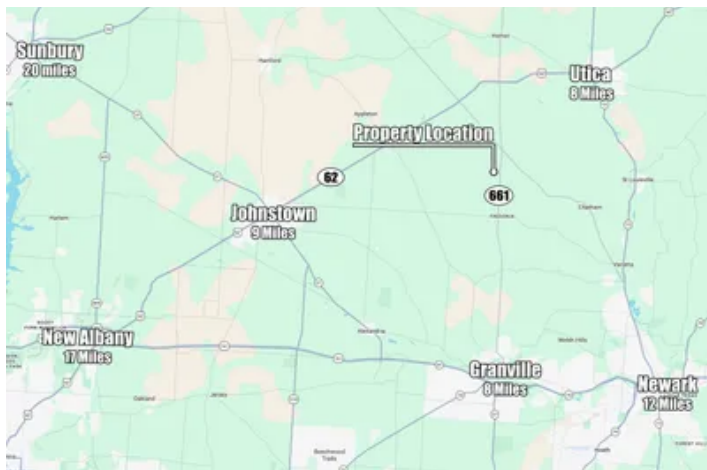
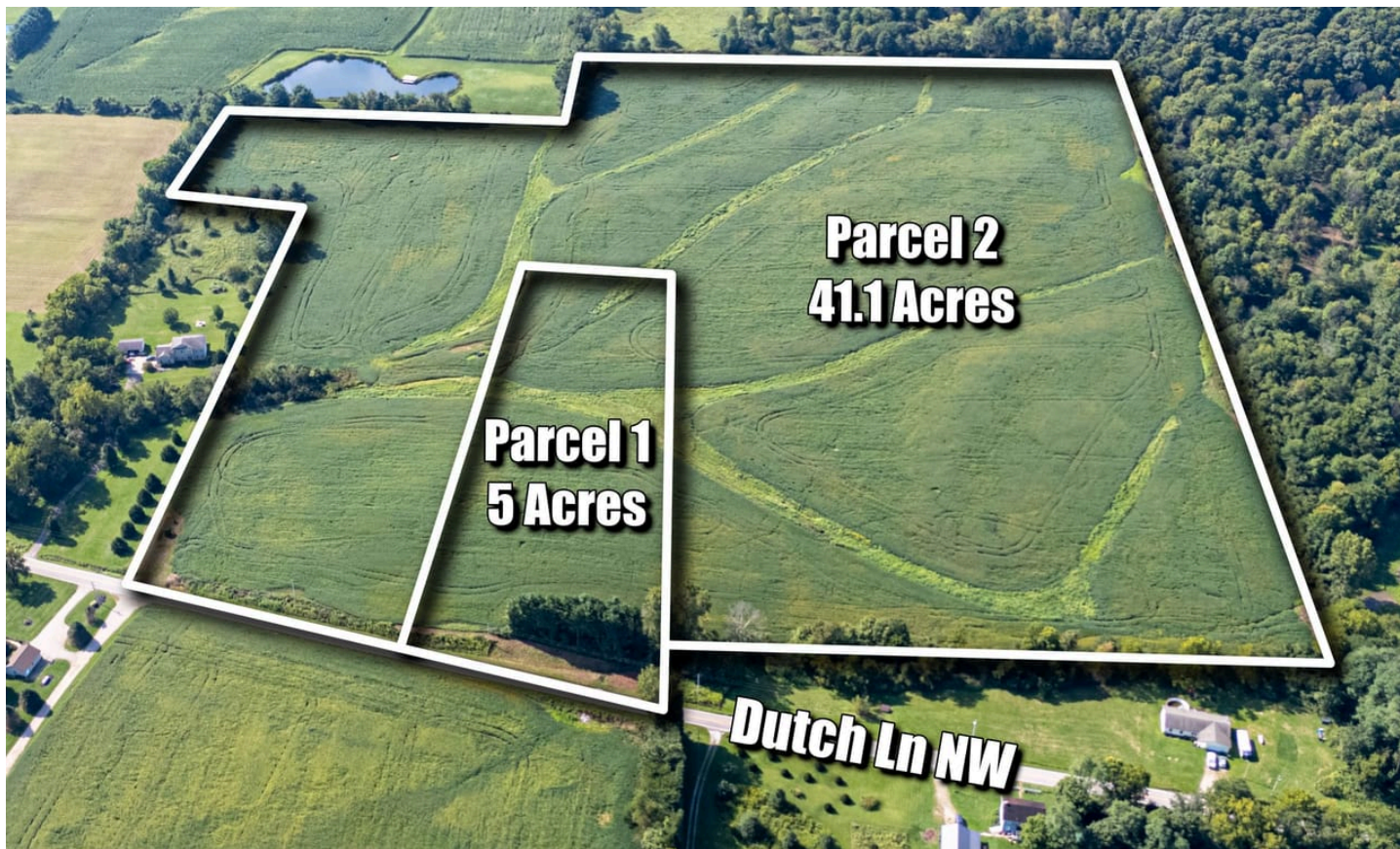


