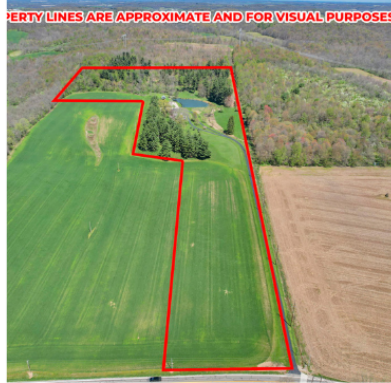
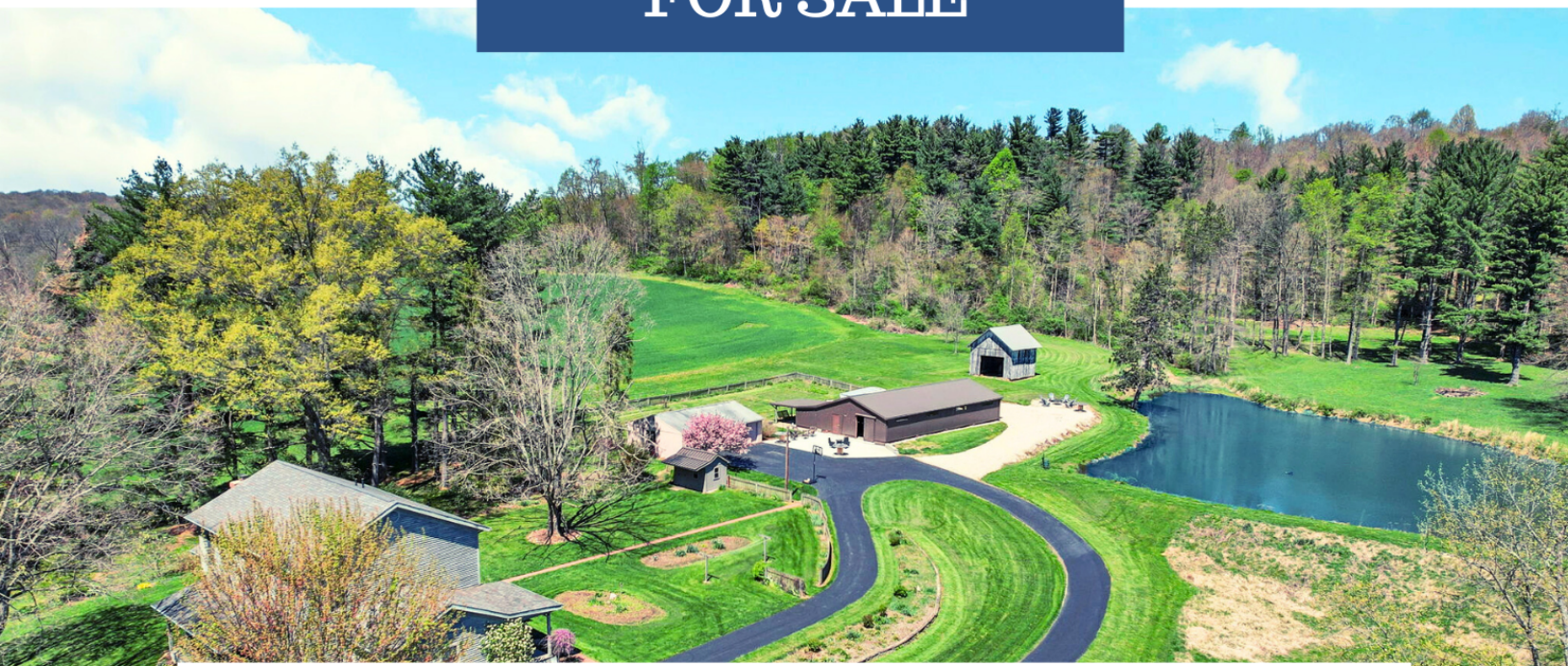


7498 Marion Rd, Newark

FOR SALE



Wedding / Event Venue on 24.42 Acres

RE/MAX
PREMIER CHOICE

CAROL
MARR
team

740.616.5749
carol@carolmarr.com
www.carolmarr.com

Wedding/Event Venue, Hunting Lodge, AirBnB, or your own Personal Paradise?? Spectacular property on 24.42 acres!!! Home & outbuildings situated to take in stunning views of spring fed pond and surrounding woods. Property approved as an event venue. Owners only do this part-time. Booked for 11 events in 2024, and the calls keep coming in. Home is Amish built in 1998 w/ look and feel of a historic home. Siding, wood trim, flooring, and mantel are all crafted from trees harvested on the property. 4 bedrooms and 2 home offices... 2 bedrooms are suites w/ private baths. Total of 3 full baths and one 1/2 bath. 2 living areas plus finished space in basement. The perfect mix of open field, water, woods, and homestead. 8 acres is farmed by neighboring farmer. Roughly 10 acres of woods with trails. Surrounded by 100s of acres of land. Very private!!

