

McDonald Rd - 36 acres  
18644 McDonald Rd  
Frazeyburg, OH 43822

**\$439,900**  
36.600± Acres  
Licking County





**McDonald Rd - 36 acres**  
**Fazeysburg, OH / Licking County**

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**SUMMARY**

**Address**

18644 McDonald Rd

**City, State Zip**

Fazeysburg, OH 43822

**County**

Licking County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

40.19608 / -82.21194

**Dwelling Square Feet**

1296

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

36.600

**Price**

\$439,900

**Property Website**

<https://www.mossyoakproperties.com/property/mcdonald-rd-36-acres-licking-ohio/85372/>



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**PROPERTY DESCRIPTION**

36.6 acres for sale in Licking County, Ohio. Don't miss this great opportunity to purchase a well-maintained home with a very private setting! Located off a quiet country road but not far from Newark, Ohio, and State Route 16. This property is very beautiful with a garden area and several tall pines lining the gated driveway. Incredible place to call home and enjoy the wildlife and peace, and quiet! Additional 34 x 68 pole barn with pellet stove, electric, water, and 100 amp electric service. Three large overhead doors and one man door. Covered carport area makes for a great shaded location for enjoying this property!

Property features include:

- One parcel
- Mostly wooded acreage
- Mix of oak, maple, hickory, cherry & pine
- Good mix of younger and mature timber
- Partial select cut completed on a portion of the property
- Good trail system
- Seller states excellent hunting for deer, turkey, and small game
- Elevated box blind and deer feeder
- A small stream flows through the property
- Fruit trees planted ( Pear & Apple )
- Elevation ranges from 880 to 1040 feet
- GPS coordinates are 40.19608, -82.21194

Home features include:

- 1296 SF ranch modular home
- 3 bedrooms and 2 full baths
- Open kitchen to the living room
- Kitchen appliances stay ( new in 2017 )
- Large living room
- Laundry room (washer/dryer stay )
- Block foundation with crawl space
- Drilled water well, septic tank, and leech field
- Electric furnace and central air, & Pellet stove
- Electric 40-gal water heater
- Propane whole-house generator

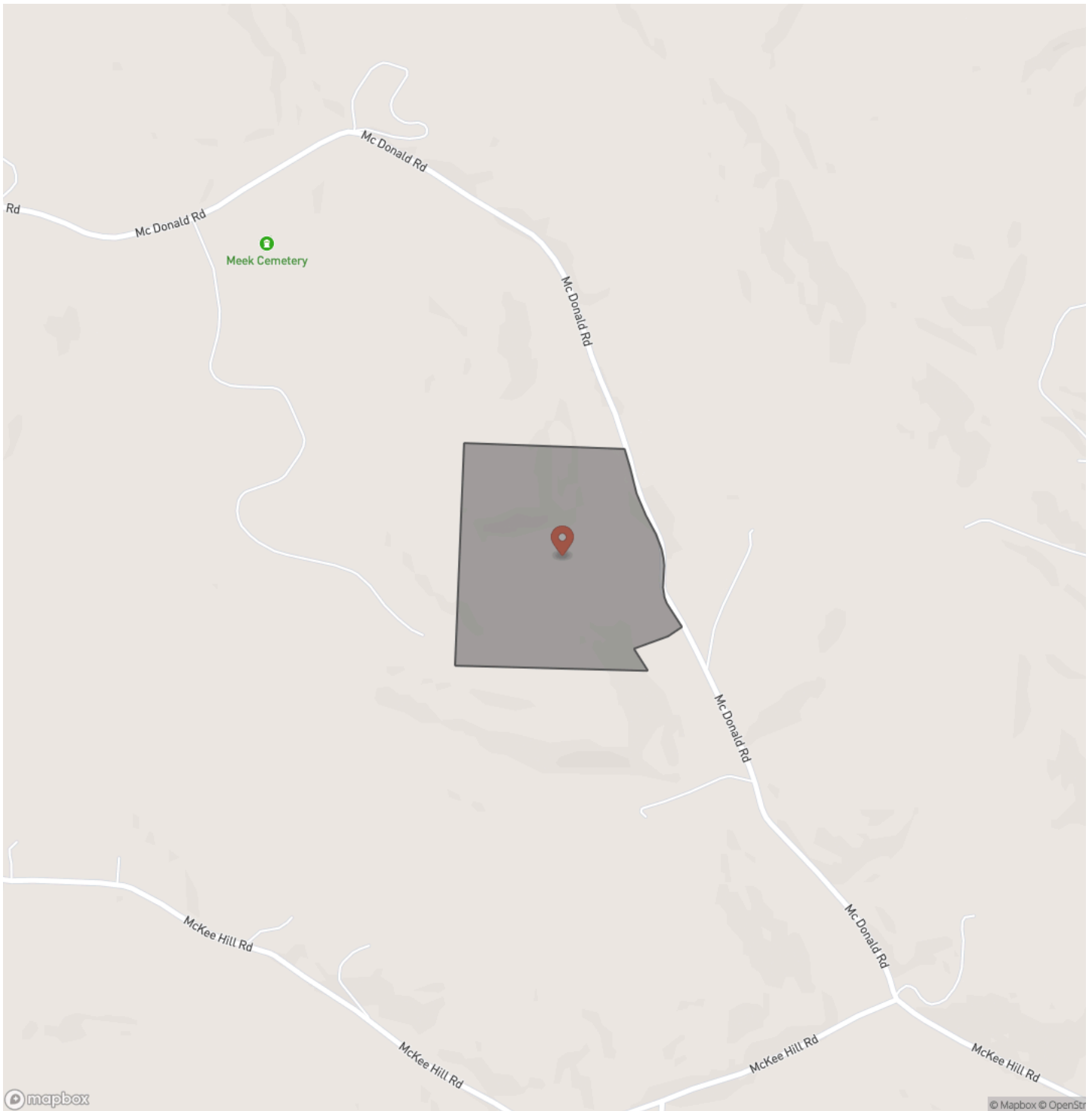
Any mineral rights owned by the seller are to be transferred to the buyer, and annual taxes are \$2943.04.

