

Techniglas Rd - 104 acres - Licking County
11187 Techniglas Road
Saint Louisville, OH 43071

\$950,900
104.840± Acres
Licking County

PROPERTY LINES ARE APPROXIMATE



Techniglas Rd - 104 acres - Licking County
Saint Louisville, OH / Licking County

SUMMARY

Address

11187 Techniglas Road

City, State Zip

Saint Louisville, OH 43071

County

Licking County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

40.162027 / -82.331991

Acreage

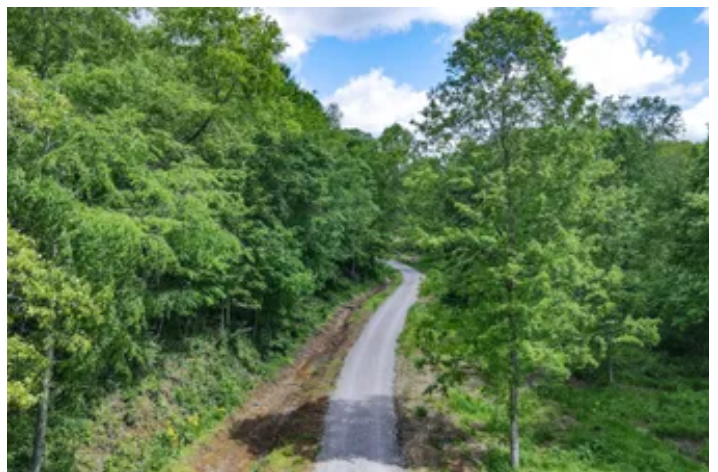
104.840

Price

\$950,900

Property Website

<https://www.mossyoakproperties.com/property/techniglas-rd-104-acres-licking-county-licking-ohio/82249/>



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PROPERTY DESCRIPTION

104.83 Acres for sale in Licking County, Ohio. Lucky for the next buyer, the current owner's plans have changed! A lot of the hard work has been completed on this property! If you're looking for a private location to build your dream home or shop, look no further! The build site is over 1800 feet off Techniglas Road for peace and quiet! As well as an incredible place to build, this is also a very good hunting and recreational tract. The elevated hunting blinds are set, and several clearings for you to plant your fall food plots!

Property features include:

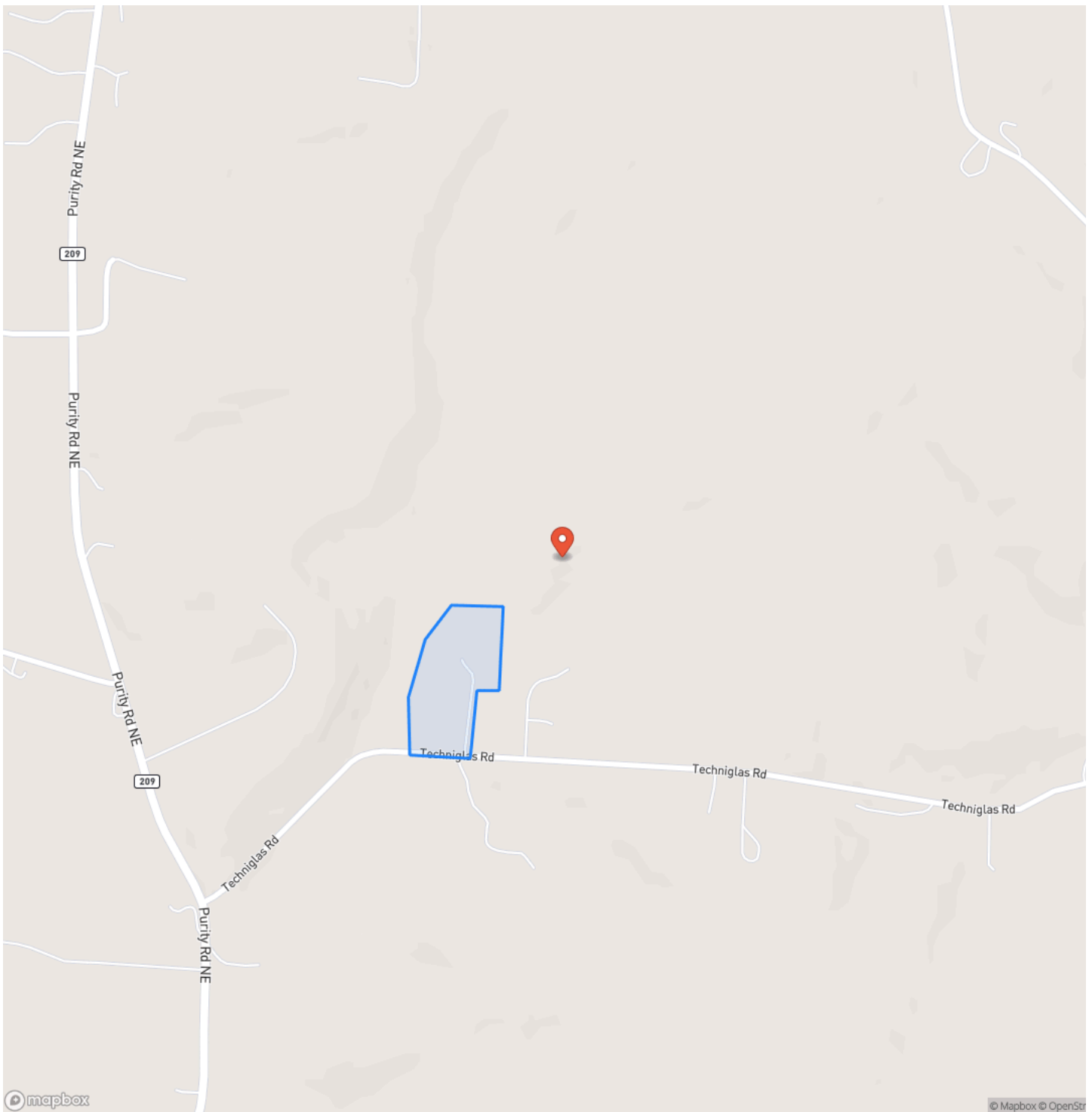
- 104.83 total acres
- New survey completed
- Mostly wooded tract
- The majority of trees are pine and spruce trees of various heights
- Great trail system throughout the property
- Excellent hunting for deer, turkey, and small game
- Trophy buck potential
- A small stream flows through the property
- Large area for future pond site
- Multiple springs on the property
- Several elevated box blinds on the property
- Incredible secluded building site ready for your new home
- Approximately 1800 feet of gravel driveway developed for larger vehicles and equipment
- Electric service ran to the build site with a temporary service installed
- 3 3-phase electric is being installed currently
- The Licking County Health Department approves well and septic permits
- GPS Coordinates are 40.16204, -81.33195

