

Fallsburg Rd - 156 acres
Fallsburg Rd
Newark, OH 43055

\$4,375,000
156.44± Acres
Licking County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



MOSSY OAK PROPERTIES
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Newark, OH / Licking County

SUMMARY

Address

Fallsburg Rd 6529 Fallsburg Road

City, State Zip

Newark, OH 43055

County

Licking County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

40.1379 / -82.3296

Dwelling Square Feet

4,636

Bedrooms / Bathrooms

6 / 4

Acreage

156.44

Price

\$4,375,000



PROPERTY DESCRIPTION

Incredible opportunity Located in Licking County, Ohio. This 156.44-acre property features a private lodge and a fully developed game preserve. The property consists of two parcels totaling 156.44 acres and is currently operated as a high-fenced hunting preserve, featuring nearly five miles of well-maintained perimeter fencing and gated access throughout. The land includes a balanced mix of open pasture and wooded acreage, ranging from mature timber to thicker brushy cover, providing excellent habitat diversity. Water is plentiful, with two stocked ponds and a small stream running through the property. An established internal trail system provides great access throughout the property. The topography is level to gently rolling, and the paved driveway leads directly to the lodge through a secure, professionally built entrance gate.

The main lodge is a fully furnished 4,636+ square foot log cabin designed to accommodate large groups comfortably. It offers six bedrooms, four bathrooms, an office area, a large mudroom, and a spacious living room featuring a stone gas fireplace and hardwood floors. The kitchen is open to the dining area and includes stainless steel appliances, hickory cabinetry, a breakfast island, and tile flooring. A loft-level game room includes a pool table and a full-size arcade game. The full basement provides additional bedrooms, a large storage area, a laundry space, and a full bathroom. The lodge is serviced by natural gas heat, central air conditioning, a private well, and a septic system, with multiple covered porches and decks that extend the living space outdoors.

Additional improvements include a 30' x 64' pole barn with heat, water, a full bathroom, and living quarters, along with three additional pole barns and a three-sided storage barn. A 500± square foot guest cabin is located near the main pond, and a separate 1,396 square foot brick ranch home provides additional lodging or owner occupancy and is currently rented.

The property supports established trophy genetics across multiple species, including Rocky Mountain Elk, Fallow Deer, Sika Deer, Whitetail Deer, Buffalo, Axis Deer, and Red Stag. Beyond hunting operations, the property offers multiple potential income streams, including short-term lodging, fishing, weddings, photography, guided tours, ATV or horseback riding, and recreational experiences. Any mineral rights owned by the seller will transfer to the buyer. Annual property taxes are approximately \$16,546.40. All buyers must be pre-qualified before scheduling showings.

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Locator Map



Locator Map



Satellite Map



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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