

**Carol Goff & Associates**

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<http://coshocton-homes-for-sale.com/purl/mylistings><http://coshocton-homes-for-sale.com/purl/mylistings>**Cross Property Buyer Full****Land** ML: **4016181**
25371 CR 193, Coshocton, OH 43812

Subdiv/Complex:

Prop Subtype: **Farms/Ranches**Parcel ID: **0170000006400**Area: **COS03-River View LSD**MLS Cross Ref #: **4012976**Directions: **Use 36 turn left on 621 (by the fire station on us 36) Keep left to County Road 193. House will be on left.**Status: **Active**List Price: **\$790,000**

Sold Price:

Closing Date:

Twp: **Keene**County: **Coshocton**Price/Acre: **\$14,687**General InformationLot Size (Acres): **53.789**Lot Size Source: **Auditors Website**

Frontage Feet:

Lot Front/Depth:

Irregular Lot:

Divisible:

Driveway:

Lot Description:

View Description:

Topography:

Improvements:

Barns, Etc:

Farm Equipment:

Amenities:

Environmental Issues:

Natural Resource Rig: **Gas**

Existing Leases:

Terms Conditions:

Restrictions:

Req Property Reports:

HOA: **No**Number of Lots: **1**Tillable Acres: **8.00**Wooded Acres: **2.28**Pasture Acres: **40.79**

Lake Area In Acres:

Easements YN:

Access:

Private Road**Livestock Permitted, Oil/Gas Well, Spring/Creek****Wooded****Cleared, Rolling, Wooded**

Annual Taxes:

Homestead:

Assessments:

CAUV Taxes:

Fence:

Utilities Avail:

Water/Sewer:

2171**No****Yes****Full, Other****Electric, Gas, Phone Lines, Sewer, Water Well, Private Water, Private Sewer**

School Dist:

River View LSD

Avail for Auction:

No

Auction Date:

Remarks:

Lush life-style farm in mid-Ohio! This 53.784 acres farm is situated on rolling, full fenced, FREE GAS, fertile land with a creek flowing through its center and three natural occurring springs. Vintage (1830?s) restored home (1983), consisting of 3 Bedrooms, 3 Bathrooms, Office, Open Kitchen area with TV and fireplace. It also consists of Living room and Dining room both with Individual fireplace, sun porch, and large shaded deck with views of the pasture, vintage sheep barn and stream. Large front porch (9x34), a small side porch off the kitchen, and a full canal stone basement with brick tile floor, potbelly stove and fireplace. Surrounding acre yard includes 2 barns, and 2 garages with root/wine cellar close to house, garden shed, vegetable garden and small pond. (Listed also as residential MLS: 3967961) There is ¼ mile of road frontage. The pasture area with high tensile fencing all round, and divided into 4 areas each with its own water trough, the spring water comes from the natural occurring springs on the property which flow year round. Coshocton town center is just a 10 minute drive away with local shopping located closer. Hunting and fishing, camping, canoeing, biking and swimming are popular pastimes in this Three-Rivers Area which contains a large community park. Lake Park has a basin and canal with a working canal boat, swimming pool, bike/walking paths, and campground. Roscoe Village a restored canal town is nearby with shops and tourist attractions

Presented By:

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