

Stickle Rd - 32 acres
9766 Stickle Road
St Louisville, OH 43071

\$539,900
32.540± Acres
Licking County

PROPERTY LINES ARE APPROXIMATE



Stickle Rd - 32 acres
St Louisville, OH / Licking County

SUMMARY

Address

9766 Stickle Road

City, State Zip

St Louisville, OH 43071

County

Licking County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

40.167822 / -82.357675

Dwelling Square Feet

1472

Bedrooms / Bathrooms

3 / 2

Acreage

32.540

Price

\$539,900

Property Website

<https://www.mossyoakproperties.com/property/stickle-rd-32-acres-licking-ohio/86558/>



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PROPERTY DESCRIPTION

32.54 acres and a home for sale in Licking County, Ohio. Incredible opportunity to purchase this secluded home and acreage. Home is very private and has a park-like setting with big pine and towering oak trees—a large yard for activities and also a fire ring. The property is currently owned by a church and has been used as a retreat. Once through the gate, it is wonderful, peaceful, and a great place to unwind and relax! As a bonus, there is a 30x40 pole barn with a concrete floor, electric, and water: three large overhead doors and 1 man door. Nature lovers do not miss this one!

Property features include:

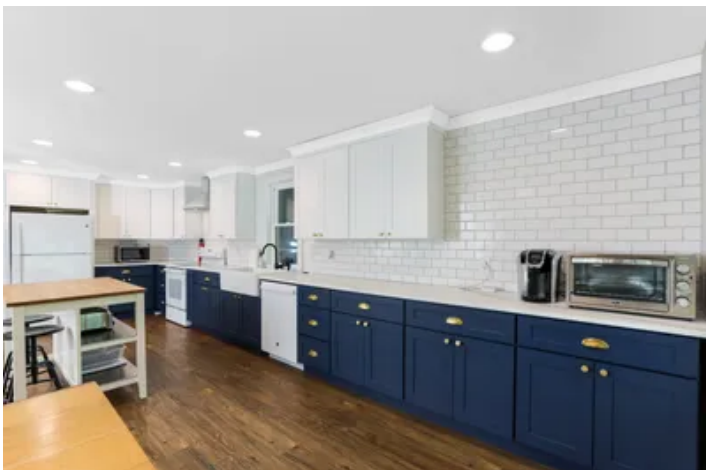
- One parcel totaling 32.54 acres
- Mostly wooded parcel
- Mix of oak, poplar, cherry, and pine trees
- Younger and mature timber on the property
- Trails through property
- Hunting for deer, turkey, and small game
- Some thicker areas of cover to hold wildlife
- Small stream flows through this property
- 978+/- feet of road frontage on Stickle Road
- Elevations from 890' to 1100'
- GPS coordinates are 40.1678, -82.3775

Home features include:

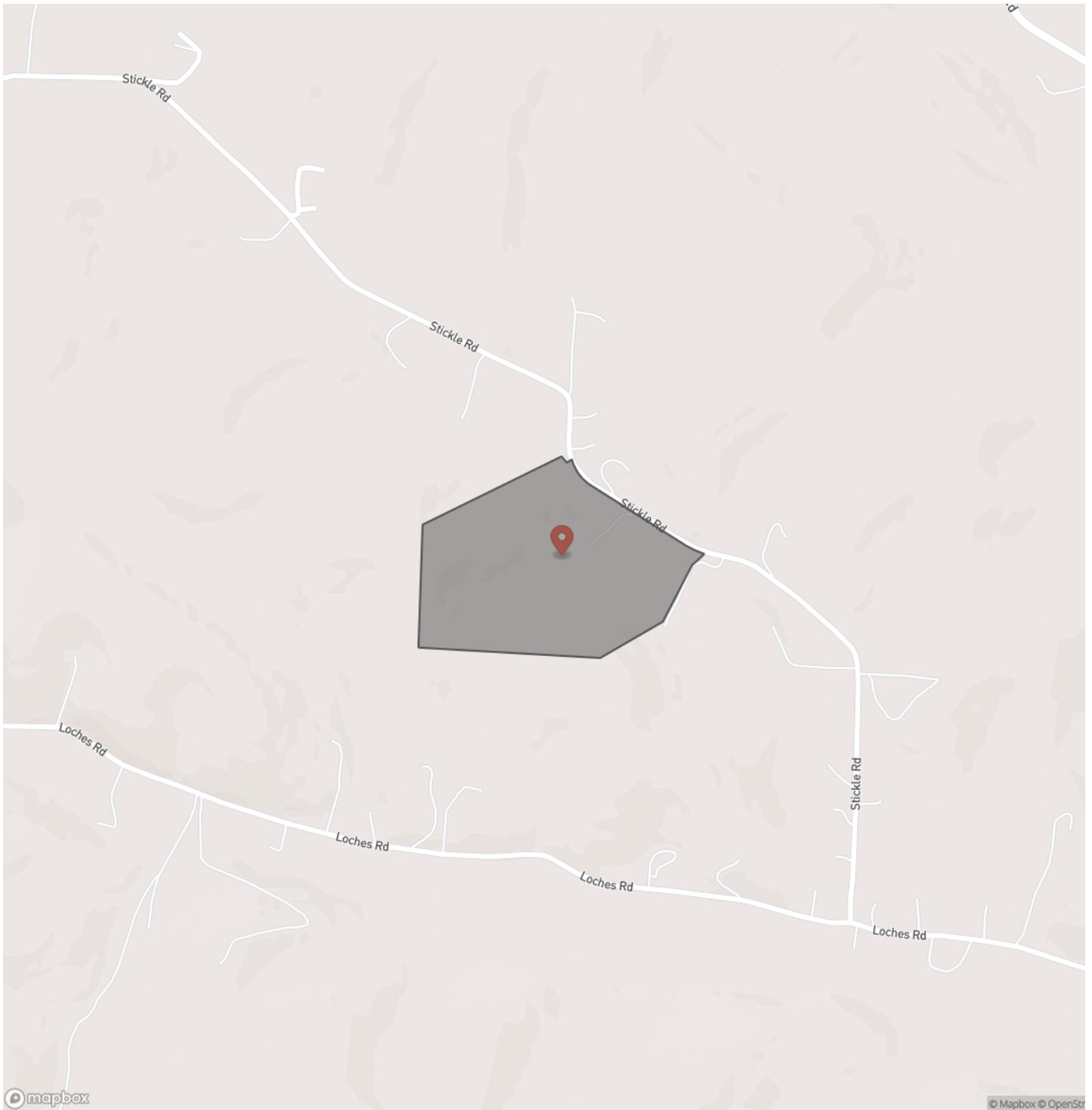
- 1472 square feet ranch home
- Home built in 1983
- 3 bedrooms (1 w/closet)
- 2 full bathrooms with showers
- Good-sized living room with tongue and groove pine on the ceiling
- Huge kitchen with farm sink, Corian counter tops, and plenty of cabinet space
- Dishwasher, stove, and refrigerator
- Large dining room open to kitchen
- Full-length screened-in porch
- Large paver patio at the back of the home
- Washer and dryer are in the mechanical room
- Propane Lenox furnace & central air conditioning
- Tankless water heater & water softener
- Drilled water well and septic tank