Any mineral rights owned by the seller are transferable, and the annual taxes are approximately \$ 6,862.04.

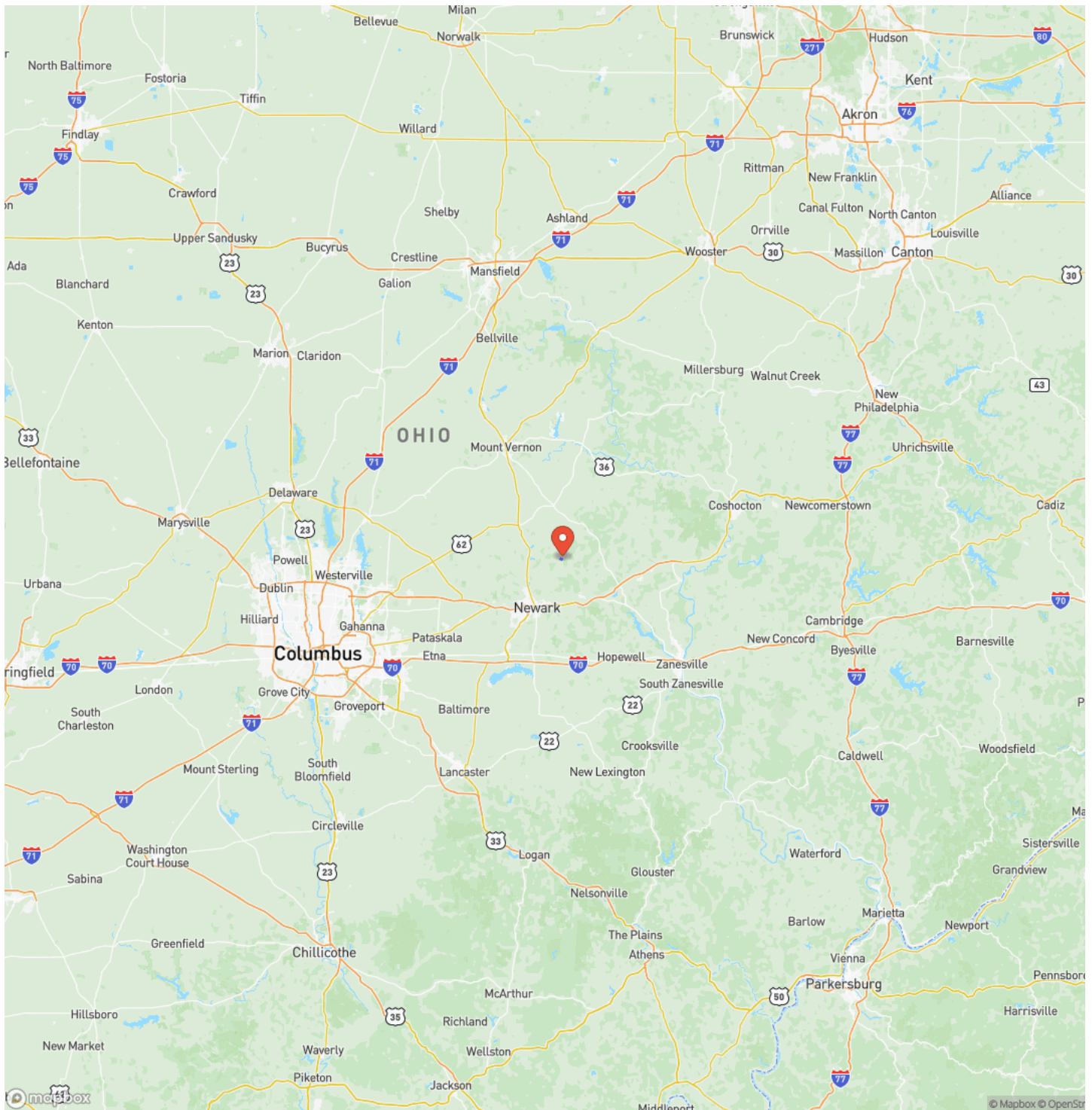
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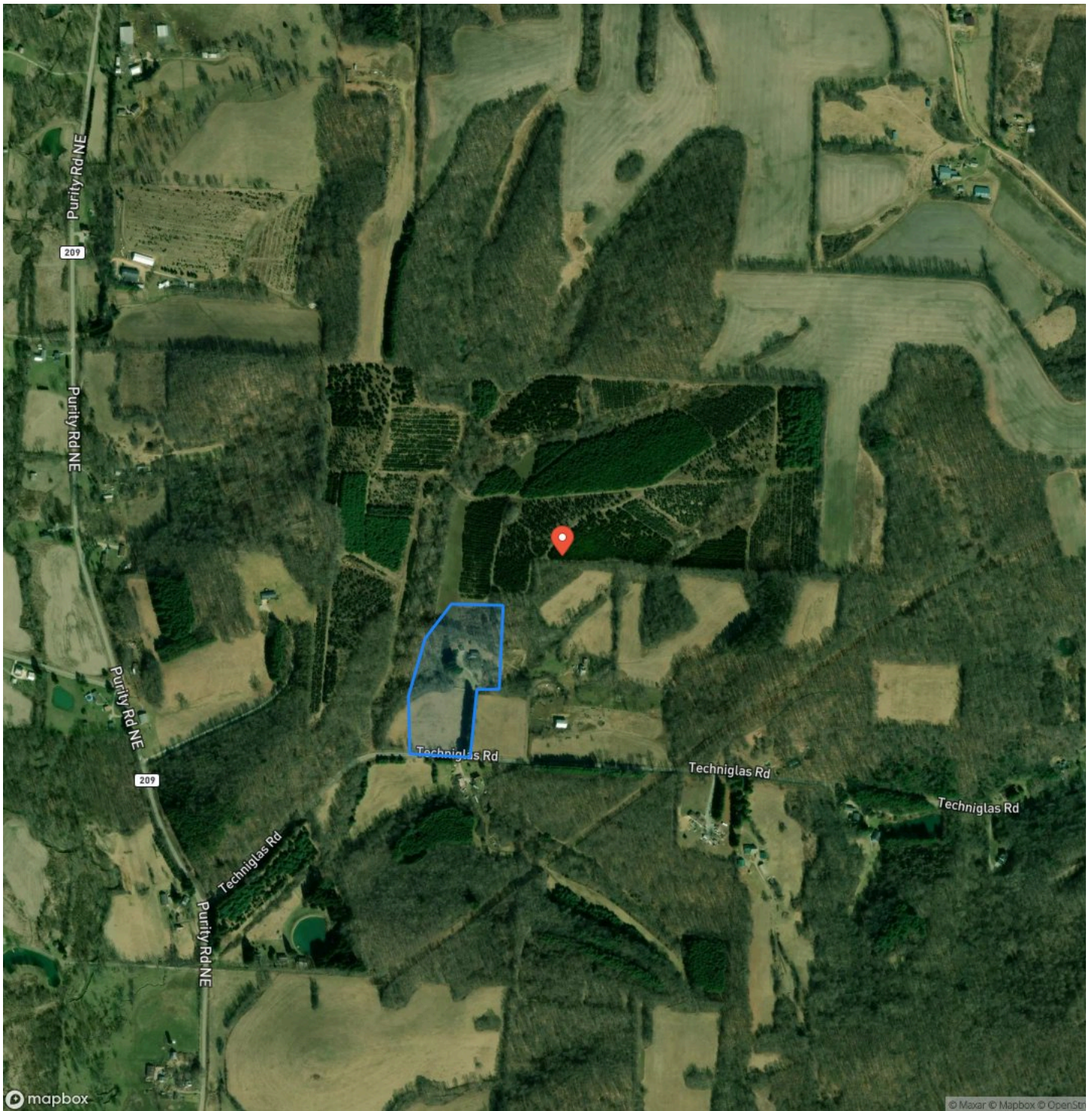
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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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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