

Multi-Parcel Auction Licking County
10503 North St., Utica, Ohio.
Utica, OH 43080

73.900± Acres
Licking County



Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

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**Multi-Parcel Auction Licking County
Utica, OH / Licking County**

SUMMARY

Address

10503 North St., Utica, Ohio.

City, State Zip

Utica, OH 43080

County

Licking County

Type

Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

40.205 / -82.5188

Dwelling Square Feet

1602

Bedrooms / Bathrooms

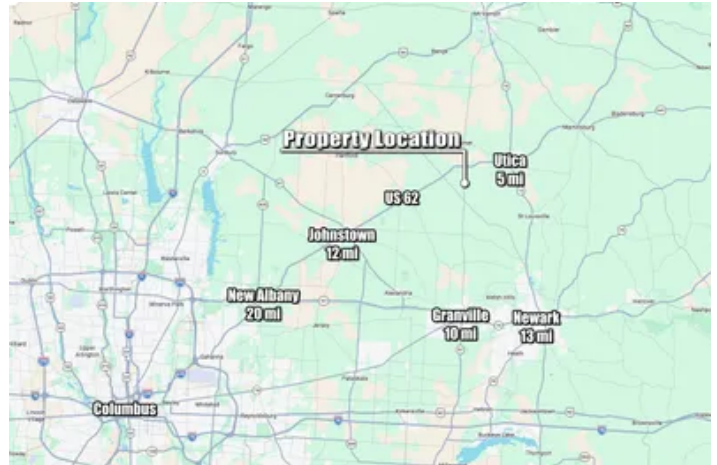
2 / 1

Acreage

73.900

Property Website

<https://www.mossoakproperties.com/property/multi-parcel-auction-licking-county-licking-ohio/111259/>



Parcel 1



Parcel 1

Multi-Parcel Auction Licking County Utica, OH / Licking County

PROPERTY DESCRIPTION

**Multi-Parcel Real Estate Auction
Licking County, Ohio
Selling Absolute to the highest bidder!**

10503 North St., Utica, Ohio. Selling to the highest bidder regardless of price! 73.9 acres being offered in 3 parcels, providing an excellent opportunity for farming, investment, and rural living. Located in northern Licking County, the property offers the privacy of the country while providing convenient access to Utica, Johnstown, New Albany, Newark, and Columbus.

Parcel 1 is 5 acres and features a 2BR, 1BA ranch home with a full basement. The main level includes a nice kitchen and dining area with a large bay window overlooking the property, a spacious living room, two bedrooms, and a full bathroom. An additional room with laundry hookups provides versatile bonus space. There is also a small enclosed rear porch. The home's full basement offers abundant storage and includes a full bathroom with a tiled walk-in shower. With its generous size, the basement provides excellent potential to be finished into additional living space. Constructed in 1960, the home features full concrete block exterior walls and has undergone numerous recent improvements, including a new roof, windows, furnace, hot water tank, stove, and propane tank. Propane heat and central air. Well & septic. A Generac whole-house backup propane generator is also included with the sale. Additional improvements include a 30' times 24' pole building and a historic hand-hewn log barn with a new metal roof. The property has a nice front and rear lawn along with plenty of land for hobby farming and/or livestock.

Parcel 2 is 63.972 acres of productive tillable land and is currently being farmed under a year-to-year share crop agreement, providing annual farm income. With quality tillable acreage and income-producing potential, this parcel offers an excellent opportunity for both agricultural use and long-term investment. Approximately 10 acres of woods are located in the southwest corner of the property, providing excellent hunting and recreational opportunities. Farmer has rights to this year's corn crop.

Parcel 3 is 5 acres and is ideal to build your new country home with plenty of land. Electric service is available along the road.

[Click Here For Link To Auditor Data](#)

The auction will begin closing on **July 25th at 1:00 PM EDT**. Bids may be placed online at any time or in person at the property on **July 25th EDT from 12:00 PM until the conclusion of the auction**. An open house will be held **July 17th EDT from 5:00 PM to 8:00 PM** and **July 25th EDT from 9:00 AM to 12:00 PM**. Additional showings by appointment. You may walk the property at your convenience and at your own risk. Please do not damage the planted corn.

