

**Absolute Land Auction**  
0 Twp Rd 158  
West Lafayette, OH 43845

**\$1**  
10± Acres  
Coshocton County





**Absolute Land Auction**  
**West Lafayette, OH / Coshocton County**

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**SUMMARY**

**Address**

0 Twp Rd 158

**City, State Zip**

West Lafayette, OH 43845

**County**

Coshocton County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

40.242026 / -81.758653

**Acreage**

10

**Price**

\$1

**Property Website**

<https://www.mossyoakproperties.com/property/absolute-land-auction-coshocton-ohio/98304/>



**PROPERTY DESCRIPTION**

**10 Acre Absolute Land Auction!**  
**Coshocton County, Ohio**

Located along Twp Rd 158 in Coshocton County, this 10-acre property offers a great opportunity for hunting and recreation. The current owners have enjoyed hunting ducks, deer & turkey on the property for several years. From the road, a gated trail leads back to a small clearing that's ideal for your camper or cabin. Electric service is available, and due to a prior home being on the property, there may be a water well or cistern (buyer to verify). The property sells with a very nice box blind and feeder. Due to previous strip mining, there is a shallow pond on the property that has provided several successful duck hunts. Annual property taxes are approximately \$32.00 (CAUV). The seller's mineral rights will transfer with the sale. Coshocton County parcel 0180000164602. Clear title and a title insurance policy will be issued to the buyer at closing. There are no deed restrictions. Acceptance of auction terms is required prior to bidding. A **10% buyer's premium** will be added to the highest bid price to determine the final purchase price. All bidders are solely responsible for conducting their own due diligence prior to bidding. A **10% non-refundable deposit** will be required from the winning bidder. **You may walk the property anytime at your own risk and convenience.**

**Auction Timeline**

The auction will begin closing on **March 5th at 6:00 PM EST.**

Bids may be placed online at any time, or at the Mossy Oak Properties office - 8417 St Rt 241 Mt. Hope, OH 44660 - on **March 5th from 5:00 PM EST to 6:00 PM EST.**

**Auctioneer**

Brian Bauer

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

[bbauer@mossyoakproperties.com](mailto:bbauer@mossyoakproperties.com)

