

54 acres in Coshocton County

Carol Goff & Associates | 614-365-1455 | NRodriguez32015@gmail.com



Property Address

25371 County Road 193
Coshocton, Ohio 43812

Property Description

Top "10" Features for the Knife-Fork Farm on Spoon Creek—Keene, Ohio

10) Restored Historic Farm House— (Part of Underground Railroad in 1800's) With all Native Hardwoods (red and white oak, wild cherry, black walnut, beach, black locust, red and white elm) being used in Restoration Projects for the 1830's home.

9) Mature Landscaping designed and maintained by an Ohio State University Master Gardener over past 30+ years.

8) Enjoy Morning Coffee on the **East facing front Porch** and a **glass of wine in the evening** on the shady **West Facing Deck** overlooking the pasture field and stream.

7) Open Concept Kitchen with nearby wood fireplace and seating for guest entertainment overlooking pastoral area.

6) Great veggie garden with superb soil.

5) New high-tensile electrified fencing for cattle, sheep and/or goats completely surrounds and divides the pasture area.

4) Multiple Fresh Water Developed Springs on the property, some have 20,000+ gallons/day of water production throughout the year. Crystal clear potable spring water supplies home. It has been tested by Ohio EPA and Coshocton Health Department.

3) Two Streams/Creeks meander, traversing the pasture area with many small fish species as well as many other native riparian creatures.

2) Lush pastures for **grazing animals** and **Vintage Early American Barns** that have been well maintained and kept in their original form. Ample storage for vehicles and machinery in the well maintained barns/structures.

1) Free Natural Gas for home heating, clothes drying, cooking and hot water since 1983 and continues today.

Move in Ready / Free Gas. Lush life-style farm in mid-Ohio! This 53+ acre farm is situated on rolling, full fenced, fertile land with a creek flowing through its center and three natural occurring springs dot the Coshocton County property. 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. There is a large front porch (9x34) with porch swings, 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 3 barns, and 2 garages with root/wine cellar close to house, garden shed and mature developed landscaping consisting of unusual ornamental trees, and perennial gardens, as well as, a vegetable garden and small pond.

There is mile of road frontage and many potential building sites some with elevated long range views, and some elevated with stream and wooded views. The pasture area has been improved 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.

What's Nearby: 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. The property is also close (3-5mi) to the largest settlement of Amish in the states, thus providing entertainment for visitors at Amish venues and reliable, affordable assistance from house cleaning to construction and rehab of barns and houses. They are good neighbors. Good schools and a local state of the art community college complete the picture of this area of Ohio. What I love about the home A very warm cozy home with great solitary enjoyment in the quiet countryside as well as a great place to entertain friends and family with a large country kitchen, fabulous countryside views of rolling hills and forest whether in the morning at sunrise or evening on the naturally shaded deck. Just check out the photos and site of the farm homestead as well as the home/farm description! Lush life-style farm in mid-Ohio! This 55+ acre farm is situated on

Property Highlights

- Price: \$790,000.00
- Acres: 53.70
- County: Coshocton
- State: Ohio
- Closest City: Coshocton
- Property Type: Farms, Ranches, Residential Property



Niza Rodriguez
NRodriguez32015@gmail.com
614-365-1455
535 Main Street
Coshocton, OH 43812

