Ridgely Tract Rd - 39 acres - Licking County 3734 Ridgely Tract Rd Heath, OH 43056

\$349,900.00 39.820 +/- acres Licking County









Page 1

MORE INFO ONLINE:

Ridgely Tract Rd - 39 acres - Licking County Heath, OH / Licking County

SUMMARY

Address 3734 Ridgely Tract Rd

City, State Zip Heath, OH 43056

County Licking County

Type Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude 39.9867 / -82.4683

Acreage 39.820

Price \$349,900.00

Property Website

https://ohiolandforsale.com/property/ridgelytract-rd-39-acres-licking-county-licking-ohio/8423









MORE INFO ONLINE:

OhioLandForSale.com

Page 2

PROPERTY DESCRIPTION

39 acres of land for sale in Licking County, Ohio. Located in a very desirable location and in a very difficult area to find anything for sale in. This property comes with a 3 bedroom, 1 bath ranch home built in 1976 but has been vacant since 1996. Has full basement and attached garage. Home is in need of major repair. Old barn and workshop on property as well. Very nice large level yard with huge maple trees for shade.

Property features include:

- 33+/- acres of tillable ground
- Currently in corn and pasture
- Some fencing
- 5+/- acres of woods
- Hunting for deer and small game
- 575+/- feet of frontage on the Licking River
- Fishing opportunities for bass, catfish and panfish
- Kayaking and swimming on the river
- 1415+/- feet of road frontage
- Level to rolling topography
- Gas line through property
- Electric on property
- Located off good paved road
- Minutes from Heath Ohio
- GPS coordinates are 39.9865, -82.4684

Call today before this property is sold! Any mineral rights owned by seller to transfer and annual taxes are approximately \$2611.94.





MORE INFO ONLINE:

Ridgely Tract Rd - 39 acres - Licking County Heath, OH / Licking County

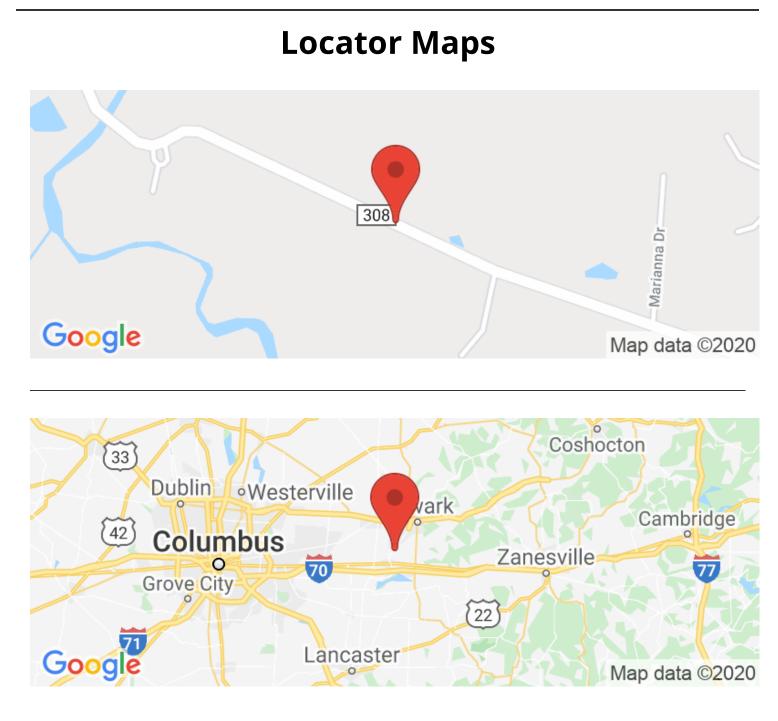






MORE INFO ONLINE:

Ridgely Tract Rd - 39 acres - Licking County Heath, OH / Licking County





MORE INFO ONLINE:

OhioLandForSale.com

Page 5

Aerial Maps







Page 6

MORE INFO ONLINE:

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

<u>NOTES</u>





MORE INFO ONLINE:

NOTES



Page 8

MORE INFO ONLINE:

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.



Page 9

MORE INFO ONLINE:

Mossy Oak Properties Bauer Real Estate PO BOX 896 Pickerington, OH 43147 (614) 949-6764 OhioLandForSale.com





MORE INFO ONLINE: