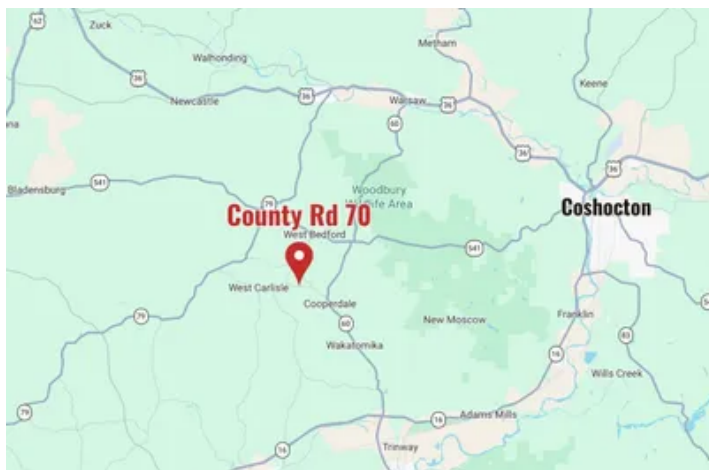


Coshocton County - 4 Acres
36671 County Rd 70
Warsaw, OH 43844

\$419,900
4± 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.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions

bbauer@mossyoakproperties.com | 614-949-6764

Coshocton County - 4 Acres
Warsaw, OH / Coshocton County

SUMMARY

Address

36671 County Rd 70

City, State Zip

Warsaw, OH 43844

County

Coshocton County

Type

Residential Property

Latitude / Longitude

40.228704 / -82.084027

Dwelling Square Feet

1568

Bedrooms / Bathrooms

3 / 3

Acreage

4

Price

\$419,900

Property Website

<https://www.mossyoakproperties.com/property/coshocton-county-4-acres-coshocton-ohio/95545/>



PROPERTY DESCRIPTION

Relocate to 4 acres in the country! Built in 2006, the home on the property offers 1,568 sq ft of first-floor living space with 3 bedrooms and 2 full baths, along with a nice kitchen, dining area, living room, laundry area, and a large rear deck overlooking your woods. The owner's suite is privately situated and features a large tub/shower along with a walk-in closet.

Downstairs, the full walk-out basement is partially finished with a full bath and provides additional space that could be finished out to suit your needs. The 2-car garage is separated from the home by a covered breezeway and offers plenty of space for parking, additional storage, or a workshop.

The home's mechanicals are in excellent condition and include geothermal heating, a backup propane generator, electric hot water tank, water softener, and a private well and septic.

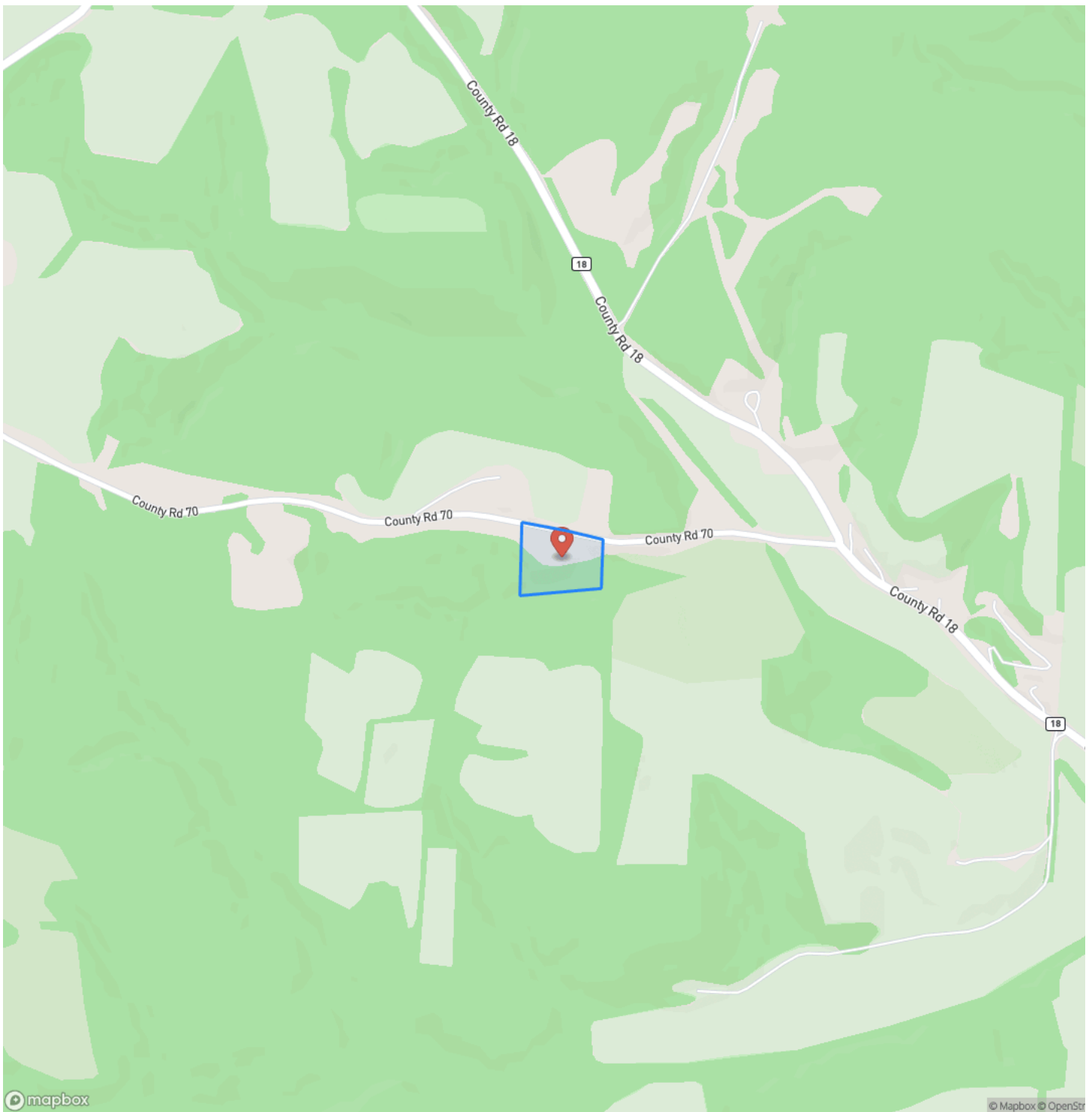
Two storage barns are in place, each with electric service and a frost-free water hydrant. It's an easy walk into the woods and down to the small seasonal creek that flows through the property. Any mineral rights owned by the sellers will convey. Located close to US-16 and State Route 60.

