

National Rd - 23 acres
14687 National Road
Thornville, OH 43076

\$669,900
23.74± Acres
Licking County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

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National Rd - 23 acres
Thornville, OH / Licking County

SUMMARY

Address

14687 National Road

City, State Zip

Thornville, OH 43076

County

Licking County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.9505 / -82.2728

Dwelling Square Feet

1,800

Bedrooms / Bathrooms

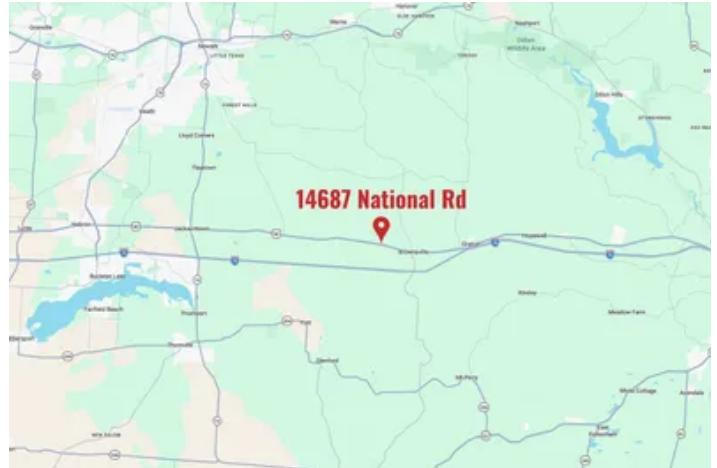
3 / 1.5

Acreage

23.74

Price

\$669,900



National Rd - 23 acres Thornville, OH / Licking County

PROPERTY DESCRIPTION

23.74 acres, ranch home, and shop for sale in Licking County, Ohio. Don't miss out on this solid ranch home in the West Muskingum School District with acreage! Home is in move in condition with many updates already completed! Paved driveway all the way to the house from National Road. Separate gravel driveway to the large pole barn shop with electric, water and concrete floor. The pole barn was built in 1995. If you're looking for a great place to raise a family, this could be the one you have been looking for!

Property features include:

- 23.74 total acres
- 2 parcels
- Mostly wooded acreage
- Mix of pine and hardwoods
- Should be good hunting for deer, turkey, and small game
- Small pond
- 946 +/- feet of road frontage
- Level to rolling topography
- GPS Coordinates are 39.9505, -82.2728

Home features include:

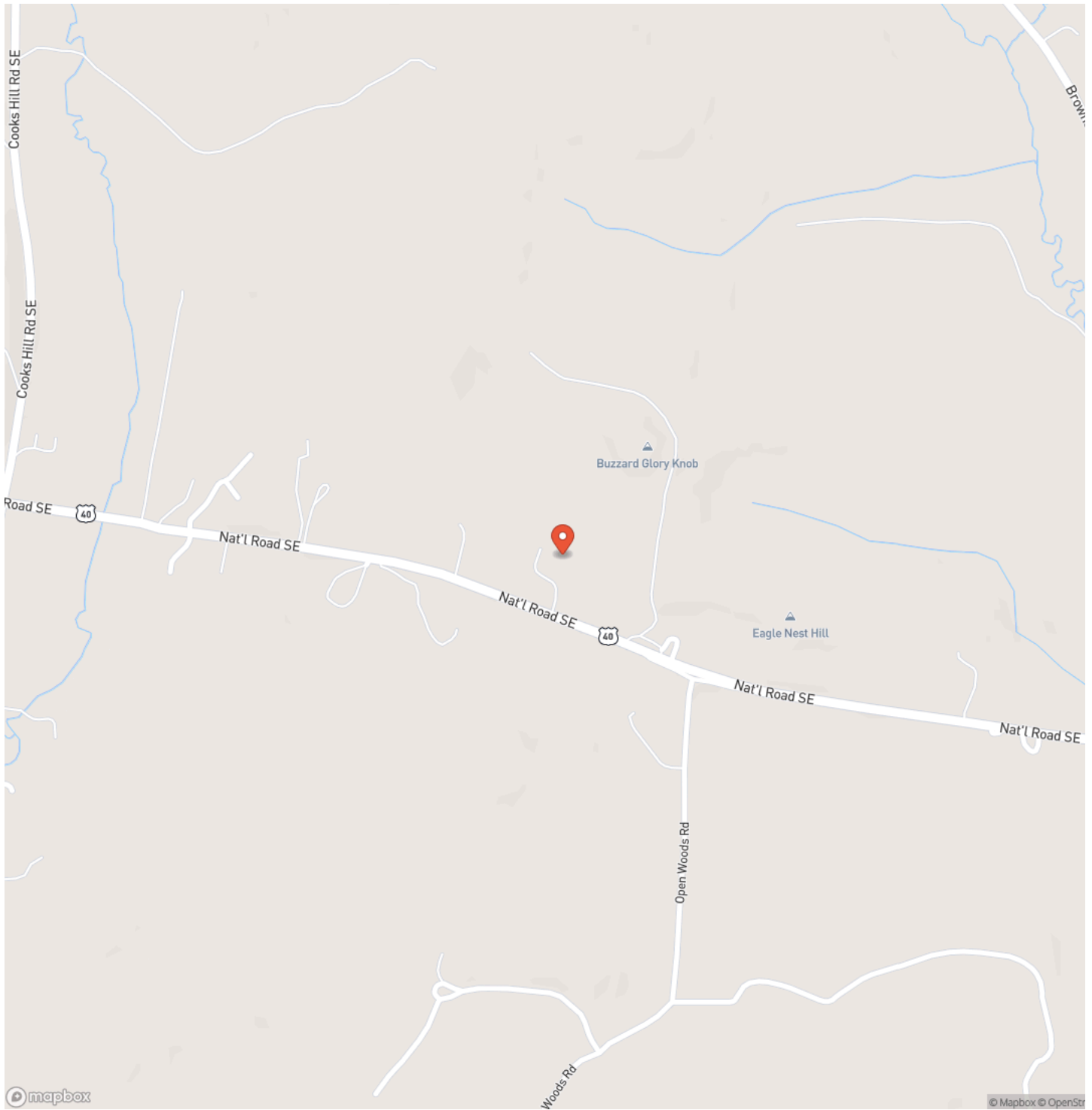
- 1800 sf ranch home
- Home built in 1958
- 3 bedrooms
- Very large master bedroom
- 1.5 bathrooms
- Updated kitchen with Corian countertops & oak cabinets
- Newer stainless steel range, dishwasher, microwave, and refrigerator to stay
- Living room with stone fireplace and beautiful hardwood floors
- Large family room with brick fireplace and oversized sliding doors
- 2+ car attached garage
- Full walk-out basement
- Partially finished
- Propane furnace and central air
- Drilled water well and septic system
- Large patio and a small covered porch
- Newer shingled roof and vinyl siding

