

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

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



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

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### **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/ridgely-tract-rd-39-acres-licking-county-licking-ohio/8423>



## **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.



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## Locator Maps





## Aerial Maps



Ridgely Tract Rd - 39 acres - Licking County  
Heath, 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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