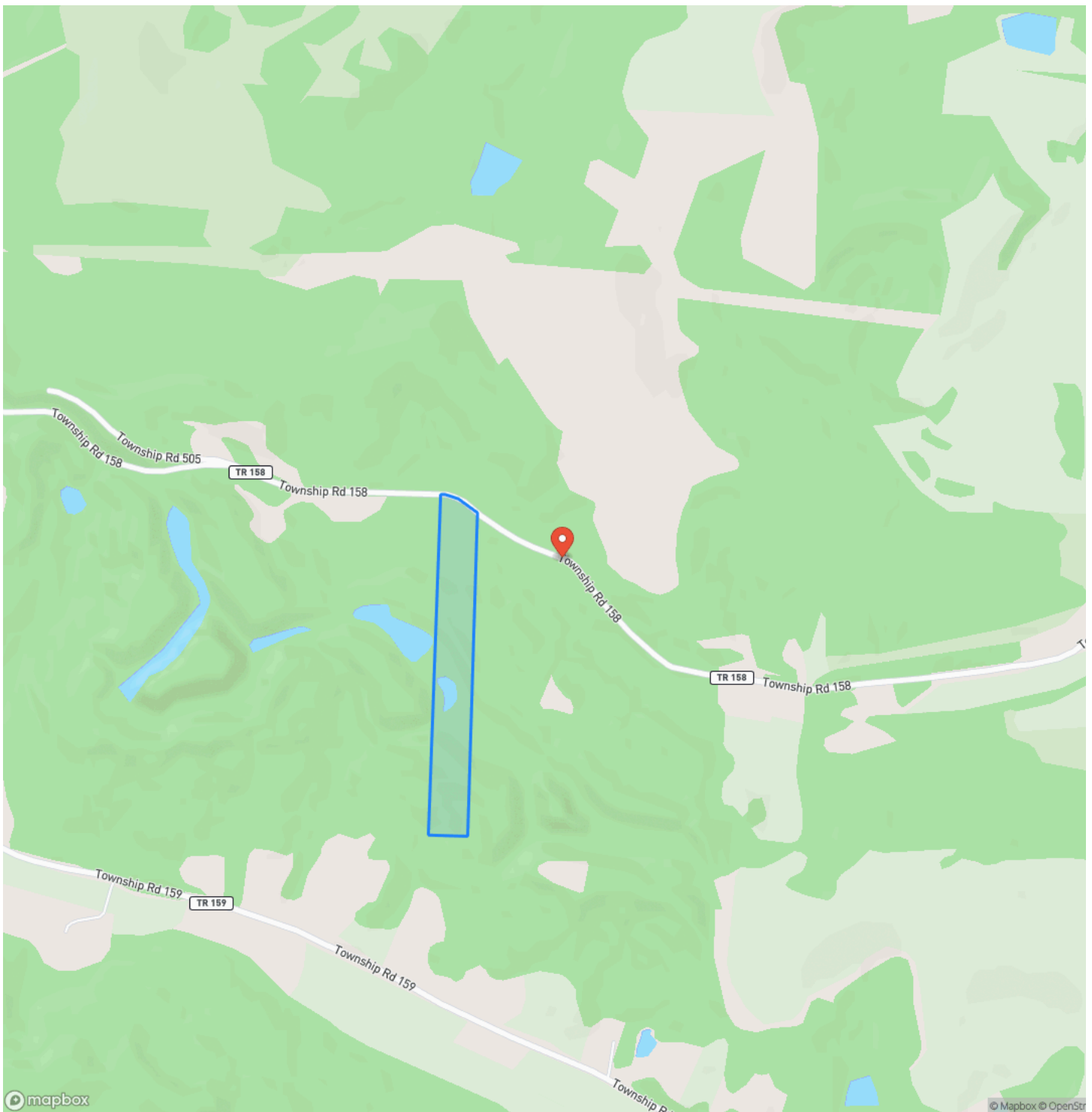


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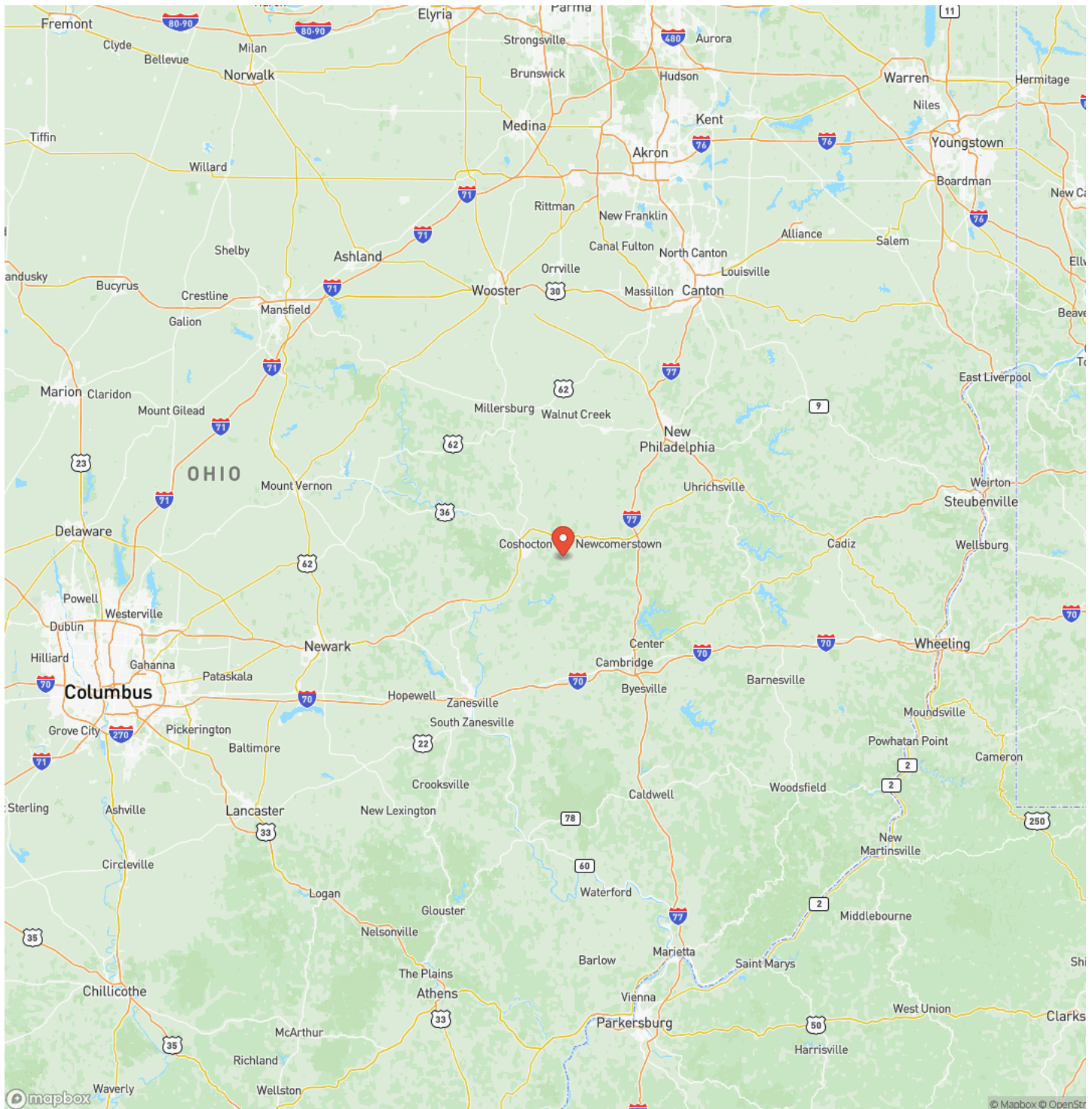


## Locator Map





## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Brian Bauer

## Mobile

(614) 949-6764

## Email

bbauer@mossyoakproperties.com

## Address

PO BOX 896

## City / State / Zip

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**

## **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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**Mossy Oak Properties Bauer Realty & Auctions**  
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(614) 829-7070  
[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)

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