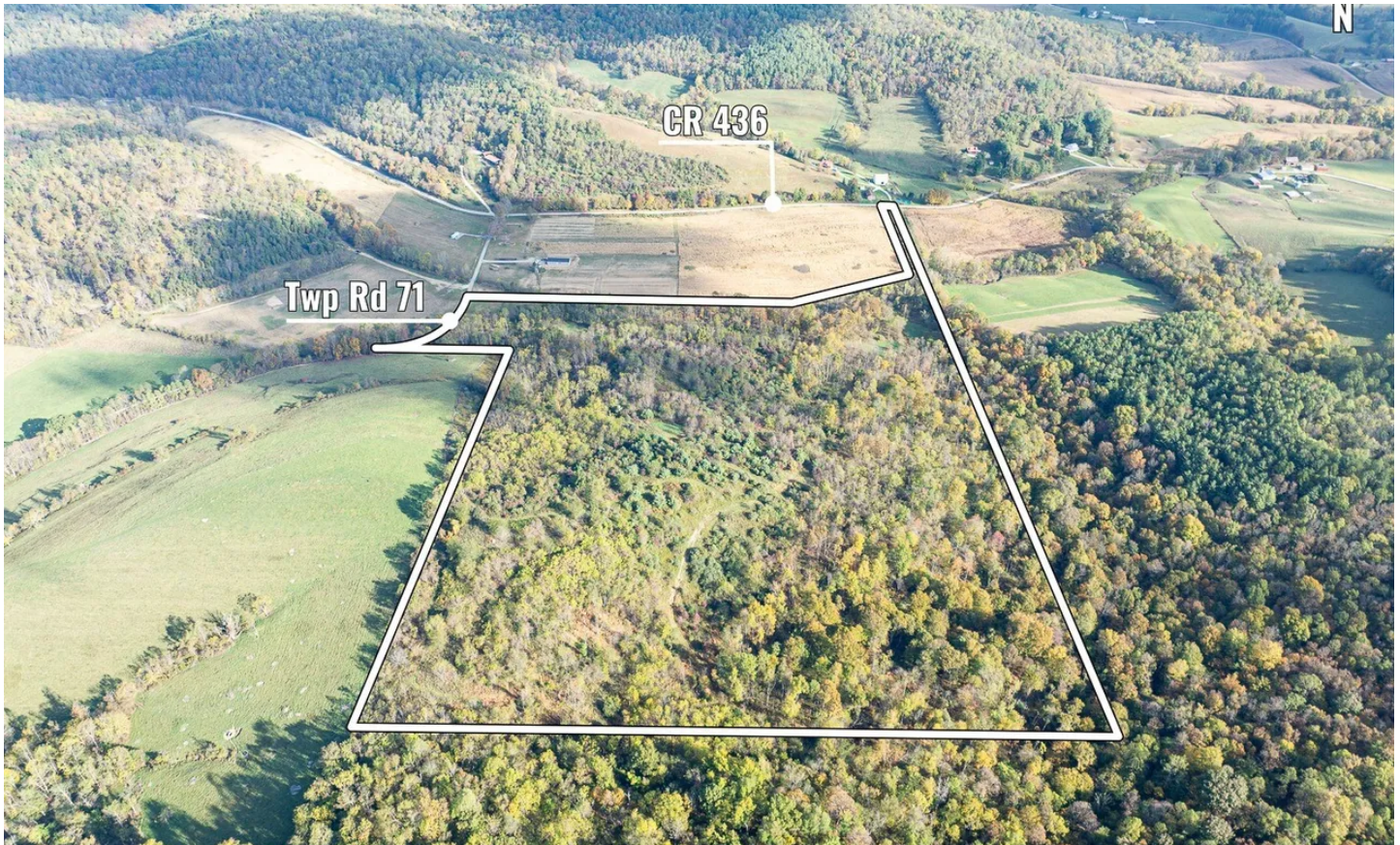


Twp Rd 71 - 62 acres
62 acres Twp Rd 71
Dresden, OH 43821

\$496,000
62.750± 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

Twp Rd 71 - 62 acres
Dresden, OH / Coshocton County

SUMMARY

Address

62 acres Twp Rd 71

City, State Zip

Dresden, OH 43821

County

Coshocton County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.168639 / -82.061991