54 acres in Coshocton County

Carol Goff & Associates | 614-365-1455 | NRodriguez32015@gmail.com

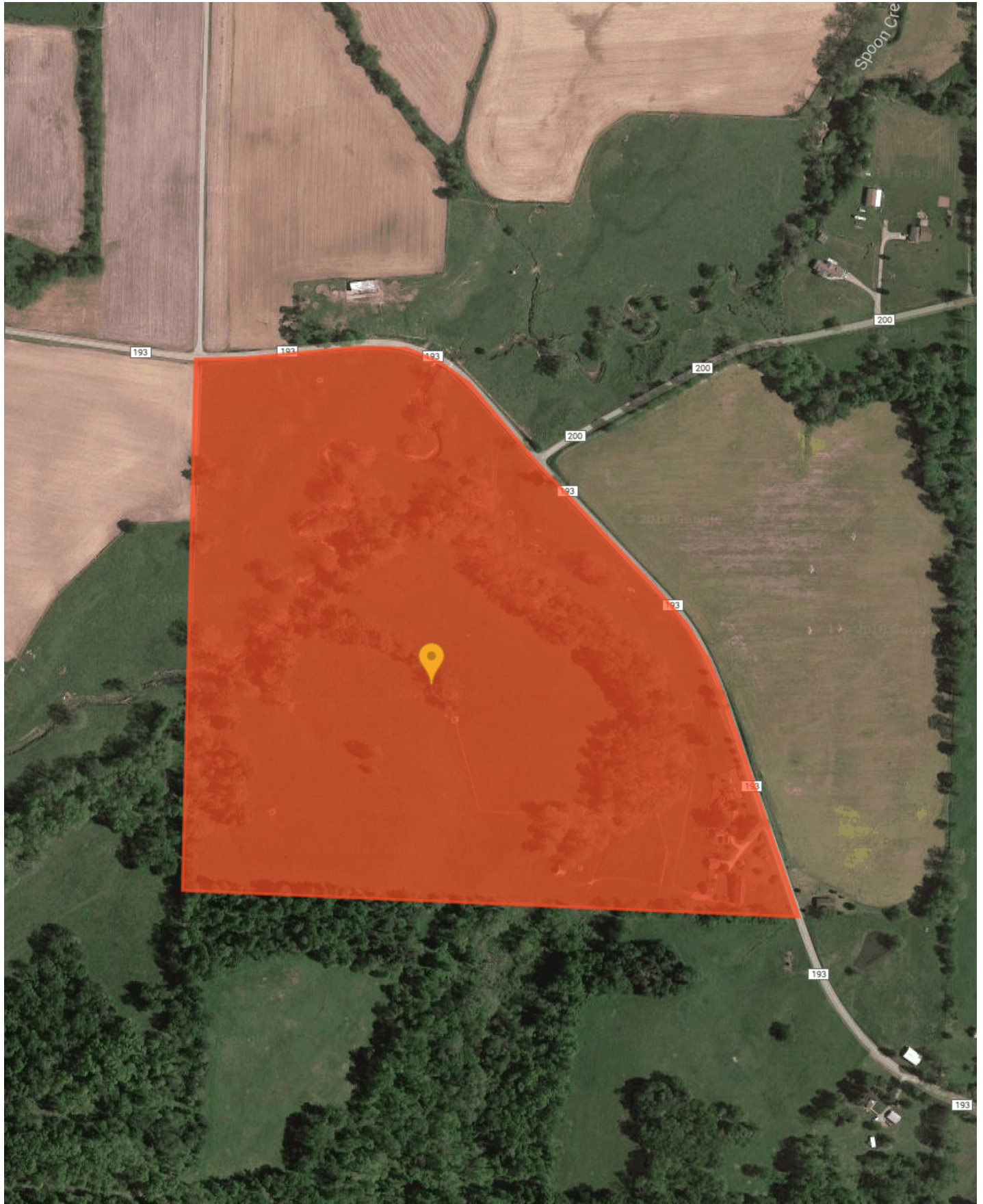
rolling, wooded, fertile land with a creek flowing through its center and three natural occurring springs dot the Coshocton County property. A gas well supplies heat to the vintage (1830?s) restored home (1983), consisting of 3 Bedrooms, 3 Bathrooms, Office, Open Kitchen area with TV and fireplace. It also consists of Living room and Dinning room both with Individual fireplace, sun porch, and large shaded deck with views of the pasture, vintage sheep barn and stream. There is a large front porch (9x34) with porch swings, 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 and mature developed landscaping consisting of unusual ornamental trees, and perennial gardens, as well as, a vegetable garden and small pond. There is mile of road frontage and many potential building sites some with elevated long range views, and some elevated with stream and wooded views. The pasture area has been improved 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.

Driving 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.

54 acres in Coshocton County

Carol Goff & Associates | 614-365-1455 | NRodriguez32015@gmail.com



54 acres in Coshocton County

Carol Goff & Associates | 614-365-1455 | NRodriguez32015@gmail.com

