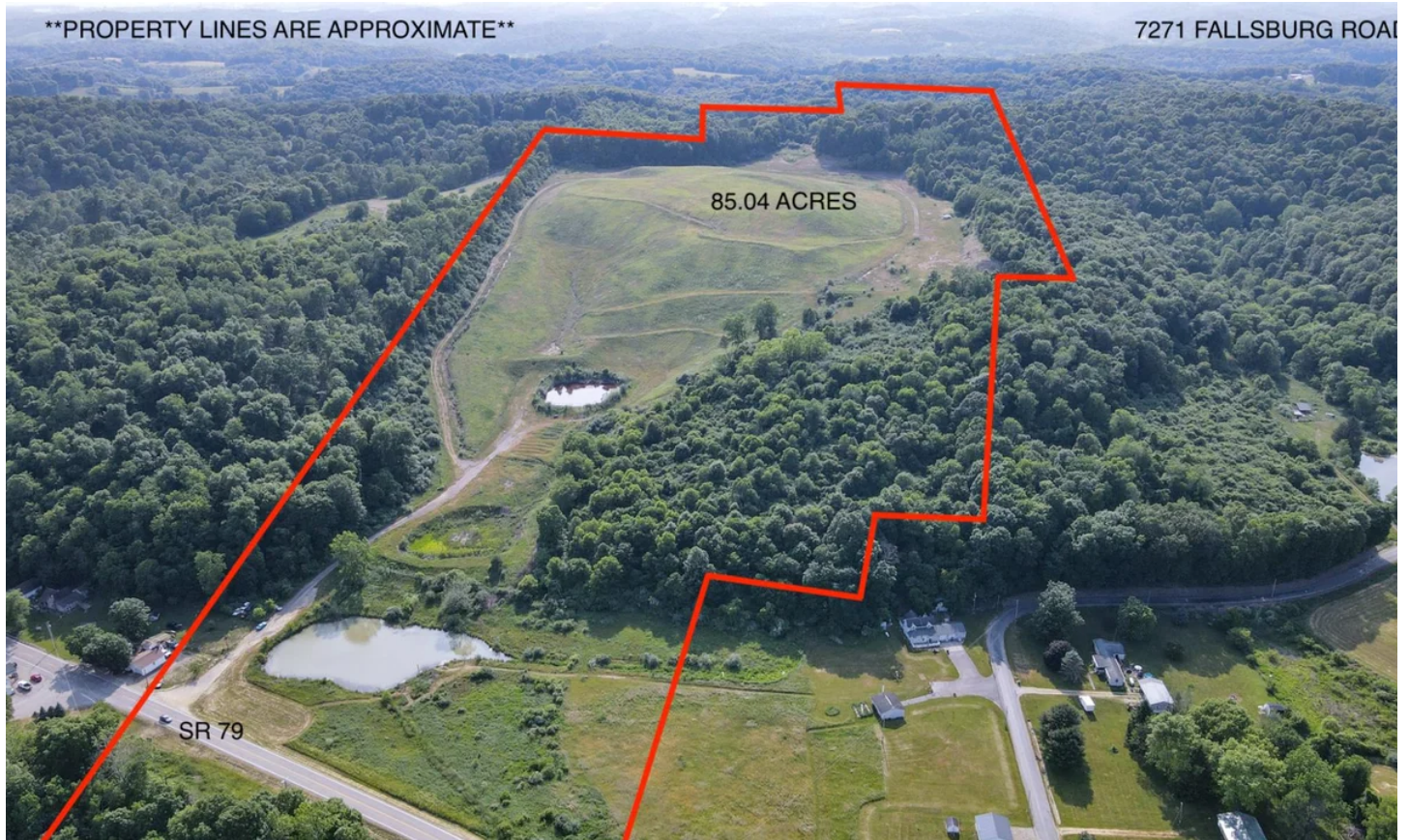


Fallsburg Rd - 85 acres - Licking County
7271 Fallsburg Rd
Newark, OH 43055

\$425,000
85.049± Acres
Licking County



Fallsburg Rd - 85 acres - Licking County
Newark, OH / Licking County

SUMMARY

Address

7271 Fallsburg Rd

City, State Zip

Newark, OH 43055

County

Licking County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.1486 / -82.3119

Acreage

85.049

Price

\$425,000

Property Website

<https://www.mossoakproperties.com/property/fallsburg-rd-85-acres-licking-county-licking-ohio/41270/>