Multi-Parcel Land Auction 46 acres Licking County
Dutch Lane NW
Newark, OH 43055

46.11± 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

bbauer@mossyoakproperties.com | 614-949-6764

**Multi-Parcel Land Auction 46 acres Licking County
Newark, OH / Licking County**

SUMMARY

Address

Dutch Lane NW

City, State Zip

Newark, OH 43055

County

Licking County

Type

Farms, Undeveloped Land, Lot

Latitude / Longitude

40.177622 / -82.525809

Acreage

46.11

Property Website

www.mossyoakproperties.com



Multi-Parcel Land Auction 46 acres Licking County Newark, OH / Licking County

PROPERTY DESCRIPTION

Multi-Parcel Land Auction! 46.11 Acres Licking County, Ohio

Dutch Lane NW, Newark, Ohio 43055. Bidding is now open! Located in McKean Township in western Licking County, this 46.11 acre property is being offered in 2 parcels and provides an excellent opportunity for farm investment, rural living, or building your country home. The ground is mostly tillable row-crop land on productive Centerburg and Bennington soils and is currently enrolled in CAUV. Annual farming lease income to seller is \$6,300.00. Mineral rights convey with the sale, and annual oil/gas royalties range between \$300.00 and \$600.00.

Parcel 1 is 5 acres and offers an ideal building site in a quiet country setting in the North Fork Local School District. Ideal for your new home with room to spare.

Parcel 2 is 41 acres of mostly tillable cropland with level to gently rolling topography. Prime farmland on well-regarded central Ohio soils. An excellent farm investment or larger country property.

[Click Here For Directions](#)

[Click Here For Zoning Information \(Zoned AG\)](#)

The auction will begin closing on **November 7th at 12:00 PM EST**. Bids may be placed online at any time or in person at the property on **November 7th from 11:00 AM until the auction's conclusion**.

You may walk the property at your own risk and convenience.

Licking County Parcel: 046-154548-00.002 (46.11 deeded acres). McKean Township. Zoned AG, Agricultural District. Approximate annual property taxes on the entire property are \$1,012.78. North Fork Local School District.

Clear title and a title insurance policy will be issued to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid price (gavel price) to determine the final purchase price. Acceptance of auction terms is required prior to bidding. This auction has an undisclosed reserve price. If the highest bid meets or exceeds the reserve price, the highest bidder will execute the real estate purchase agreement.

