

Twp Rd 71 - 41 acres
41 acres Twp Rd 71
Dresden, OH 43821

\$328,000
41.020± 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

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Twp Rd 71 - 41 acres
Dresden, OH / Coshocton County

SUMMARY

Address

41 acres Twp Rd 71

City, State Zip

Dresden, OH 43821

County

Coshocton County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

40.172426 / -82.067387

Acreage

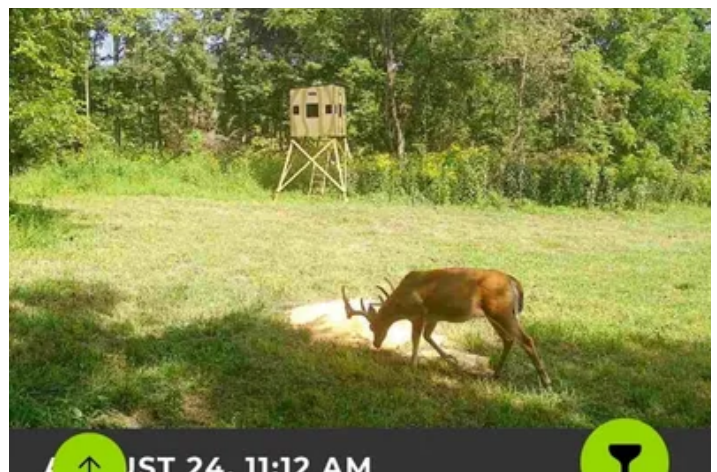
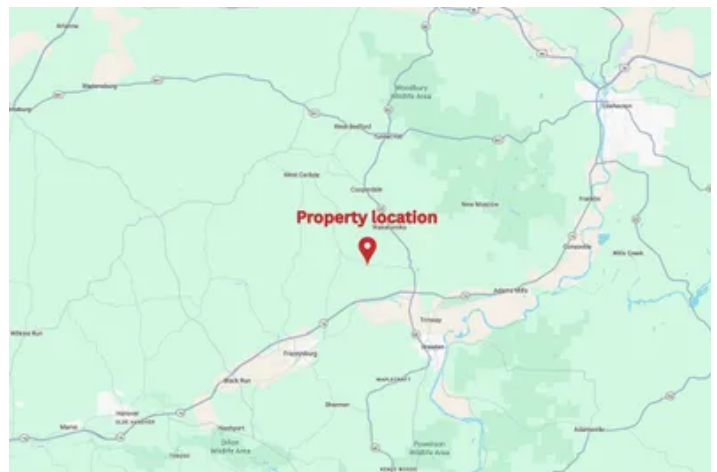
41.020

Price

\$328,000

Property Website

<https://www.mossoakproperties.com/property/twp-rd-71-41-acres-coshocton-ohio/92144/>