Quick access to I-70 and an easy commute to Columbus, Ohio, and John Glenn Airport. Any mineral rights owned by the seller to transfer and annual taxes are \$4,120.94. West Muskingum LSD.

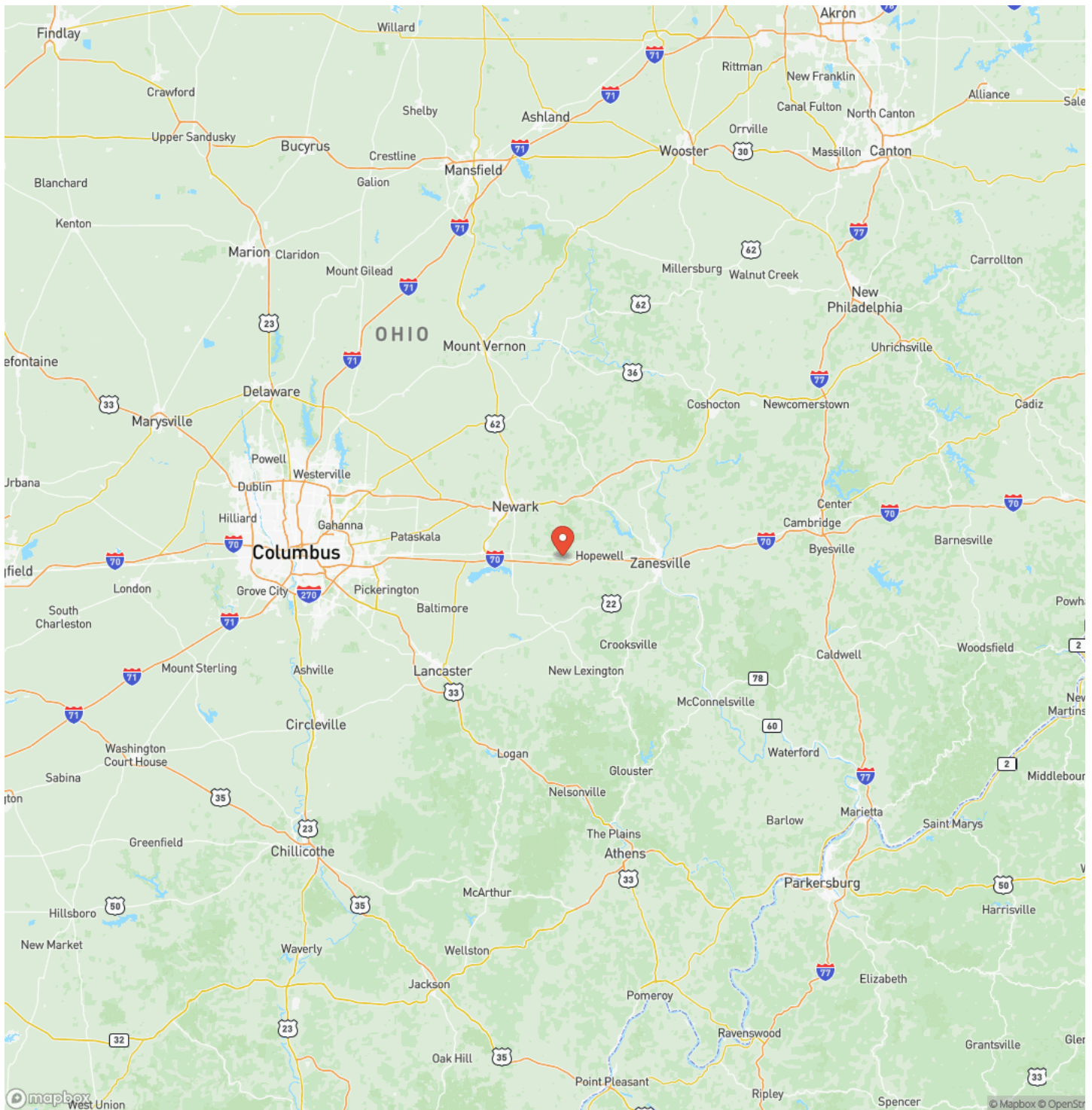