Acreage

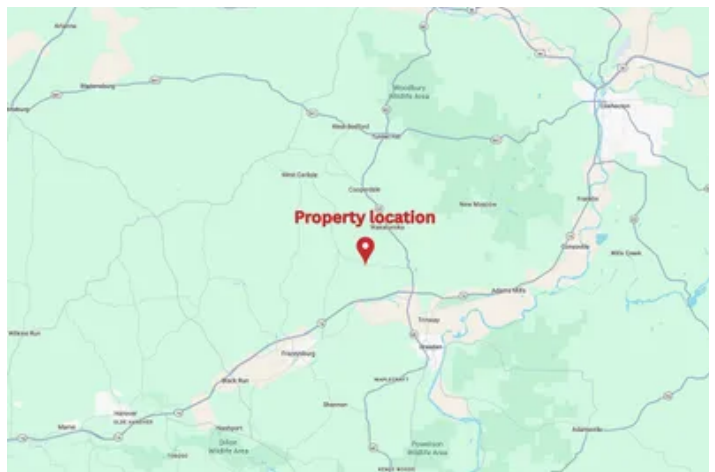
62.750

Price

\$496,000

Property Website

<https://www.mossyoakproperties.com/property/twp-rd-71-62-acres-coshocton-ohio/92140/>



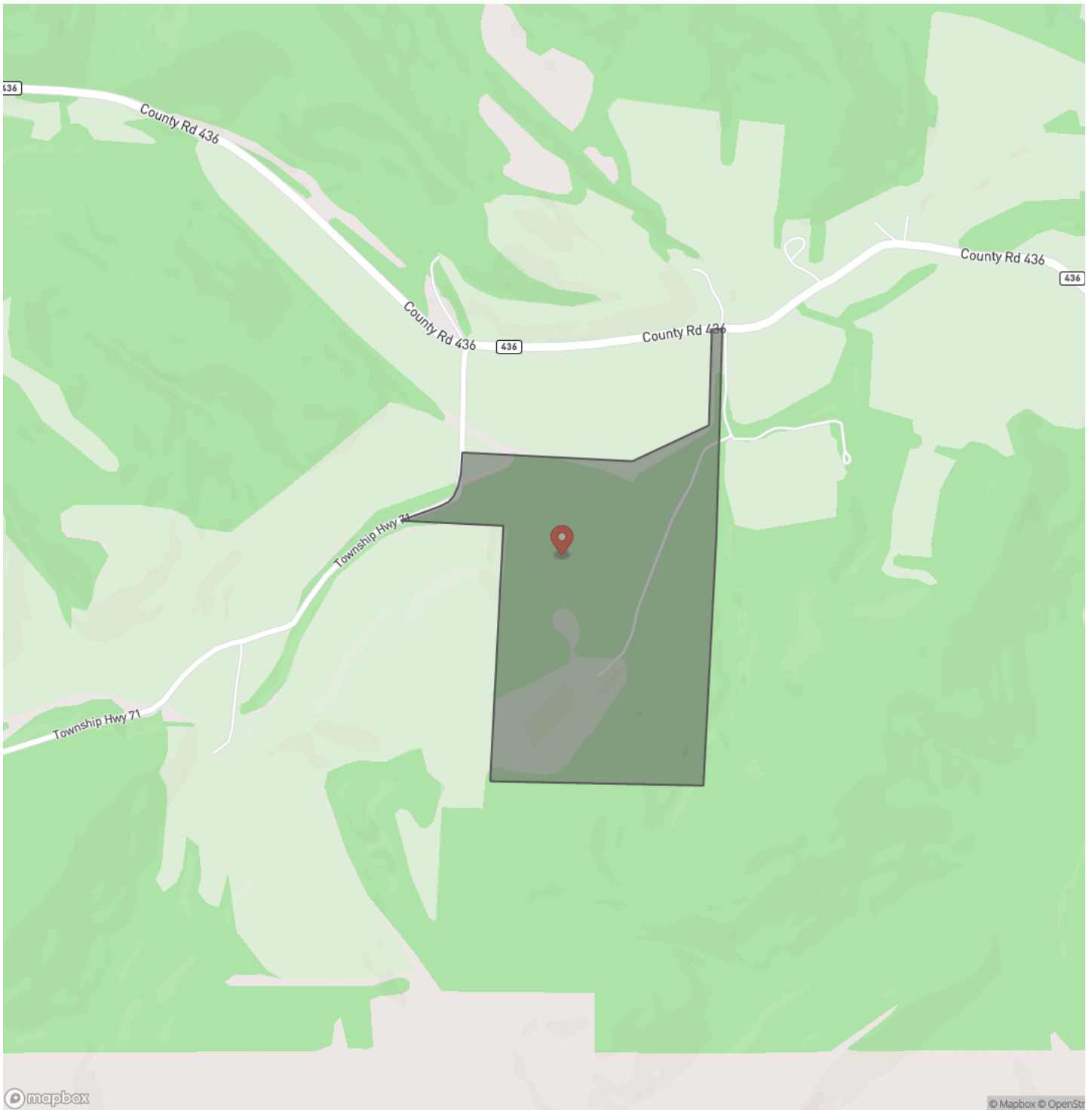
PROPERTY DESCRIPTION

This mostly wooded 62.8-acre property provides excellent wildlife habitat along with great potential as an investment or weekend retreat. The land features two food plots, each with a new box blind already in place. A small creek winds through the property, and a well-established ATV trail system offers access to the majority of the land. Some timber was recently select cut, providing improved wildlife habitat and allowing for future timber growth. Coshocton County is well known for its outstanding deer and turkey hunting, and this property is no exception. The land has frontage on both County Road 436 and Township Road 71 and consists of two parcels being sold together. Conveniently located near US-16, Dresden, and Coshocton, the property also offers several building sites—ideal for a future cabin or country home. Electric service is available at the road, and any mineral rights owned by the sellers will transfer with the sale. An additional 41 contiguous acres are also available for purchase, offering the opportunity to own over 103 acres in total.

