

5973 Marion Rd Newark, OH 43055

Property

- 13.9 acres
- On the Clear Fork Licking River
- Shared Driveway
- 3 acre hay field

Main Home

- 5,110sf
- 8 bedrooms
- 5 bathrooms
- 16' ceilings in Great Room
- Hard rock maple floors
- Stacked stone wood burning fireplace
- Full basement
- 2-car garage
- Built with SIPs (structured insulated panels)
- R26 insulation in walls
- R40 insulation in roof
- Low utility bills
- Two heat pumps with backup propane
- Two 80-gallon hot water tanks
- 1,000 BTU pellet stove

2nd Home

- 1,728sf
- 3 bedrooms
- 2 bathrooms
- Full basement
- 2-car garage

Barn

- 30x40 barn
- Tractor negotiable
- Previously fenced pasture around barn. Posts still in place and wire available.

Utility Information

- Electric - AEP (Budget = \$204)
- Propane - Energy Coop
- Water/Sewer - Well & Septic