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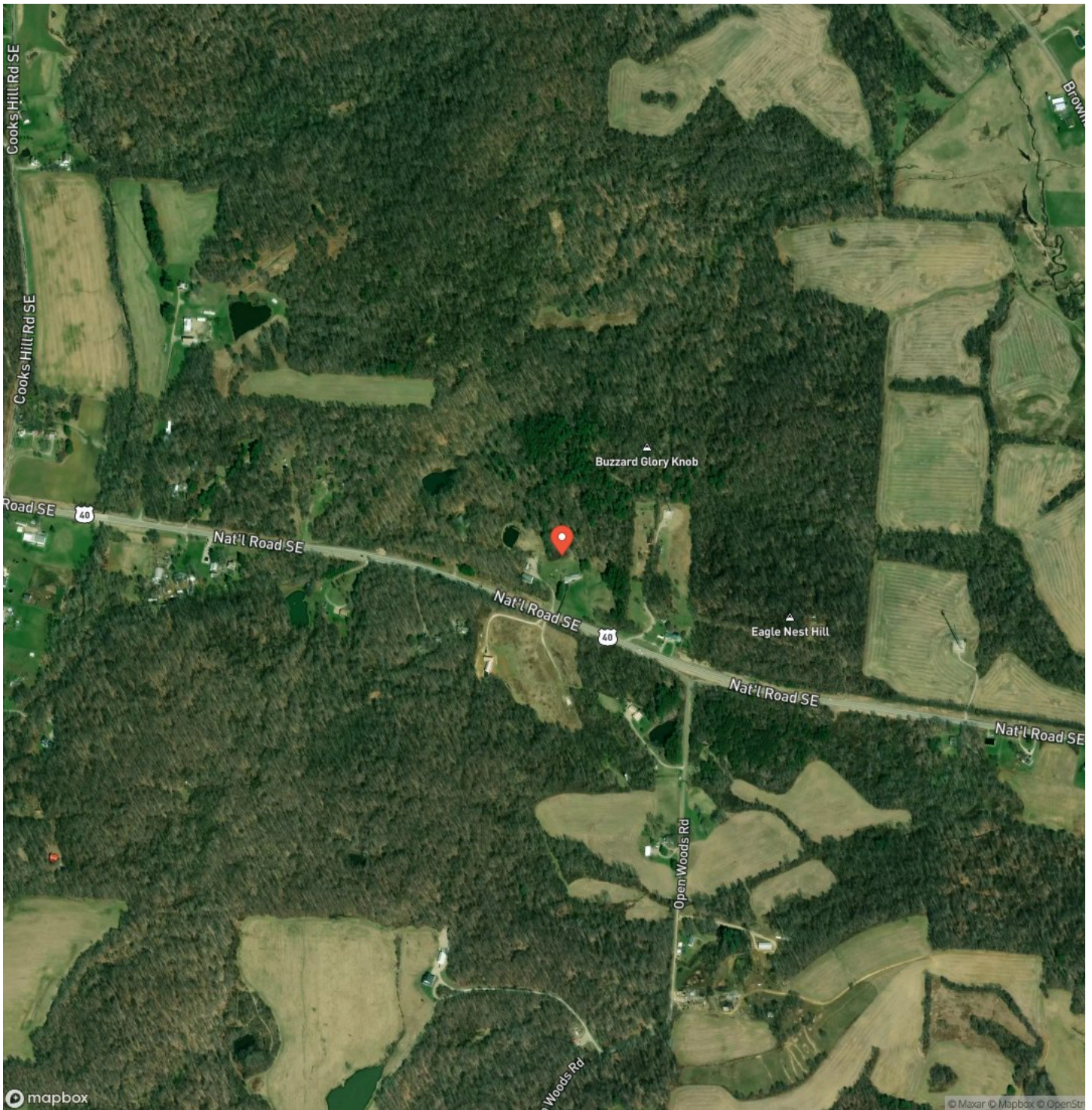
Locator Map



Locator Map



Satellite Map



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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