Fallsburg Rd - 85 acres - Licking County
Newark, OH / Licking County

PROPERTY DESCRIPTION

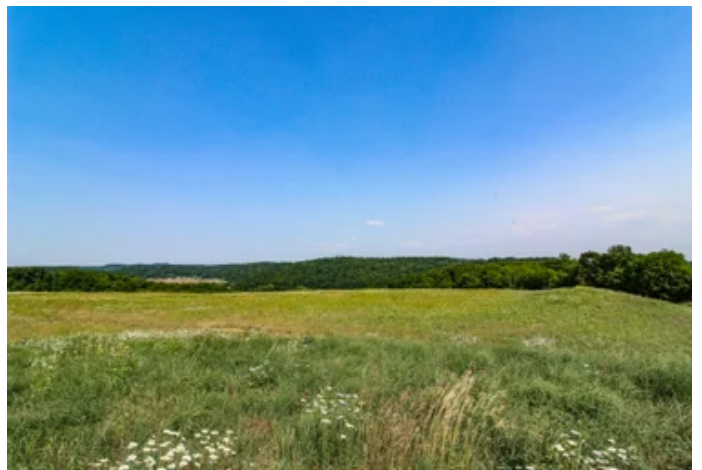
Land for sale in Licking County, Ohio. Here is a prime opportunity to buy a large parcel of ground in Licking County! It's no secret all the g bucks that have been taken in this county over the years! The trophy potential is very good here and the land is priced to sell!

Property features include the following:

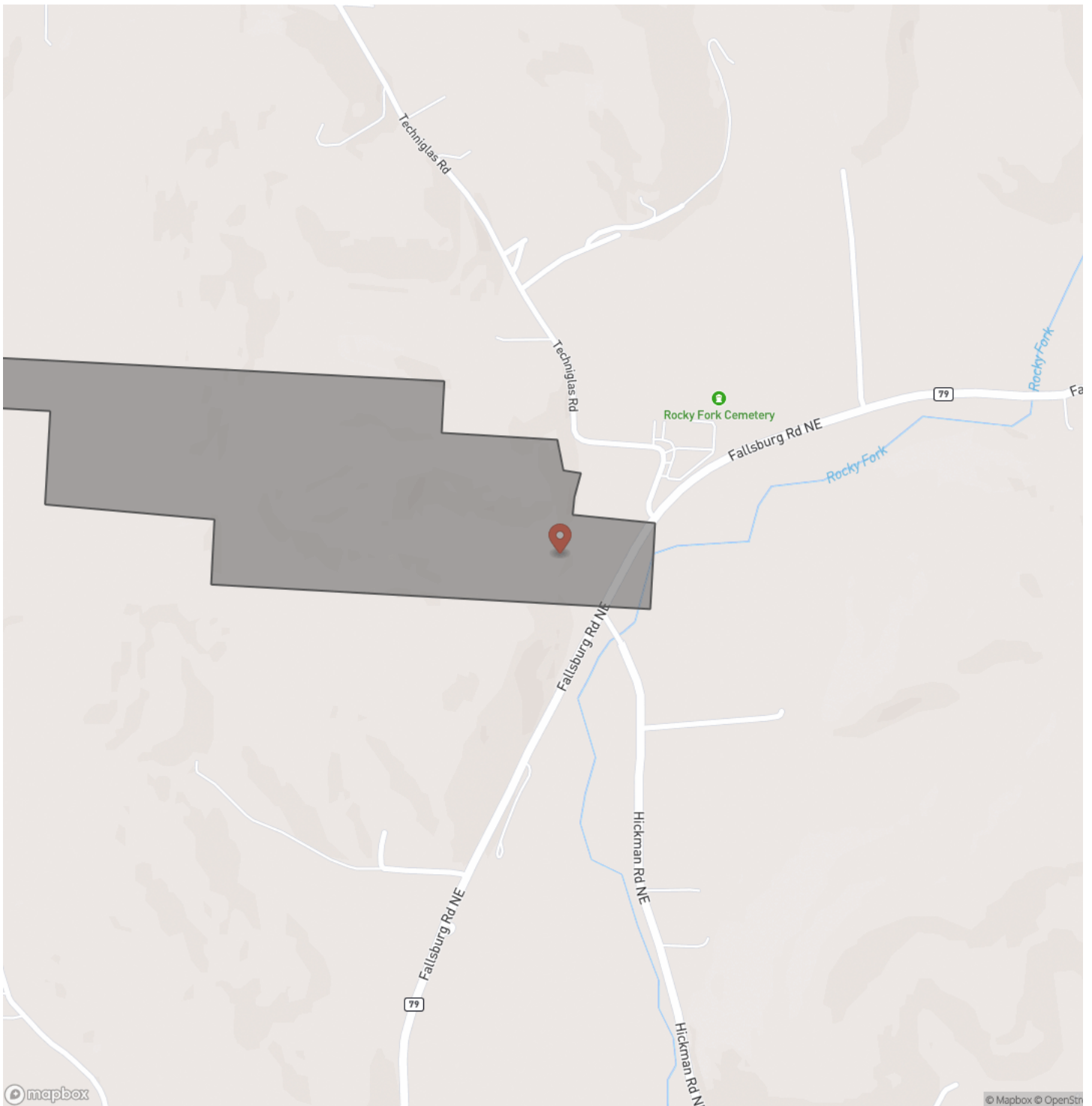
- 85.049 total acres
- Approximately 38 wooded acres
- Some mature timber
- Mix of oak, maple, and cherry
- Multiple crab apple trees scattered throughout woods
- Remainder is reclaimed open field
- Opportunities for food plots and pasture for livestock
- 3/4 acre stocked pond
- Should be excellent deer hunting
- Deer trails and buck sign throughout property
- History of trophy whitetail bucks in this area
- Wild turkey and small game hunting
- Gated entrance
- Good access to the property from an established road system
- Hilltop home sites
- Electric at road
- Amazing long-range scenic views
- Cabin or camping sites
- 573+/- feet of frontage on SR 79
- Elevation goes from 860 to 1120 feet
- GPS coordinates are 40.1486, -82.3119

