

**Mount Hope Rd - 61 acres - Licking County**  
10188 Mt Hope Rd  
Thornville, OH 43076

**\$674,900**  
61.032 +/- acres  
Licking County





## Mount Hope Rd - 61 acres - Licking County Thornville, OH / Licking County

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### **SUMMARY**

**Address**

10188 Mt Hope Rd

**City, State Zip**

Thornville, OH 43076

**County**

Licking County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

39.9453 / -82.3183

**Taxes (Annually)**

5494

**Dwelling Square Feet**

1560

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

61.032

**Price**

\$674,900

**Property Website**

<https://ohiolandforsale.com/property/mount-hope-rd-61-acres-licking-county-licking-ohio/27124/>



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### **PROPERTY DESCRIPTION**

61.023 acres for sale in Licking County, Ohio. RARE FIND WITH LOADS OF POTENTIAL!! At the end of this 1594+ feet long driveway is a secluded home on 61+ acres in Licking County! Located close to I-70 and Newark Ohio and less then 1 hour from Columbus airport. Looking for peace and quiet look no further! Very private setting for this nice home. Some updating needs completed. There is a 3-car detached garage with electric and water. 30 x 40 pole barn also included.

Property features include:

- 61.023 total acres
- 18+/- acres of tillable ground (Soybeans in 2021)
- Remaining acreage is wooded
- Mix of pines and hardwoods
- Select timber harvest completed within last 5 years
- Building site
- Small stream through property
- Excellent hunting tract
- Established food plot
- Elevated box blind
- Trophy deer history
- Apple trees
- GPS coordinates are 39.9453, -82.3183

Home features include:

- Home built in 1996
- 3-bedroom ranch home
- 2 full bathrooms
- Large open kitchen with cherry cabinets
- Dining room
- Sunroom
- Full basement with walk out
- 2nd full kitchen in basement
- Lots of storage
- Electric water heater
- Propane gas furnace
- New metal roof

Some open ground for pasture and raising livestock. Tillable ground will provide small amount of income from yearly lease. Home is currently being rented so 24-hour notice needed for any showings. Any mineral rights owned by seller to transfer, and annual taxes are approximately \$5494.08. More acreage is available for purchase! Call today before this one is sold! 394.99 TOTAL ACRES AVAILABLE TO PURCHASE AS PACKAGE FOR \$5,189,900!