Do not miss the opportunity to purchase a move-in-ready, well-kept home.

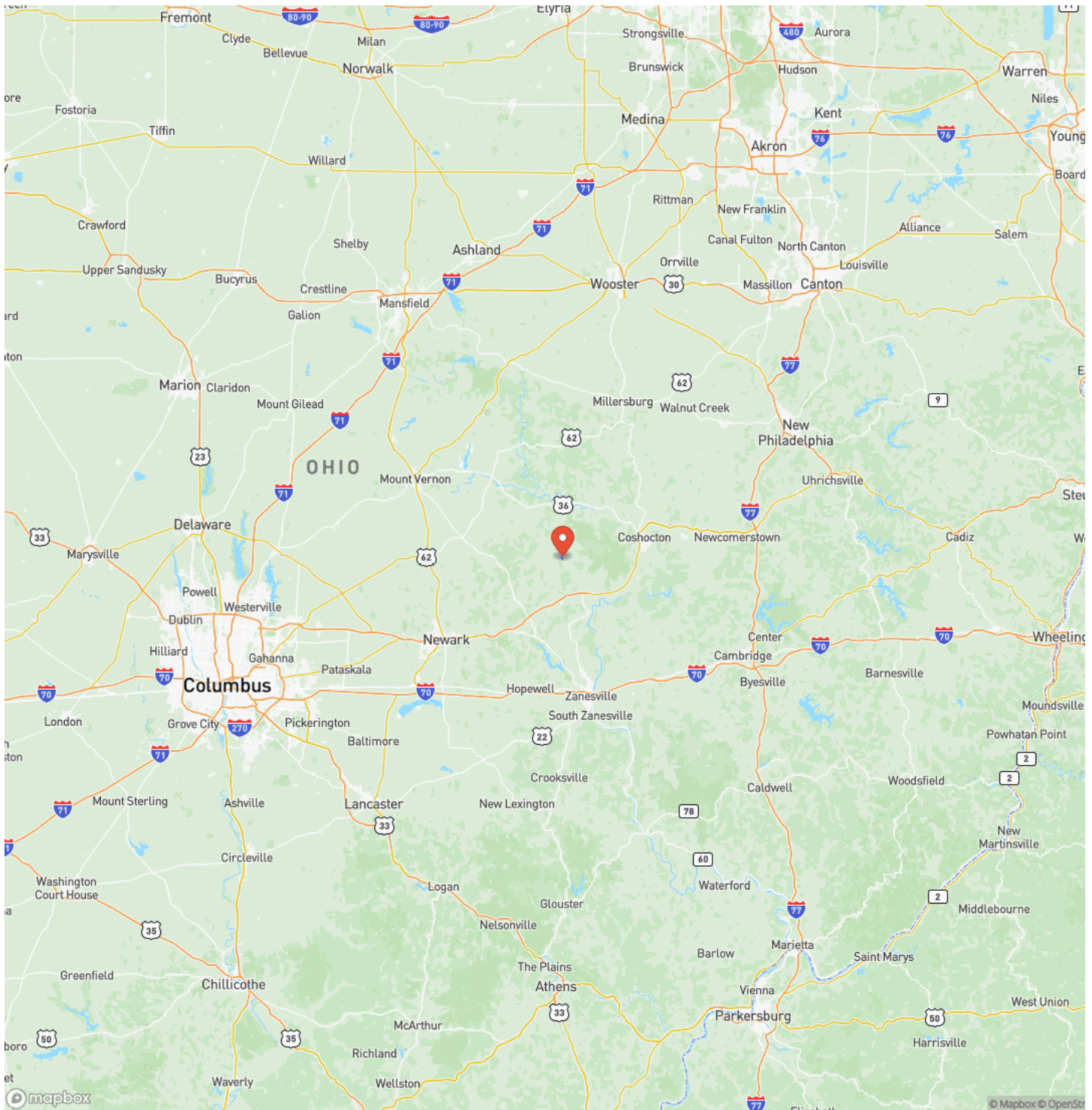
Coshocton County - 4 Acres
Warsaw, OH / Coshocton County



Locator Map



Locator Map



Satellite Map



Coshocton County - 4 Acres
Warsaw, OH / Coshocton County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



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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.

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