Only 12 minutes north of Newark Ohio and SR 16. The property was previously used for a construction debris-only landfill. No human tra or waste. There are some EPA covenants restricting some use of this property. Any mineral rights owned by the seller to transfer and anr taxes are \$571. Don't miss out call today!

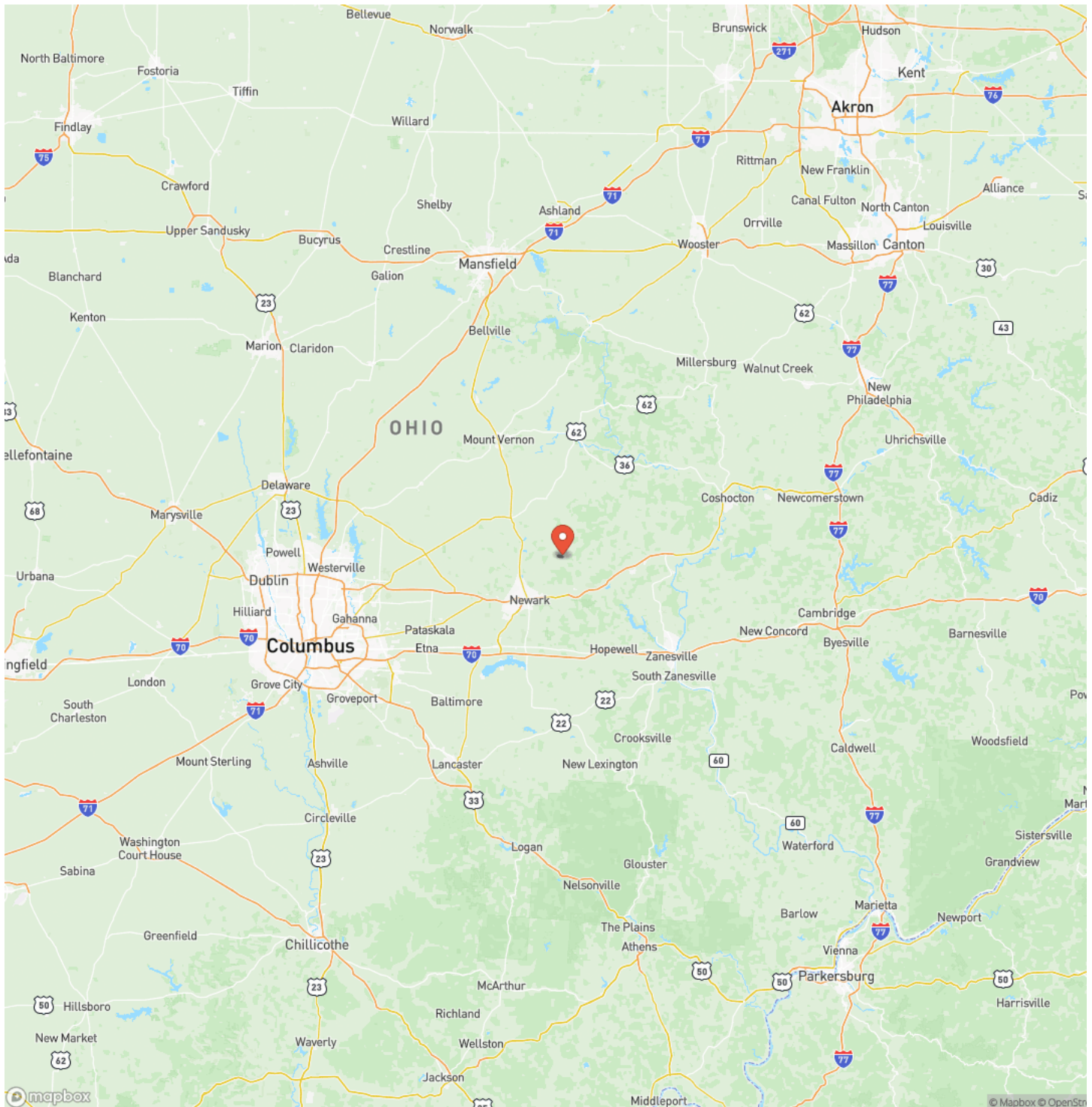
Fallsburg Rd - 85 acres - Licking County
Newark, OH / Licking County



Locator Map



Locator Map



Satellite Map



Fallsburg Rd - 85 acres - Licking County
Newark, OH / Licking County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES



MORE INFO ONLINE:

OhioLandForSale.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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, 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 relation 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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