

**Pleasant Valley Rd - 63 acres - Licking
County**
12551 Pleasant Valley Rd
Utica, OH 43080

\$599,900
63.680 +/- acres
Licking County



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Utica, OH / Licking County

SUMMARY

Address

12551 Pleasant Valley Rd

City, State Zip

Utica, OH 43080

County

Licking County

Type

Residential Property, Recreational Land

Latitude / Longitude

40.2331 / -82.2785

Taxes (Annually)

4077

Dwelling Square Feet

2166

Bedrooms / Bathrooms

3 / 2

Acreage

63.680

Price

\$599,900

Property Website

<https://ohiolandforsale.com/property/pleasant-valley-rd-63-acres-licking-county-licking-ohio/10915>



PROPERTY DESCRIPTION

63.68 acres of land for sale in Licking County, Ohio. If you are looking for a home in the country you may want to take a close look at this one! This log home sits on top of a hill overlooking a large pond and the corn fields below. Currently being utilized as a hunting lodge, but could make a wonderful family home. There is extra space that could be developed into more bedrooms, offices, or storage areas. Located at the end of a 733+/- foot long gravel driveway for peace and quiet and privacy.

Property features include:

- 26+/- acres of woods
- 37+/- acres of leased tillable ground
- Corn planted 2020
- Fruit trees
- Large pine trees
- Great hunting for deer, turkey and small game
- Current owner has taken some large whitetail bucks off this property
- Large stocked pond with dock
- Bass, bluegill, grass carp
- Some trails and roads on property for great access
- Established mineral sites
- Newer elevated box blind in place
- 1990+/- feet of road frontage on Rain Rock Road
- 955+/- feet of road frontage on SR 586
- GPS coordinates are 40.2331, -82.2785

Features of the home include:

- 2166 SF log home built in 1990
- 4 Bedrooms with room to grow
- First floor master bedroom with attached private full bath
- 3 total full baths
- Kitchen opens to large dining area
- Large extra rooms for storage
- Possible home office area
- Large living room with wood burning fire place
- Large areas unfinished and ready for you to design to your needs

- Full partially finished walkout basement
- Large full length covered porch
- Covered lower level concrete patio
- Hardwood floors through out home
- Log timber floor joists
- Electric furnace and hot water heater

There are several outbuildings including a pole barn with electric, water, gas and heat, plus a horse barn with 4 stalls, hay loft, electric and water. There is also a chicken coop with a fenced pen. Properties like this don't come available very often so call today before its sold! Any mineral rights owned by seller to transfer and annual taxes are approximately \$4077.14.

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Pickerington, OH, 43147

NOTES

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.



DISCLAIMERS

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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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