Annual property taxes are approximately \$4,683.00 for all 3 parcels combined. AG Zoning (Agriculture). Burlington Township. Northridge Local Schools. Licking County Parcel: 006-010164-00.000.

Clear title and an owner's title insurance policy will be provided to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid (gavel price) to determine the final purchase price. Acceptance of the Auction Terms and Conditions is required prior to bidding.

Auctioneer

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Agent

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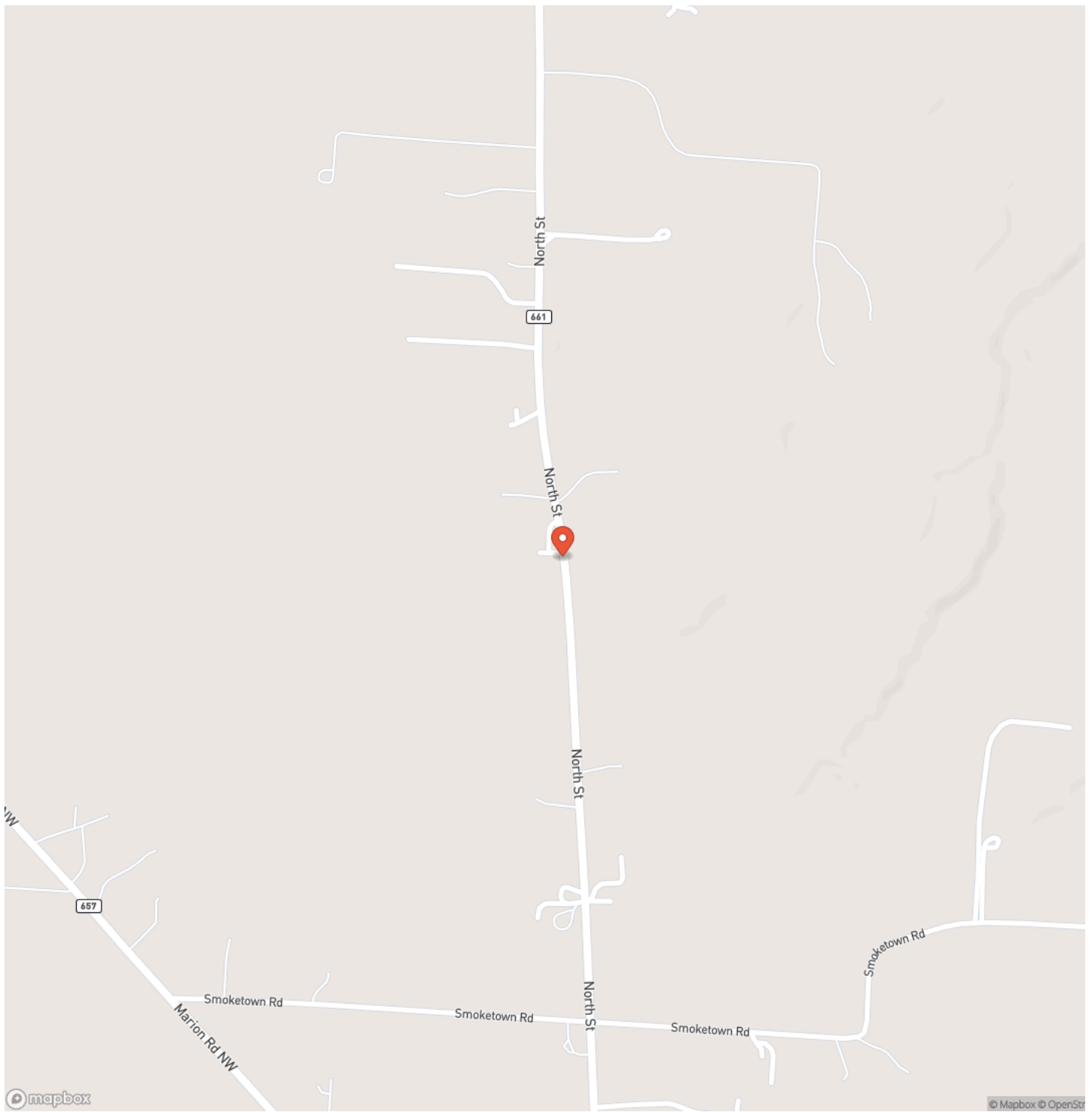
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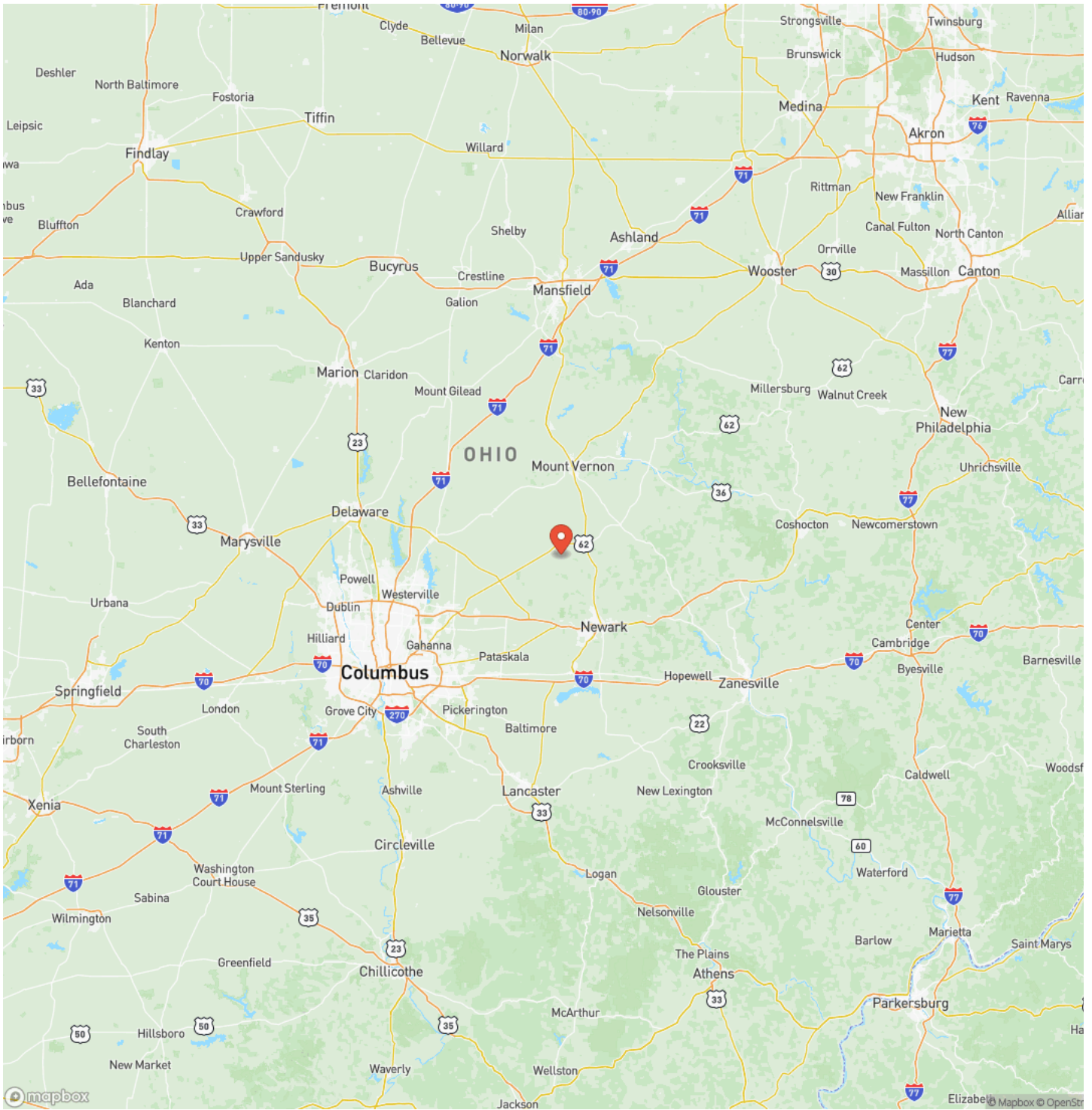
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Locator Map



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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