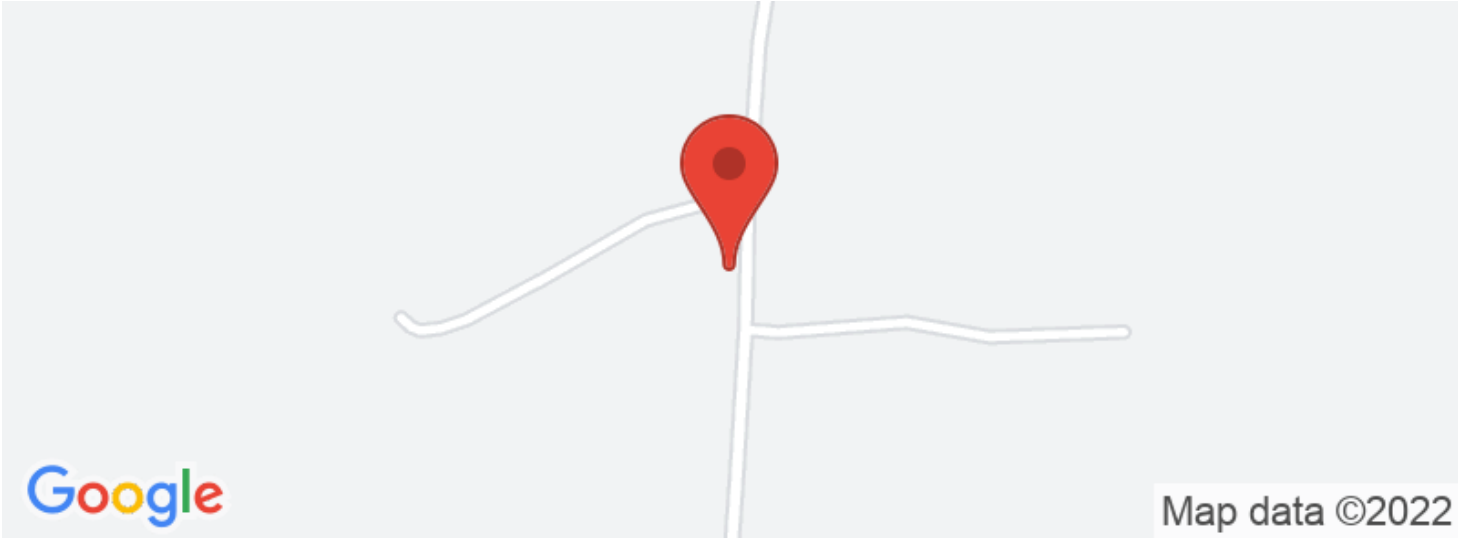


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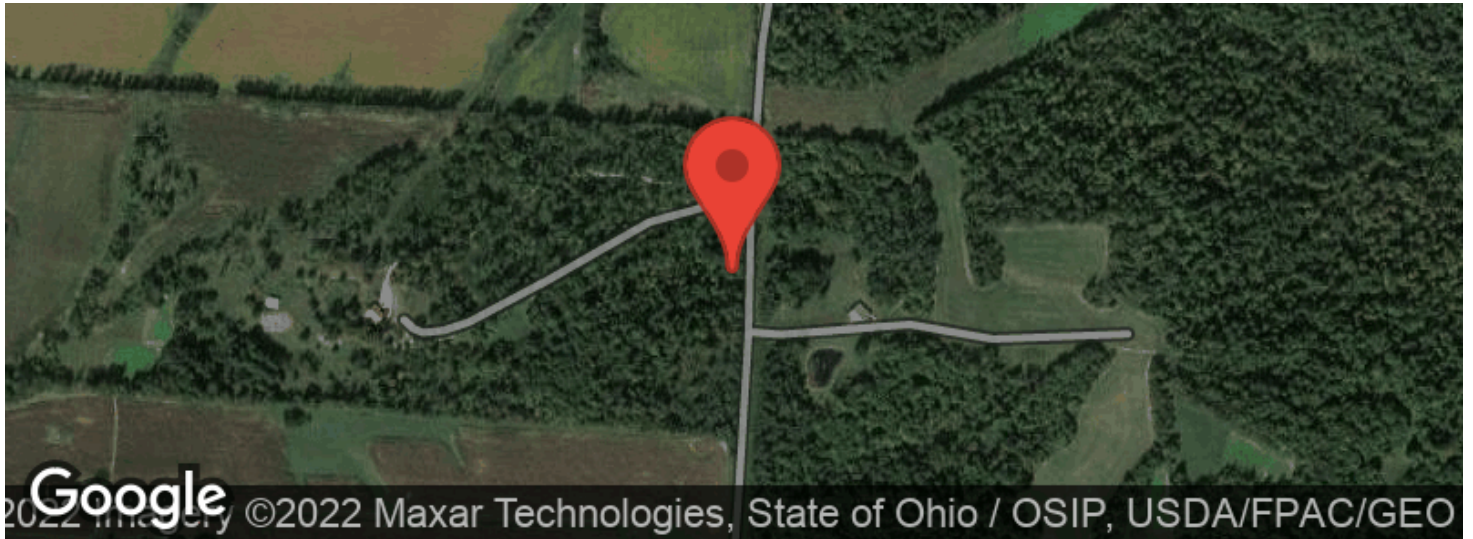


# Locator Maps





## Aerial Maps





Mount Hope Rd - 61 acres - Licking County  
Thornville, OH / Licking County

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**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

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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, but 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 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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**Mossy Oak Properties Bauer Real Estate**  
**PO BOX 896**  
**Pickerington, OH 43147**  
**(614) 949-6764**  
**OhioLandForSale.com**

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