



0 Mt. Hope Road
Thornville, Ohio 43076

For Sale

Land

Up to 338+ acres of rurally zoned land within Licking County available for sale. Homesteads and storage buildings exist on each respective portion of the property. One homestead is currently occupied and has a life estate, while the other is vacant currently and available to occupy and/or lease out. Mixture of quality tillable land along with scenic creeks and wooded ground across the site. Property is situated with approximately 148 acres lying west of Mt. Hope Road, and the remaining approximately 189 acres lying east of Mt. Hope Road, affording the possibility to split the parcels. Tillable land is currently farm leased on a seasonal basis.

| | |
|---------------------------|---------------------------------|
| Total Land: | Up to 338.845 ± acres available |
| Sale Price: | \$7,476,590.00 \$22,000/acre |
| Real Estate Taxes: | \$10,526.76 (2023 tax year) |

** Site could potentially split and be sold separately



Site Details

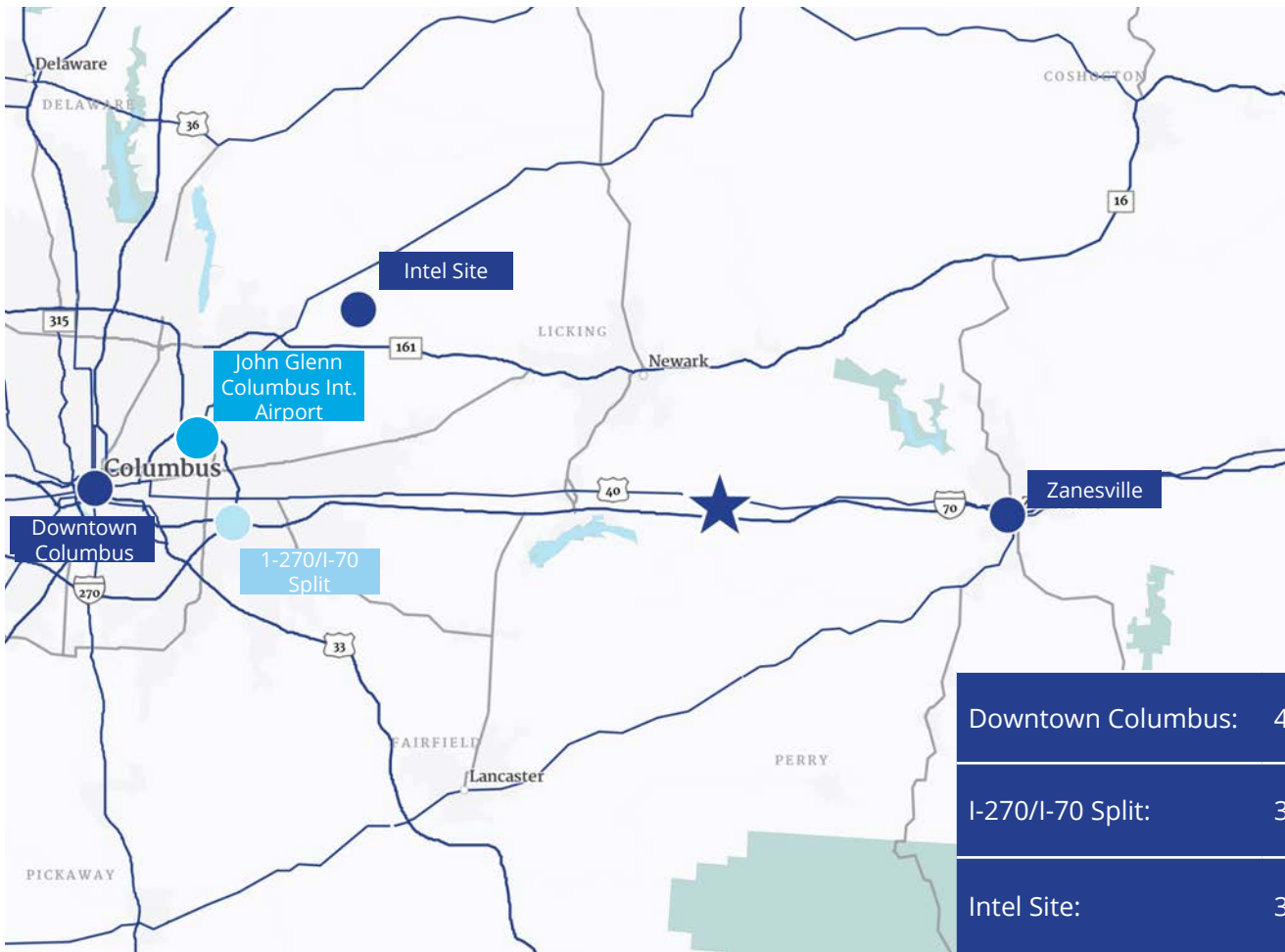
0 Mt. Hope Rd.
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10018 Mt. Hope Rd.

