



MOSSY OAK[®]
PROPERTIES
Bauer Realty & Auctions

ABSOLUTE REAL ESTATE AUCTION!

25 ACRES COSHOCOTON COUNTY, OH

Address: 0 Twp Rd 158

Township: Lafayette

Parcel: 0180000046203

Taxes: \$1,597

Schools: Ridgewood Local

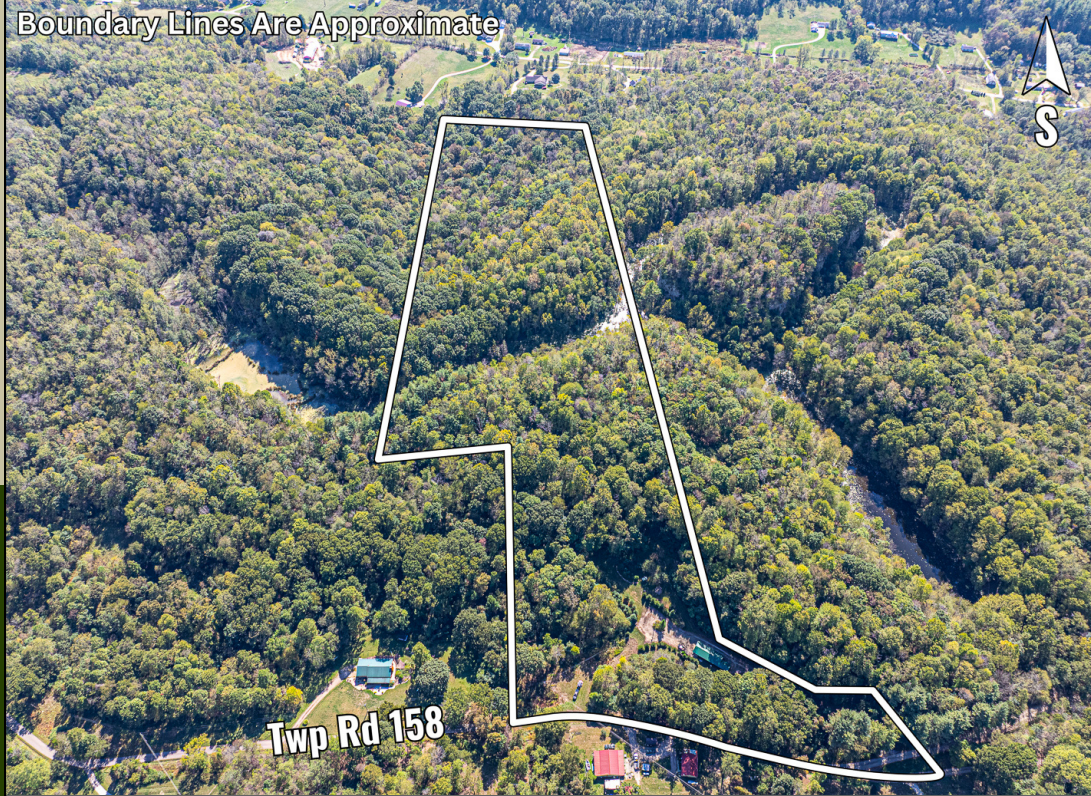
**Bid online anytime or
place your bids in person
at the property
Nov. 8th 11am-12pm**

Property Tours

**November 1st from 9am - 12pm
November 8th from 9am - 11am**



Boundary Lines Are Approximate



Selling to the highest bidder regardless of price! A gated, level gravel driveway leads back into this 25-acre, mostly wooded property, which features a fully furnished 2-bedroom, 1-bath, 918 sq ft cabin with an attached 14' x 17' garage. The cabin has been very well maintained and comes equipped with a mini-split HVAC system, on-demand hot water system, a woodburner, septic system, metal roof, and an underground cistern tank w/pump for freshwater. The covered concrete patio offers a great space to relax outdoors. A Shur-Trac trailer and portable water tank are included with the sale for hauling water from a nearby water fill station. There is also a privately situated firepit area with a wood shed. The land features a shallow pond, a little marketable timber, and a great ATV trail system that provides access to the majority of the property. Several well-placed treestands are also included with the sale. Immediate hunting rights to the winning bidder. Located close to Coshocton and is just south of West Lafayette. For the investor, the cabin's quality and condition make it an ideal candidate for a short-term rental or Airbnb. No mineral rights. Annual property taxes - \$1,597.

AUCTION BEGINS CLOSING:

Saturday Nov. 8th at 12pm





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Auctioneer: Brian Bauer



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