

St Rt 93 - 22 Acres - Coshocton County
0 State Route 93
Fresno, OH 43824

\$340,000
22.640± Acres
Coshocton County



Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.



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St Rt 93 - 22 Acres - Coshocton County
Fresno, OH / Coshocton County

SUMMARY

Address

0 State Route 93

City, State Zip

Fresno, OH 43824

County

Coshocton County

Type

Farms, Hunting Land, Recreational Land, Lot

Latitude / Longitude

40.351872 / -81.730977

Acreage

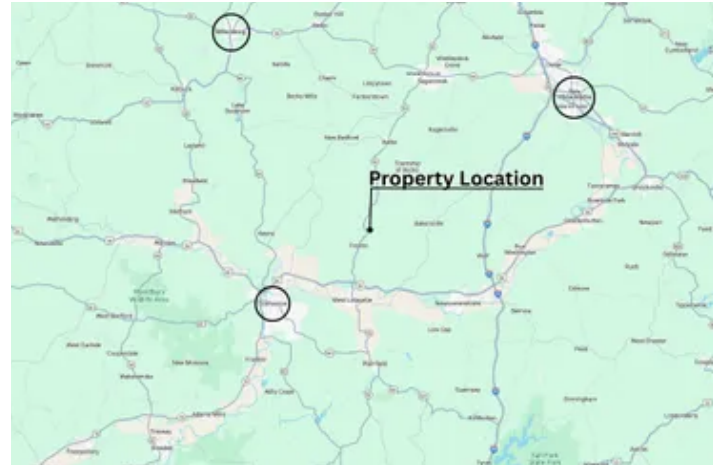
22.640

Price

\$340,000

Property Website

<https://www.mossyoakproperties.com/property/st-rt-93-22-acres-coshocton-county-coshocton-ohio/81306/>



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PROPERTY DESCRIPTION

Situated along a shared private driveway (Highland Dr), this 22.637-acre property offers lots of possibilities! The land has rolling topography and is ideal for a rural estate that offers privacy and great views, along with livestock and grain farming potential. For the hunter in the family, this property will not disappoint! This area of Ohio is well known for trophy whitetail hunting. There is a freshwater spring located on the property, and electric service is available. The property is close to Coshocton, Newcomerstown, Sugarcreek, and New Philadelphia. All of the seller's mineral rights are included with the sale. Annual property taxes are approximately \$126.00. The tenant farmer has rights to this year's planted crops. Do not miss this opportunity to purchase a great appreciating asset that has a lot to offer!

Address: 0 St Rt 93 Fresno, Ohio 43824

GPS: Lat. 40.35070 Long. -81.73353

Parcel: 042-00000738-00

Township: White Eyes

Schools: Ridgewood Local

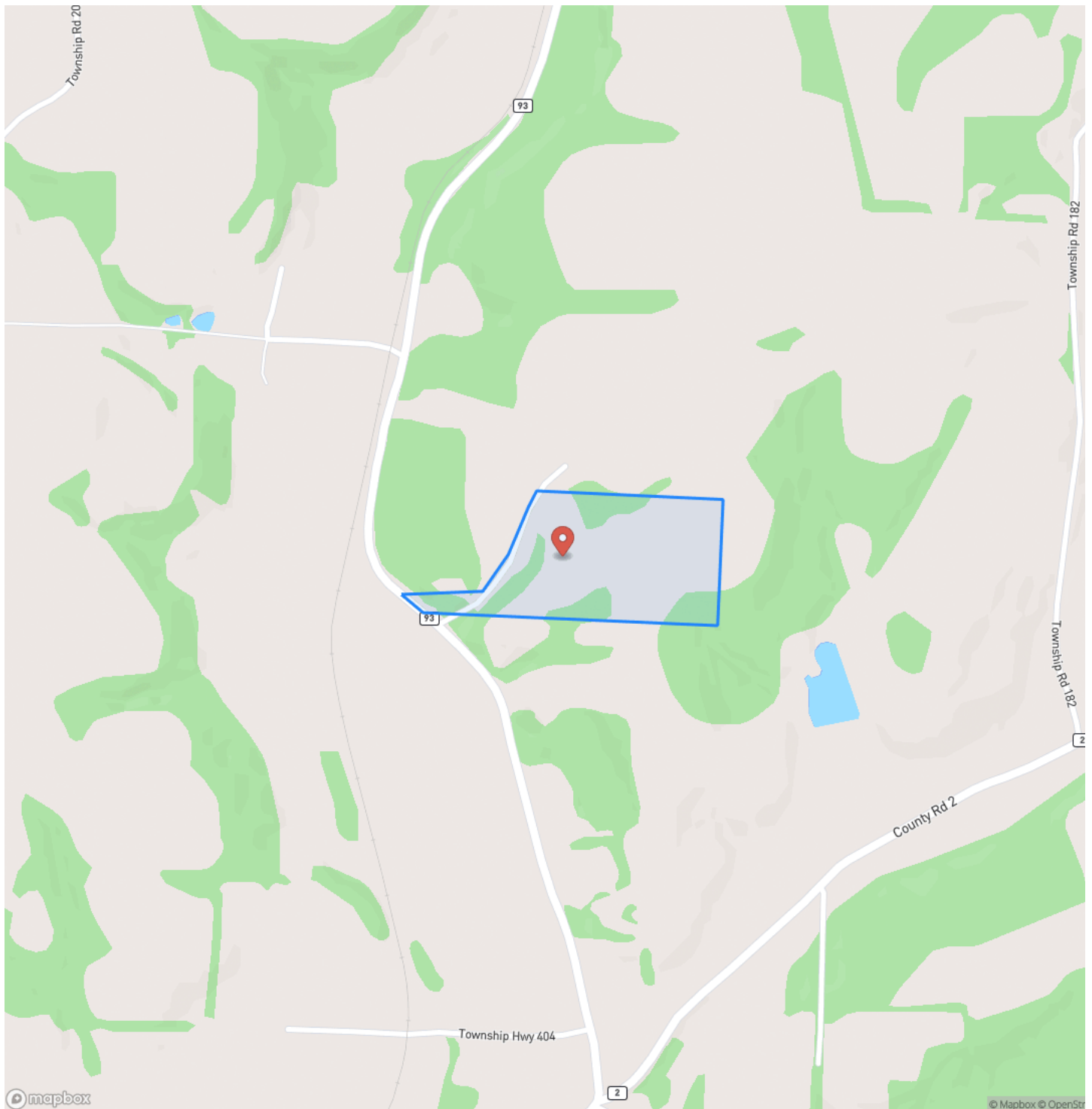
You may walk the property anytime at your own risk and convenience.