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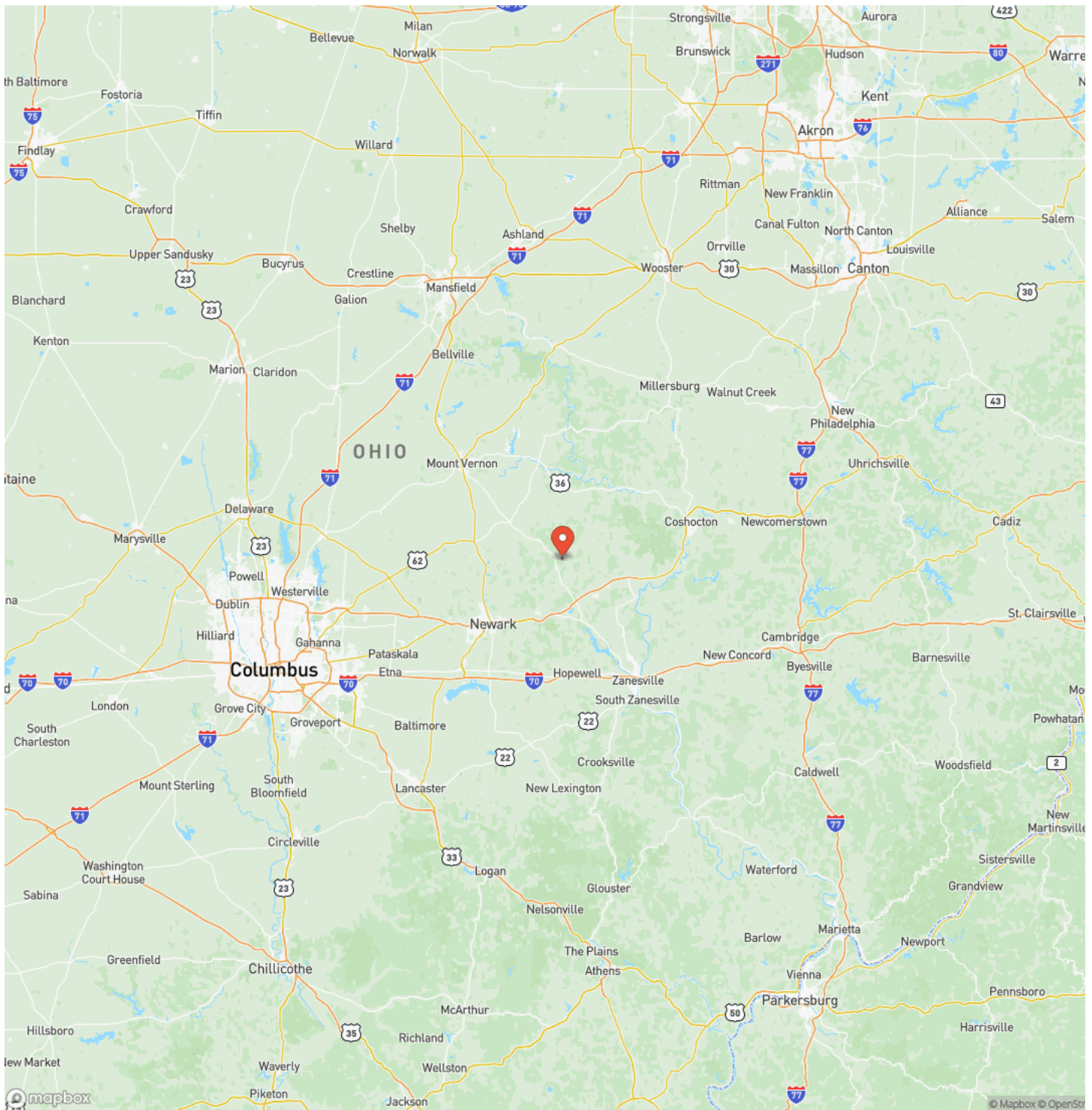




## Locator Map



## Locator Map





## Satellite Map



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## 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/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**



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## **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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