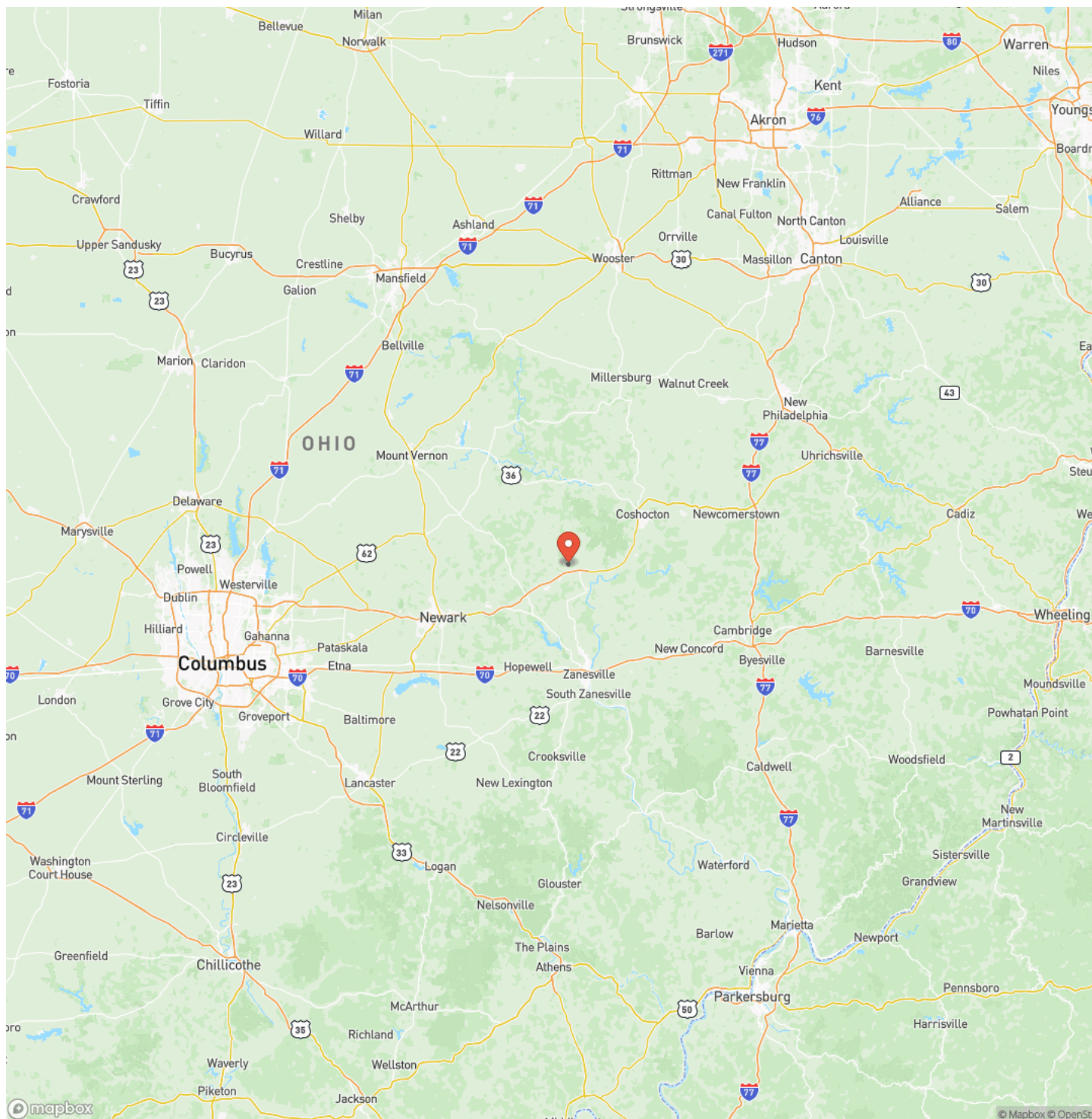
TwP Rd 71 - 62 acres
Dresden, OH / Coshocton County



Locator Map



Locator Map



Satellite Map



Twp Rd 71 - 62 acres
Dresden, OH / Coshocton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

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Email

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Address

PO BOX 896

City / State / Zip

NOTES



MORE INFO ONLINE:

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

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.mossoakproperties.com/land-for-sale/ohio/

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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