Get in touch now for pricing & information

carol@carolmarr.com



7498 Marion Rd Newark, OH 43055

Property

- 24.42 acres
- Home, 2 barns, and detached garage
- Spring fed pond
- 8 acres tillable, currently leased by neighboring farmer at \$110/acre
- Roughly 10 acres of woods, with trails
- Septic tank is largest in Licking County (according to septic companies who have pumped it)
- Asphalt driveway resealed in November 2023

Home

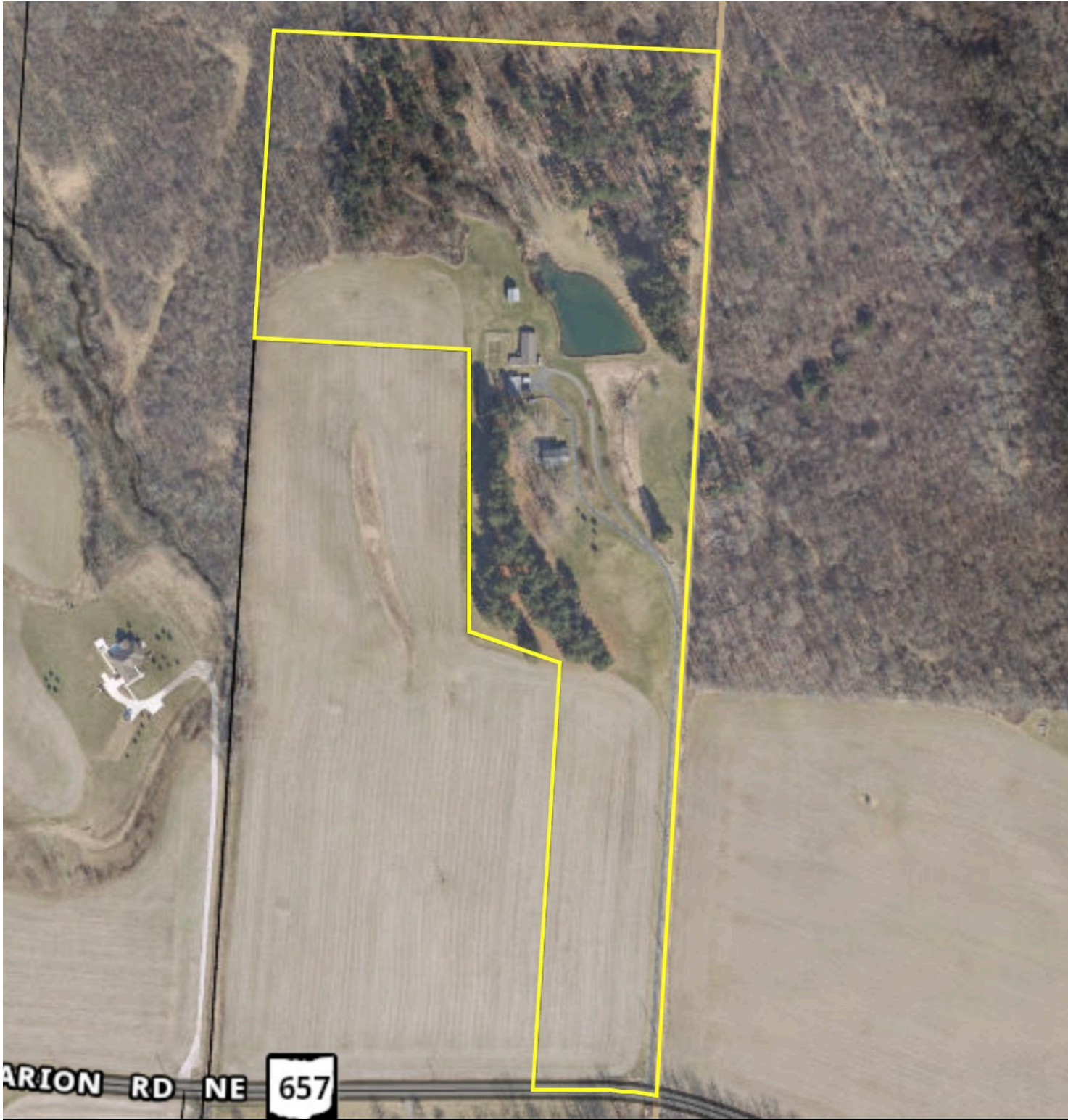
- Amish built in 1998
- 3,394sf living space, including finished space in basement
- 5 bedrooms (2 main level, 3 up)
- 2 bedrooms are en suites with private baths
- 2nd floor office could be converted back into a bedroom (closet now accessed from hallway)
- 3 ½ bathrooms (1.5 main level, 2 up)
- Wood trim, doors, floors, siding, and fireplace mantel harvested from trees on the property
- Eat-in kitchen with stainless appliances and quartz countertop
- Living room, family room, and lower level rec room
- New roof 2016
- Well water comes from a spring, no need for water softener
- Poured wall foundation
- Insulated crawl spaces
- Central vacuum
- Hardwood floors through majority of home
- Wood burning fireplace in family room
- Porches have poured foundations... potential for more living space in home

Event Venue / Party Barn

- 40x60
- 40 yards of concrete
- Ceiling fans, string lights, and chandeliers
- Drain tile behind barn
- Approved for wedding/event venue

Utility Information

- Electric – Energy Coop (\$330)
- Propane – Schilling (fill twice/year - \$225 in August and \$365 in January)
- Water/Sewer – Well & Septic
- Internet – T-Mobile



ARION RD NE 657