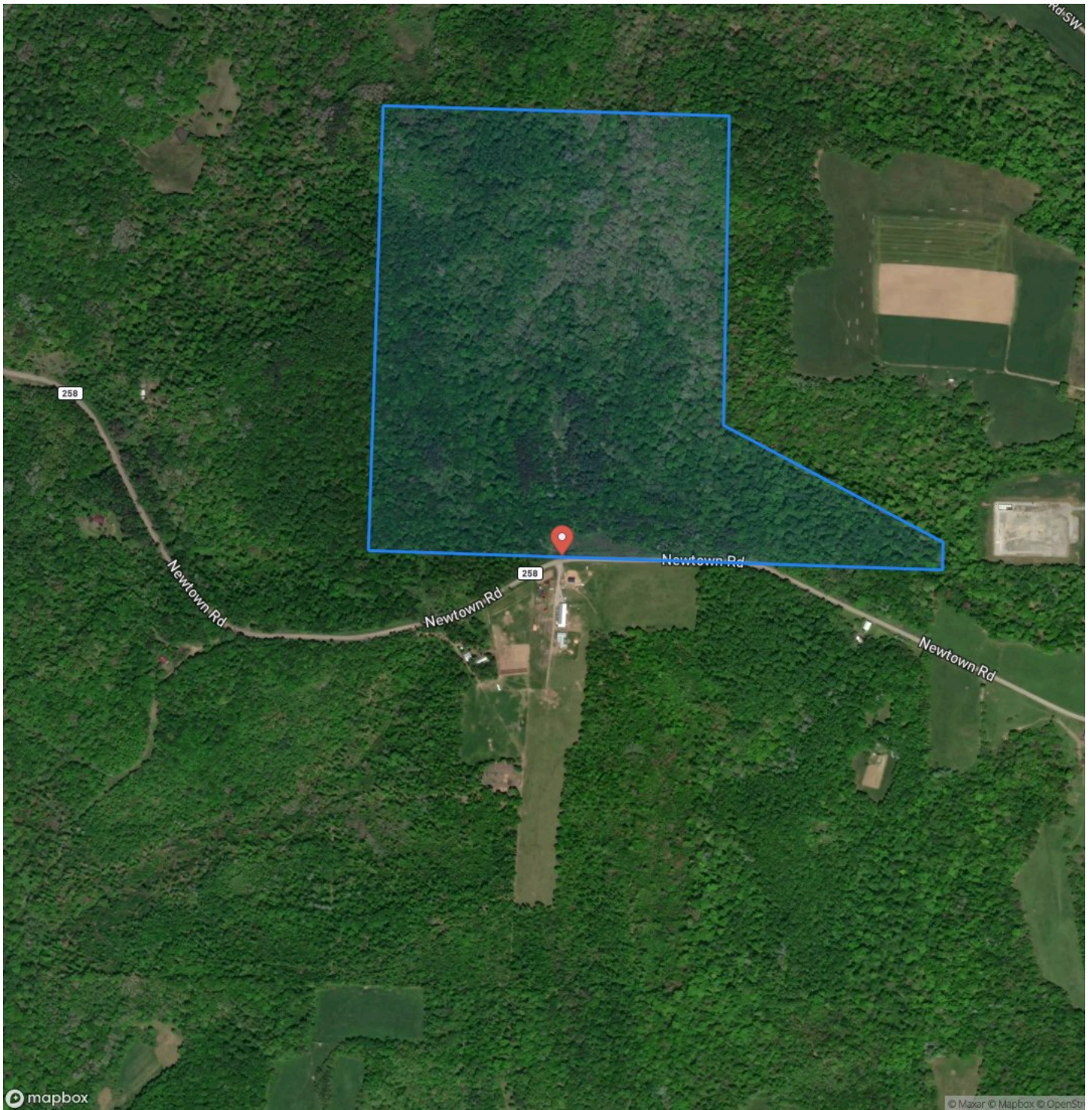
Locator Map



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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