Auctioneer

Brian Bauer

[614-949-6764](tel:614-949-6764)

bbauer@mossyoakproperties.com

Agent

Scott Bare

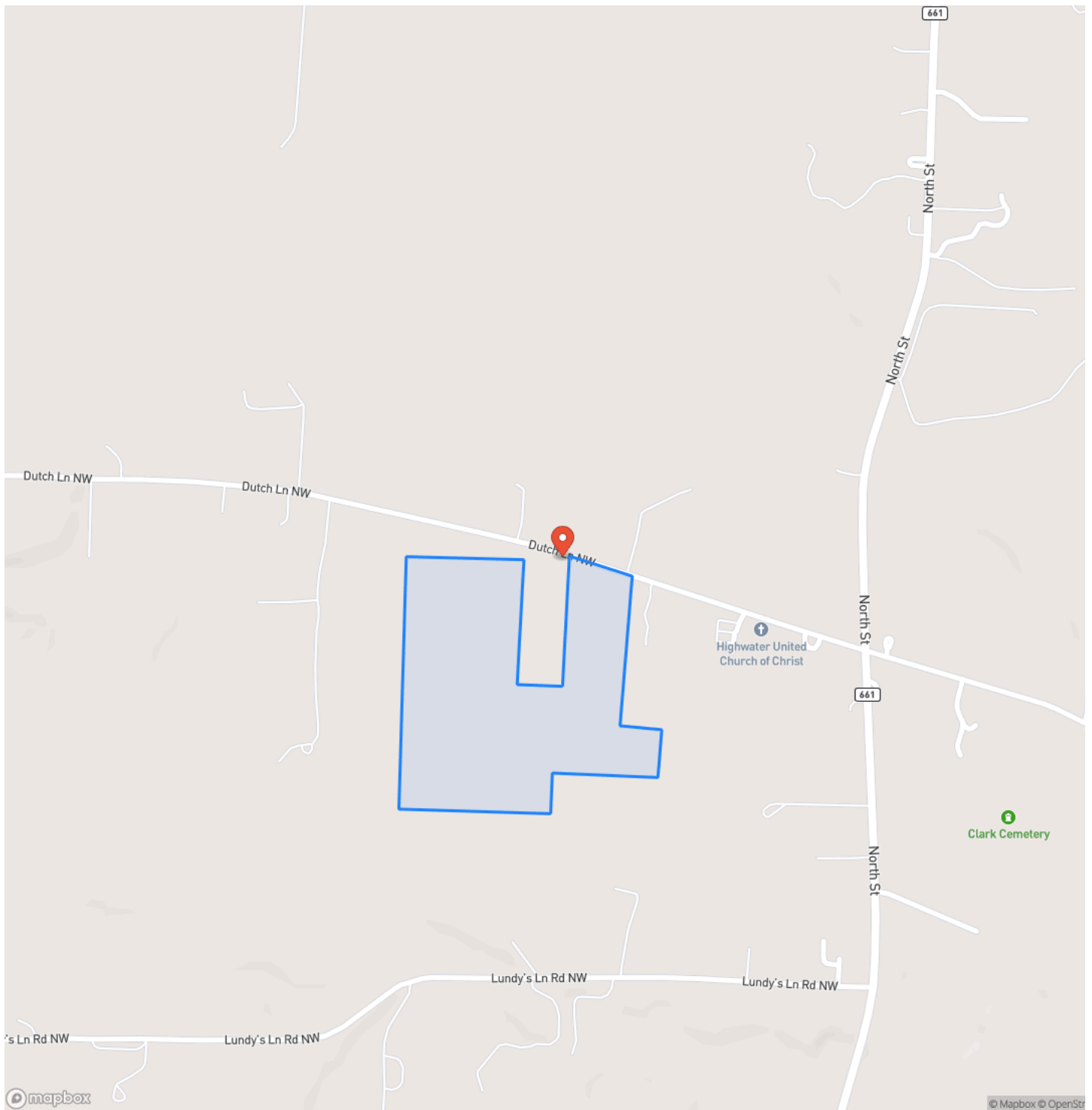
[740-404-8915](tel:740-404-8915)