Contact agent Brian Bauer anytime at [614-949-6764](tel:614-949-6764) or bbauer@mossyoakproperties.com

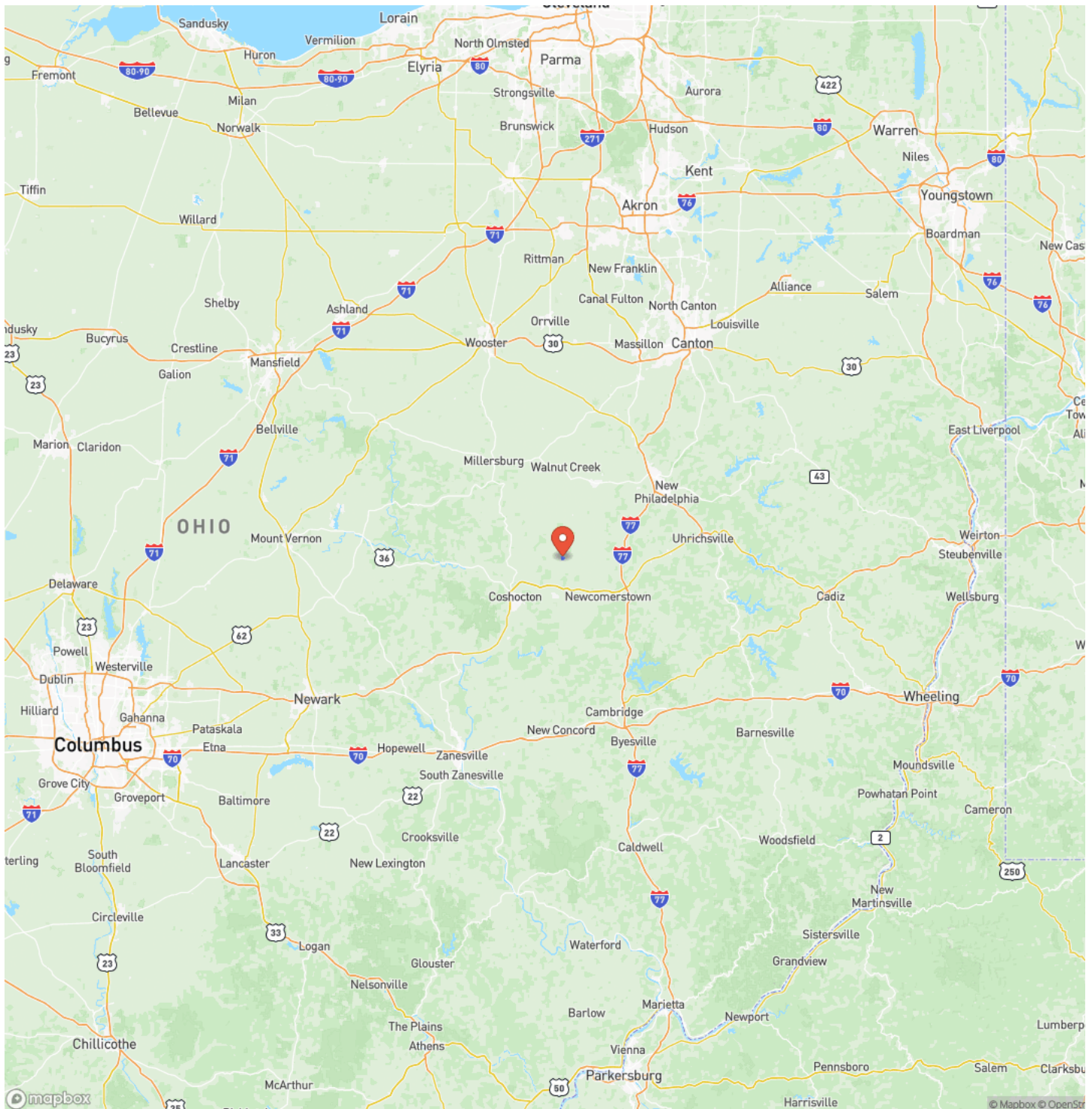
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Fresno, OH / Coshocton County



Locator Map



Locator Map



Satellite Map



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Fresno, OH / Coshocton County

LISTING REPRESENTATIVE
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City / State / Zip

NOTES

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www.mossyoakproperties.com/land-for-sale/ohio/

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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.

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