Fallsburg Road - 154 acres
6529 Fallsburg Road
Newark, OH 43055

$3,500,000
154± Acres
Licking County







SUMMARY

Address
6529 Fallsburg Road

City, State Zip
Newark, OH 43055

County
Licking County

Type
Hunting Land, Recreational Land, Residential Property

Latitude / Longitude
40.132799 / -82.325563

Taxes (Annually)
$16,546.4

Dwelling Square Feet
4,636

Bedrooms / Bathrooms
6 / 4

Acreage
154

Price
$3,500,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

154+/- acres and a hunting lodge for sale in Licking County, Ohio. If you have ever dreamed of having your own high-fenced hunting preserve, don't miss out on this unique opportunity! Almost 5 miles of well-maintained fencing and gates. Incredible genetics with trophy animals of many species, including Rocky Mountain Elk, Fallow deer, Sika deer, Whitetail deer, Buffalo, Axis deer, and Red Stag! So many additional ways to create cash flow on this property, such as cabin rental, fishing, weddings, photography, ATV / horseback riding, and animal tours, etc.

Property features include:

- 154+/- total acres with 2 parcels
- Mix of woods and open pasture
- Some open mature woods and thick brushy areas
- 2 stocked ponds
- Small stream through property
- Incredible trail system
- Multiple elevated hunting blinds, feeders, and water stations
- Level to rolling topography
- Paved driveway to lodge with incredible gate at entrance
- GPS coordinates are 40.1379, -82.3296

Lodge features include:

- 4636 + square foot log cabin completely furnished
- Multiple covered porches and decks
- 6 bedrooms
- 4 bathrooms
- Office area and large mud room
- Large living room with stone gas fireplace and beautiful hardwood floors
- Kitchen open to dining room
- Breakfast Island, SS appliances, hickory cabinets & tile floor
- Loft game room area with pool table and a full-size video game
- Full basement with multiple bedrooms and large storage area
- Laundry area and full bathroom in basement
- Natural gas heat and central A/C, private water well and septic
- 30x64 pole barn with heat, water, full bath, and living quarters
- 3 additional pole barns and 1 3-sided barn for storage
- 1 500 +/- sf guest cabin next to the large pond

Any mineral rights the seller owns to transfer to buyer and annual taxes are approximately $16,546.40. All buyers must be pre-qualified before any showings.





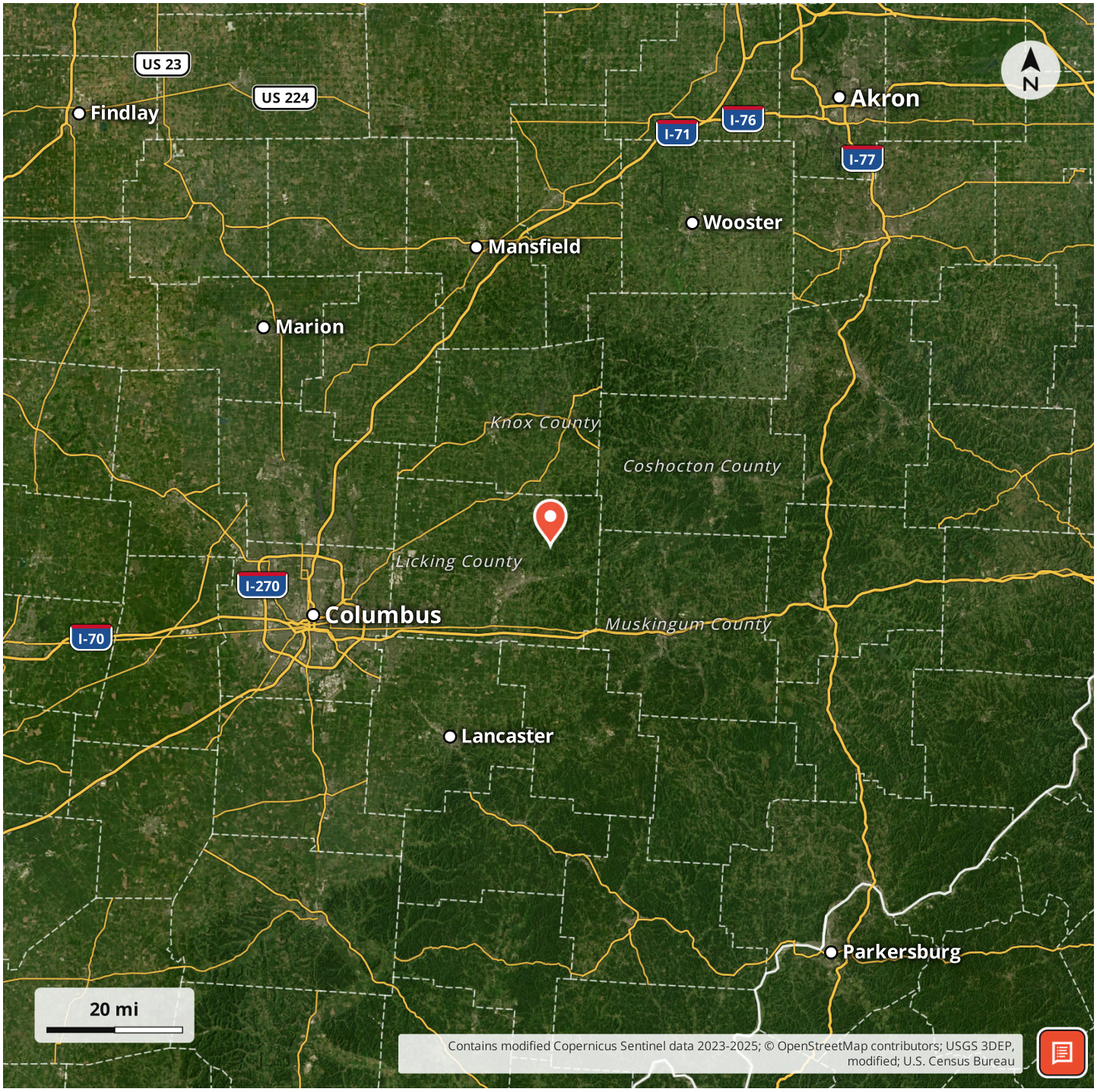



ROCKY
Lodge





Regional Map



Locator Map


N
Purity Rd NE
Maharg Rd
Co Hwy 209
Fallsburg Rd NE
Jobes Rd NE
Co Hwy 250
0.5 mi
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



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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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