

Co Rd 58 - 1 acre
45688 County Road 58
Coshocton, OH 43812

\$89,900
1.400± Acres
Coshocton County

Erich Long

OHIO AGENT

Erich D. Long has been managing for quality whitetails since 2001. Erich was awarded the prestigious QDMA AI Brothers Professional Deer Manager of the Year in 2009. With these credentials, Erich is a perfect resource to find the perfect property for you. He contributes to Quality Whitetails magazine as well as writes for Wildlife Trends and Peterson's Bowhunting Magazine. He is a Pro Staff member of The Management Advantage, which produces monthly web episodes on wildlife management. Please give Erich a call for all of your Real Estate needs!



elong@mossyoakproperties.com | 740-502-4139



Co Rd 58 - 1 acre
Coshocton, OH / Coshocton County

SUMMARY

Address

45688 County Road 58

City, State Zip

Coshocton, OH 43812

County

Coshocton County

Type

Residential Property

Latitude / Longitude

40.2719 / -81.9073

Dwelling Square Feet

980

Bedrooms / Bathrooms

3 / 1

Acreage

1.400

Price

\$89,900

Property Website

<https://www.mossoakproperties.com/property/co-rd-58-1-acre-coshocton-ohio/115400/>

PROPERTY DESCRIPTION

Located in Coshocton County, this single-wide, manufactured home sits on just over an acre of land. With just a short drive out of the city of Coshocton, you will discover that it has a wonderful rural atmosphere that you could find yourself calling home. Being just minutes from town, you're also just minutes away from one of Coshocton County's gems, and that is Woodbury Wildlife Area. Close to 20,000 acres of public hunting and fishing at your fingertips. So if you're looking for a home or a future investment, give us a call.

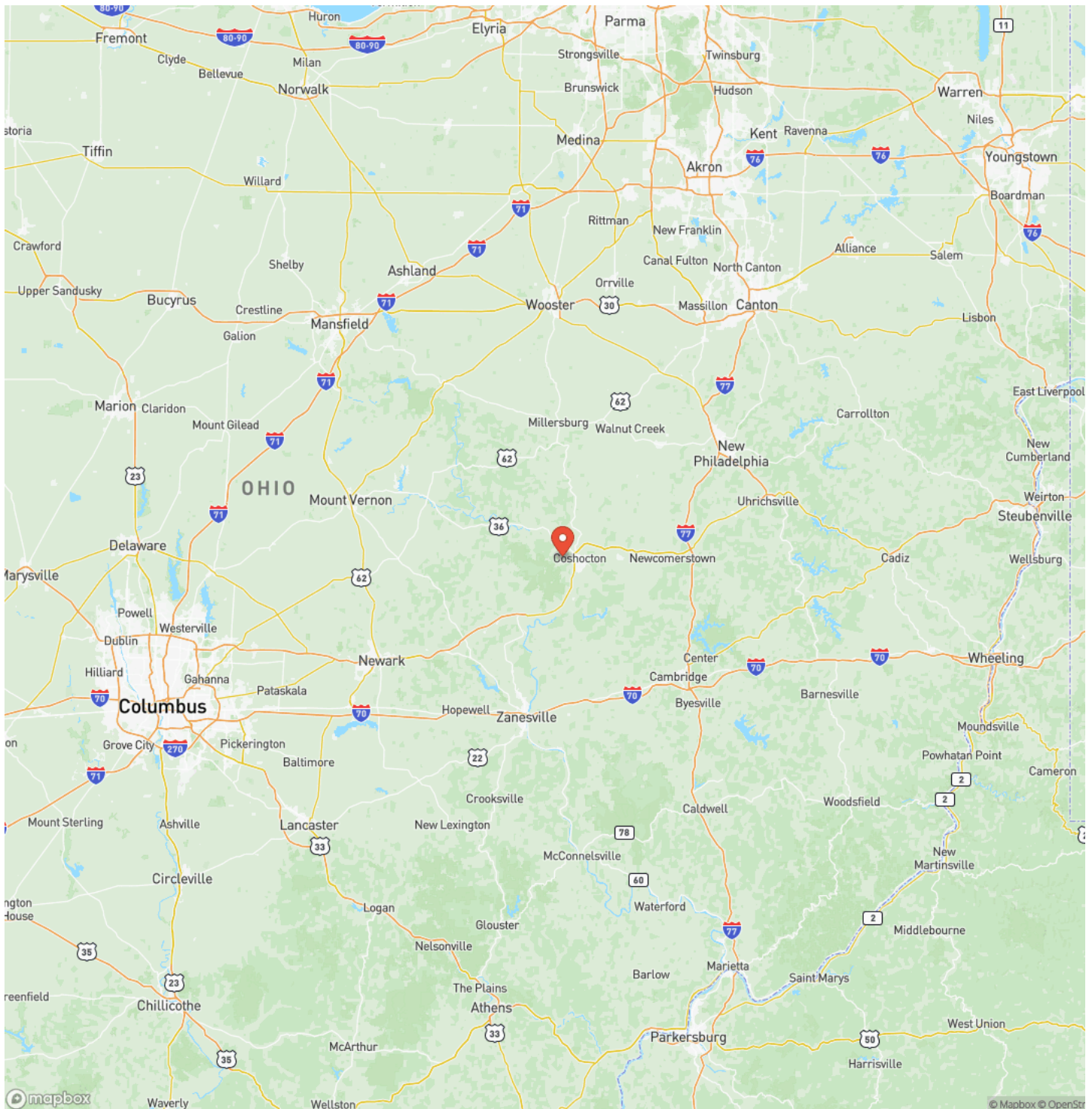
Property features include:

- 1.4 +/- acres
- Single-wide that was built in 1991
- Little storage barn
- 3 bedrooms and 1 bath
- Septic and well
- Propane heating and Central Air
- Metal roof
- Close to Woodbury Wildlife Area and shooting range
- Possible investment opportunities
- Just a short drive to the city of Coshocton and State Routes 541 and State Route 16

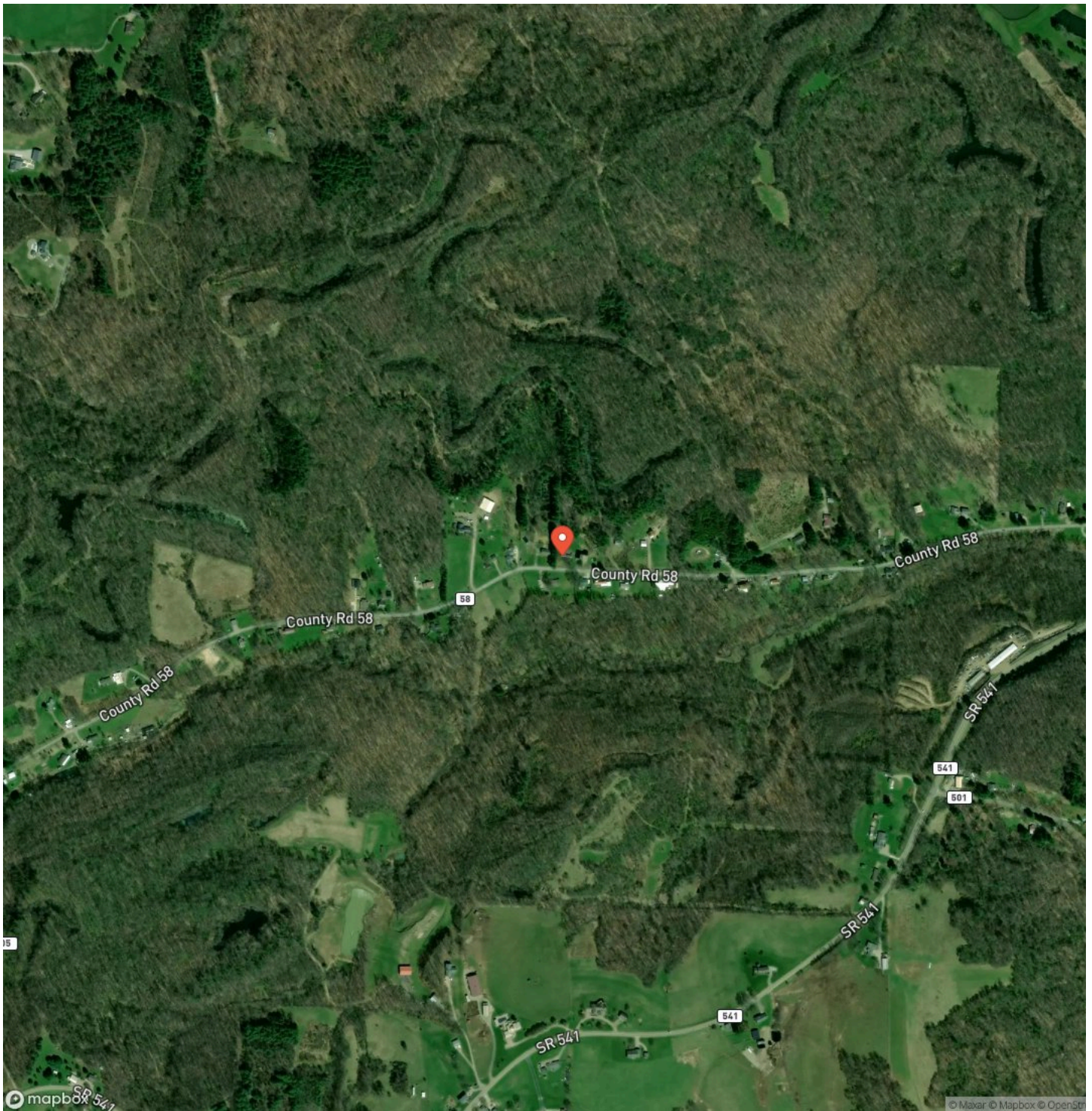
Locator Map



Locator Map



Satellite Map



Co Rd 58 - 1 acre
Coshocton, OH / Coshocton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Erich Long

Mobile

(740) 502-4139

Email

elong@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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.



<https://www.mossyoakproperties.com/>

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.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

<https://www.mossyOakproperties.com/>