Annual taxes are approximately \$4727.36, and any mineral rights owned by the seller are to be transferred to the buyer. Selling AS-IS.

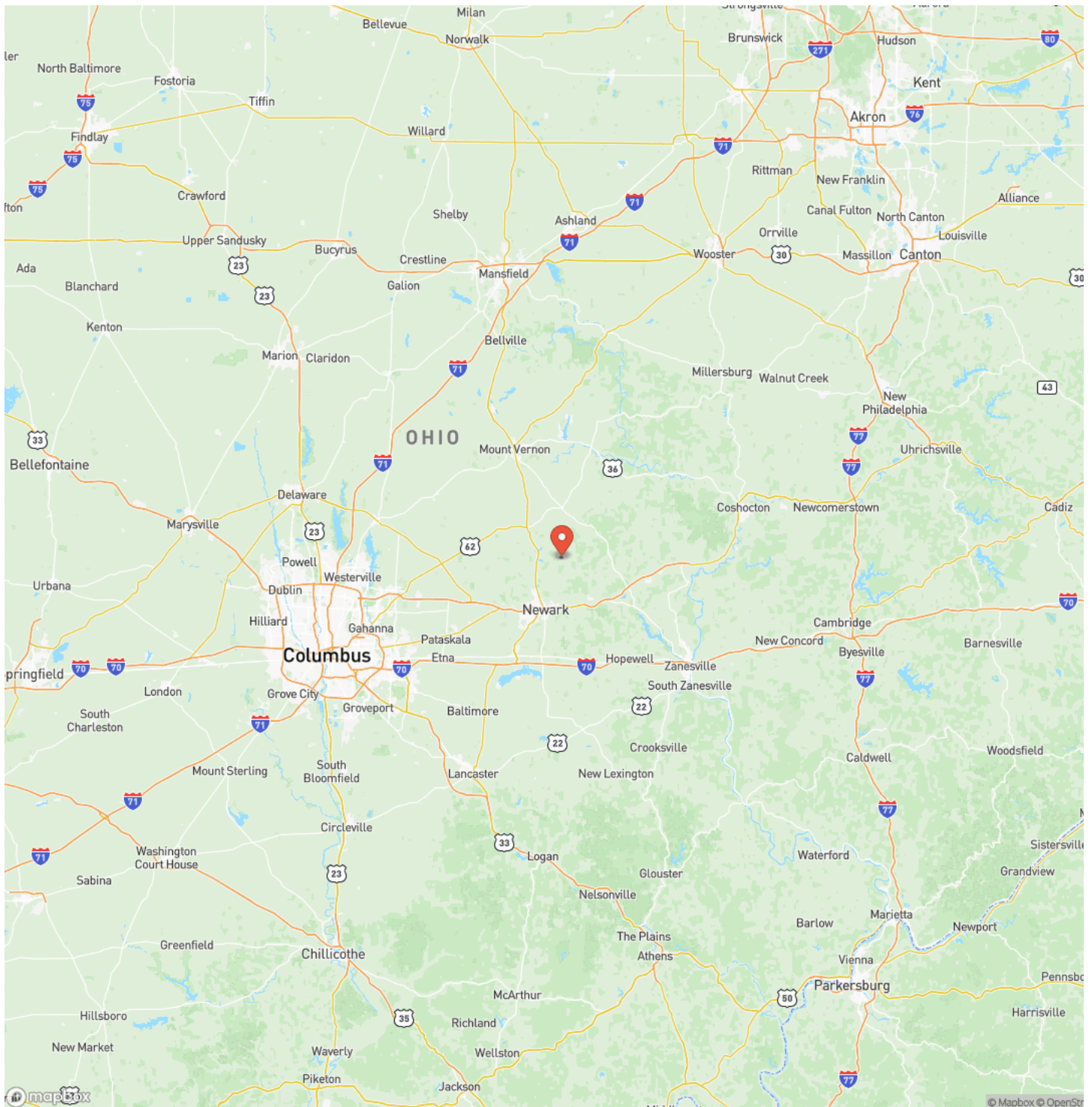
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Locator Map



Locator Map



Stickle Rd - 32 acres
St Louisville, OH / Licking County

Satellite Map



Stickle Rd - 32 acres
St Louisville, OH / Licking County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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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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