sbare@mossyoakproperties.com

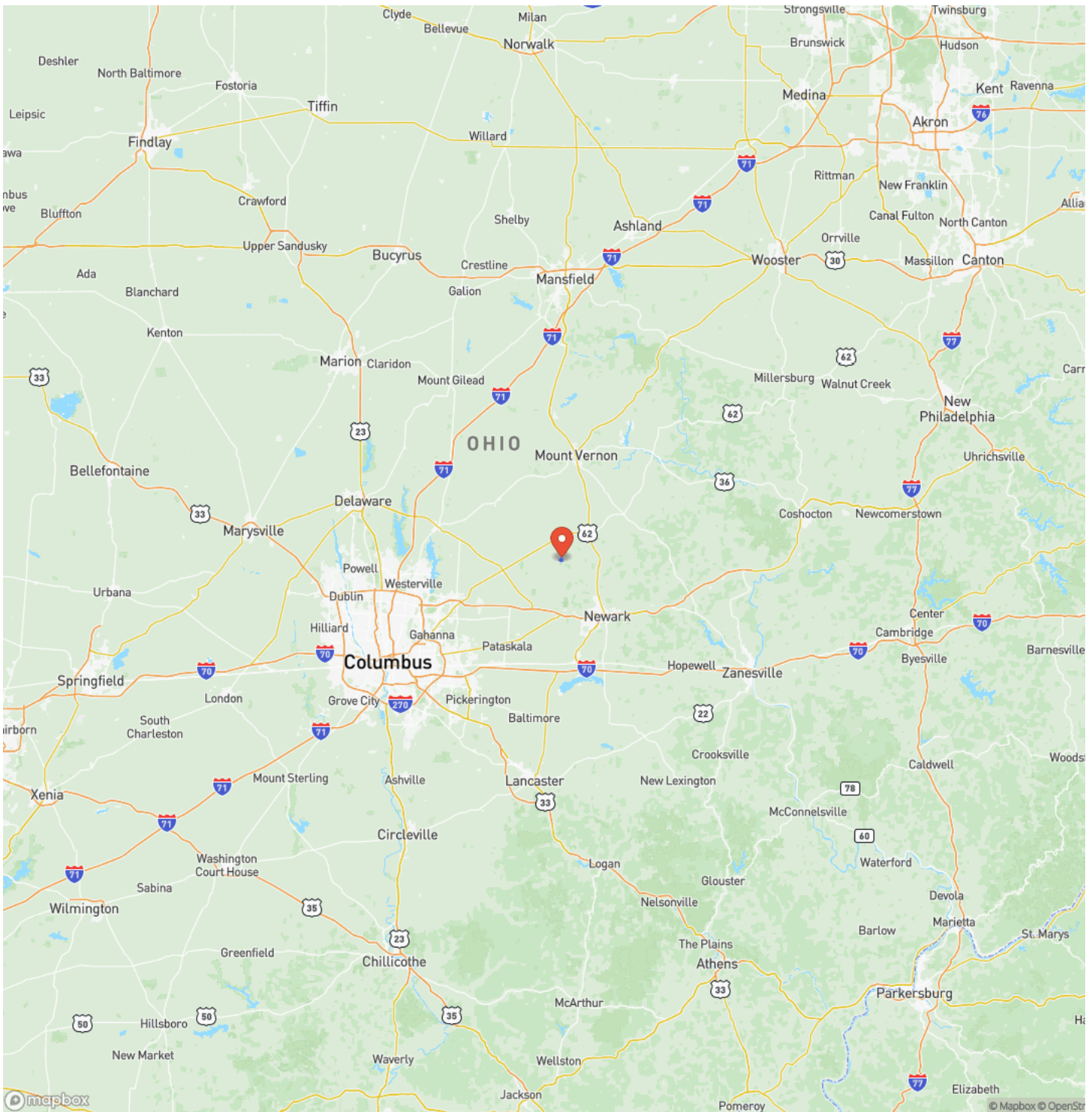
**Multi-Parcel Land Auction 46 acres Licking County
Newark, OH / Licking County**



Locator Map



Locator Map



Satellite Map



Multi-Parcel Land Auction 46 acres Licking County Newark, OH / Licking County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bauer

Mobile

(614) 949-6764

Email

bbauer@mossyoakproperties.com

Address

PO BOX 896

City / State / Zip

Pickerington, OH 43147

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

<https://www.mossyoakproperties.com/>

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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