- Agriculture/rural zoned in township
- Two story farmhouse
- Three car detached pole barn garage
- 30 X 40 pole barn
- Tenant has life estate on home.

10275 Mt. Hope Rd.

- Agriculture/rural zoned in township
- Pole barn home
- Attached shop area
- 2 bedroom 1 bath with large living room and loft bedroom.
- Finished kitchen with graniter counter tops& hickory cabinets.
- Hardwood flooring
- Custom tile shower with glass doors & tile flooring in bathroom
- Gas fireplace with stone hearth
- Spiral stair to 2nd loft bedroom



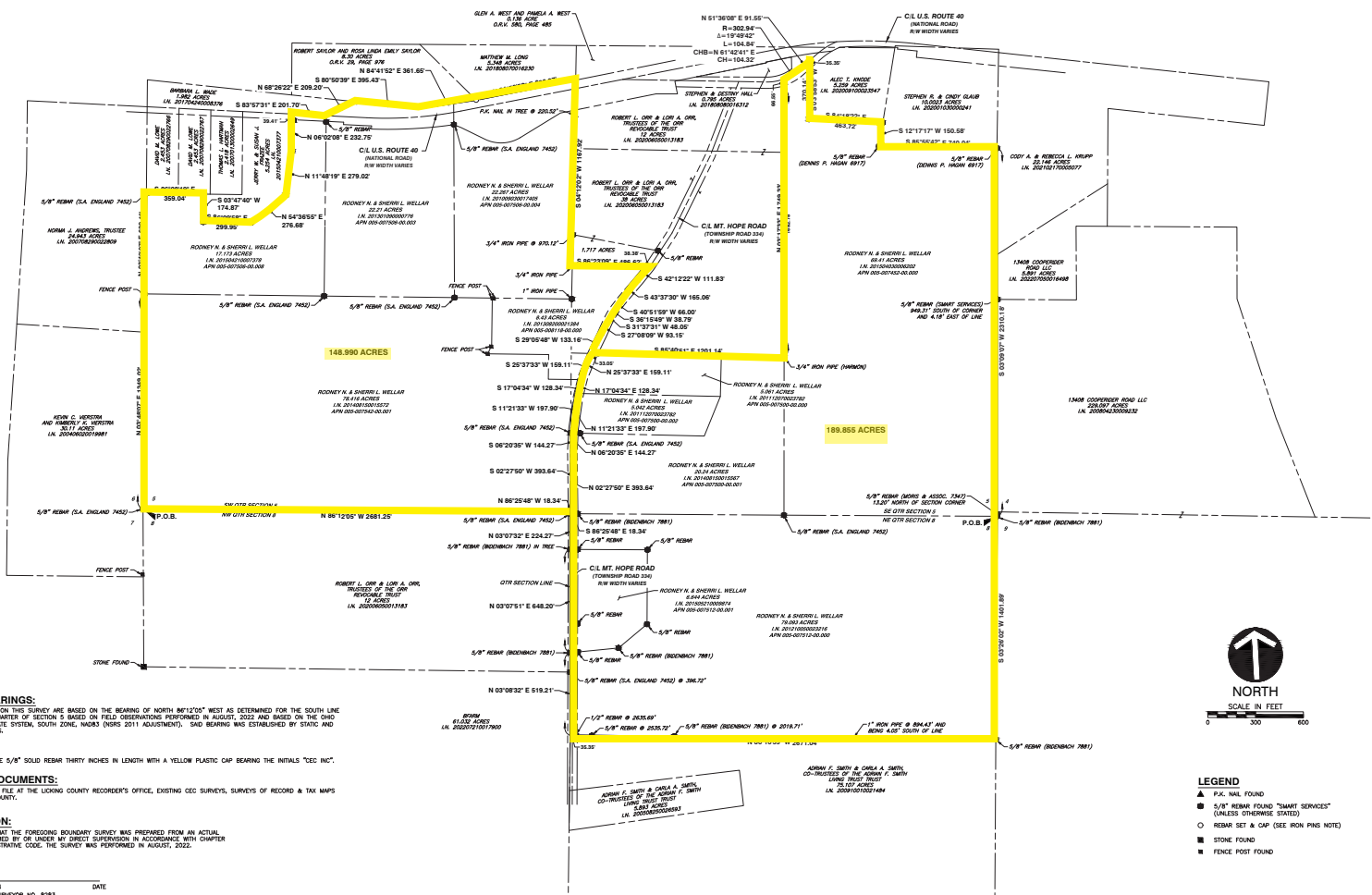
| | |
|-----------------------------------|------------|
| Downtown Columbus: | 40.3 miles |
| I-270/I-70 Split: | 30.6 miles |
| Intel Site: | 30.9 miles |
| John Glenn Columbus Int. Airport: | 40.2 miles |
| Zanesville: | 17.0 miles |

Site Plan

0 Mt. Hope Rd.
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PLAT OF SURVEY

STATE OF OHIO, COUNTY OF LICKING, TOWNSHIP OF BOWLING GREEN,
BEING PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 5,
AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 18 NORTH, RANGE 16 WEST, REFUGEE TRACT.



BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 86°12'00\"/>

IRON PINS:

ALL IRON PINS SET ARE 5/8\"/>

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE LICKING COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT LICKING COUNTY.

CERTIFICATION:

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4753-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN AUGUST, 2022.

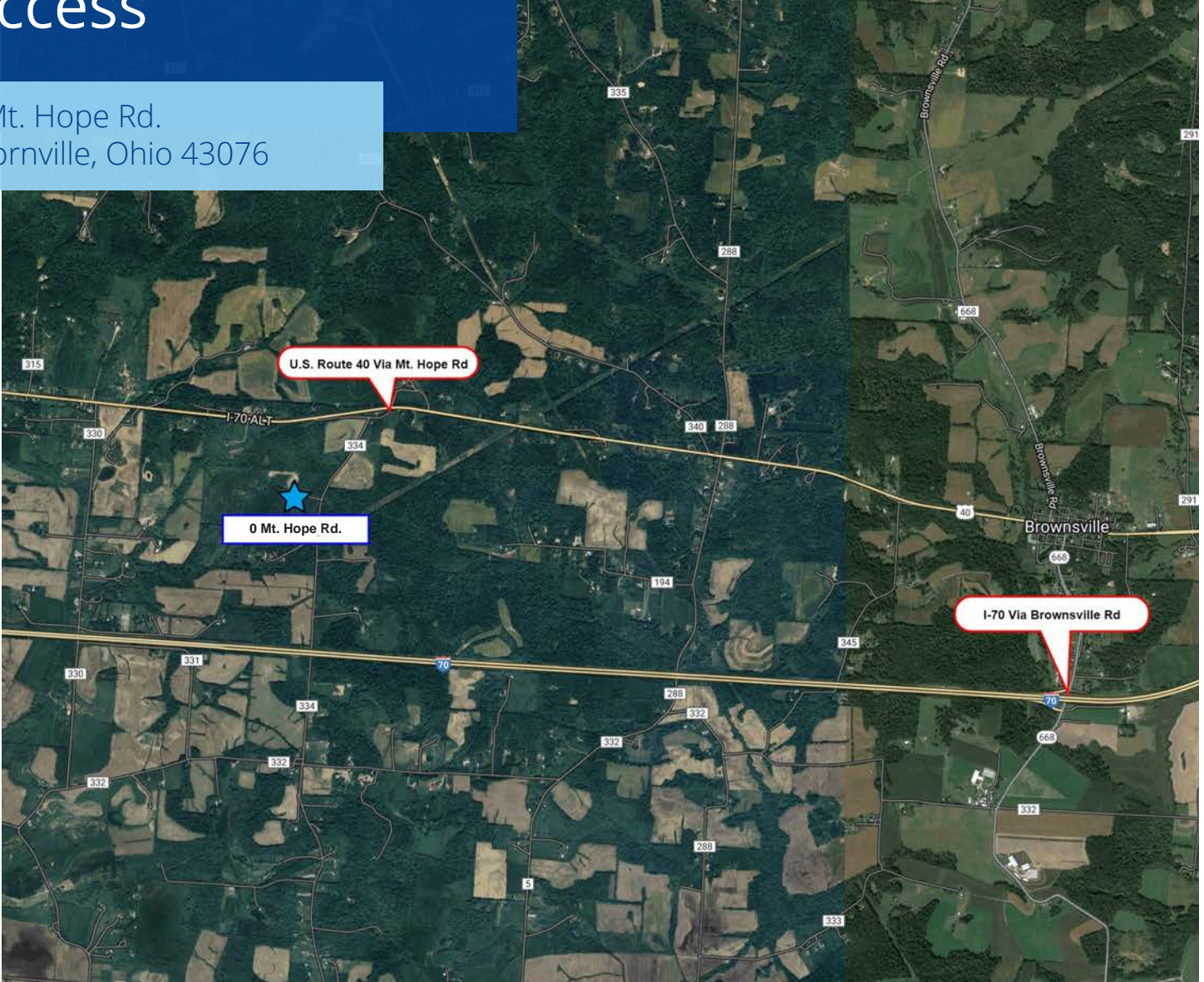
JEREMY L. WALKER
PROFESSIONAL LAND SURVEYOR NO. 8283



- LEGEND**
- ▲ P.O.B. MARK FOUND
 - 5/8\"/>
 - REMAR SET & CAP (SEE IRON PINS NOTE)
 - STONE FOUND
 - FENCE POST FOUND

Access

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