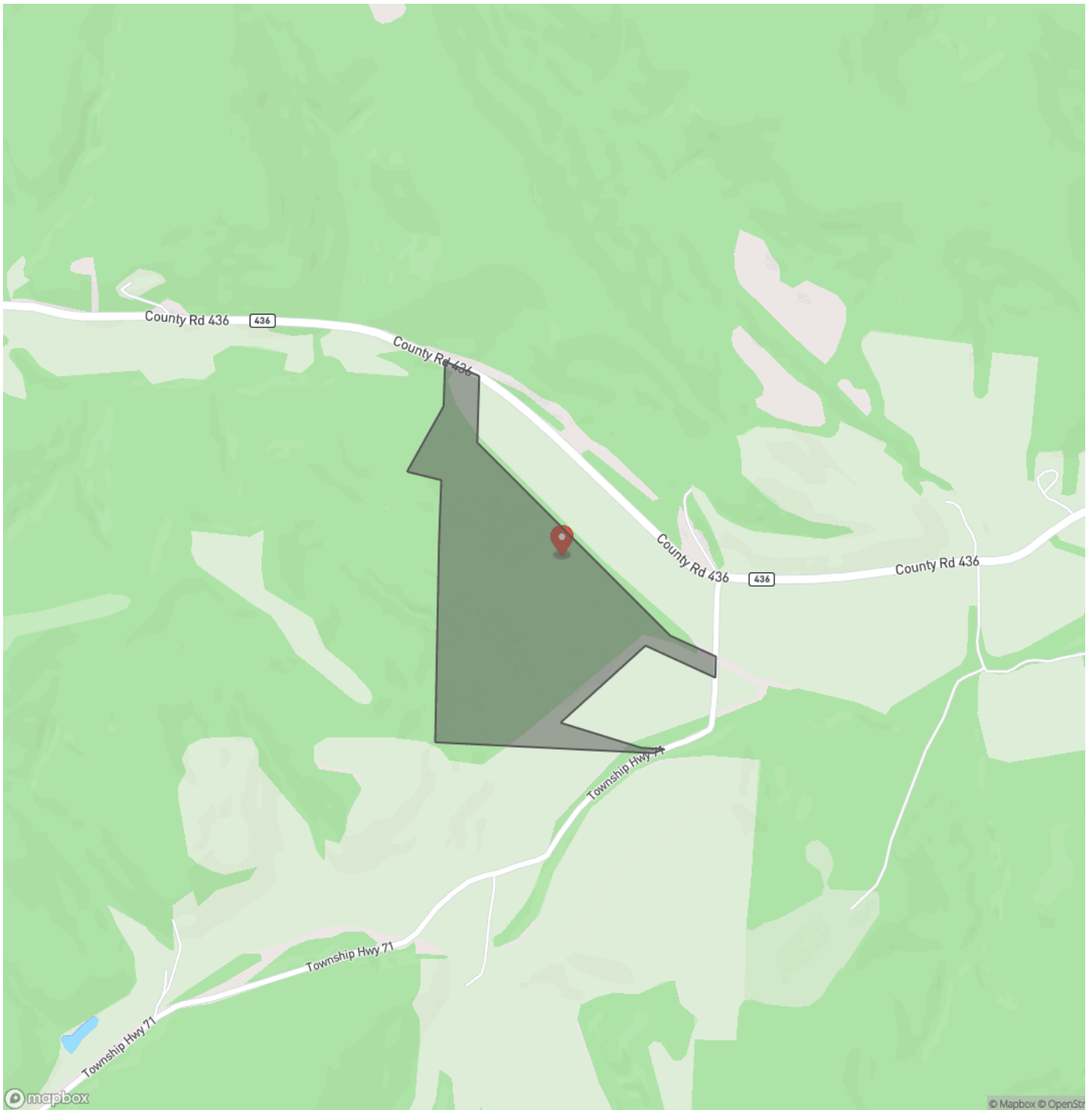
PROPERTY DESCRIPTION

41 acres for sale in Coshocton County, Ohio. This mostly wooded property provides excellent wildlife habitat along with great potential as an investment or weekend retreat. A small creek winds through the property, and a good ATV trail system offers access to the majority of the land. A ridge-top box blind is already in place. 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. 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 on the property, and any mineral rights owned by the sellers will transfer with the sale. An additional 62 contiguous acres are also available for purchase, offering the opportunity to own over 103 acres in total.

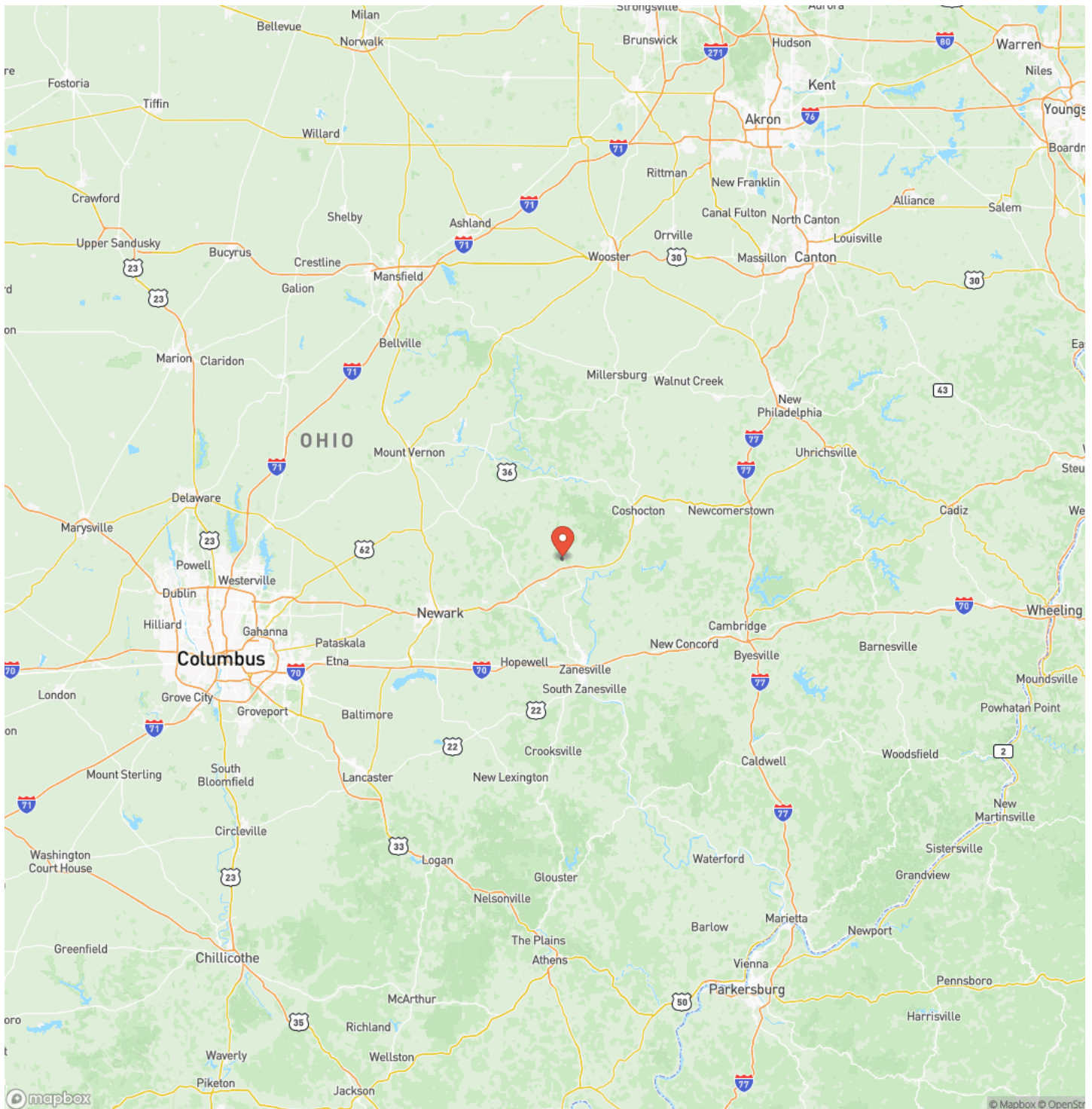
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Dresden, OH / Coshocton County



Locator Map



Locator Map



Satellite Map



Twp Rd 71 - 41 acres
Dresden, OH / Coshocton County

LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

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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