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## Luxury Horse Facility & Premier Event Venue | 99± Acres | Online Auction



### Property Address

12298 Croton Road  
 Hartford  
 Licking County  
 OH, 43013

### Auction Location

Online

### Auction Starts:

Friday, May 1st @ 12:00 PM  
 EDT

### Auction Ends:

Wednesday, June 17th @  
 12:00 PM EDT

Luxury Horse Facility &  
 Premier Event Venue | 99±  
 Acres | Online Auction. 12298  
 Croton Rd., Hartford, Ohio  
 43013 Licking County | Multi-  
 Parcel Offering.

## More Information

**Luxury Horse Facility & Premier Event Venue | 99± Acres | Online Auction**

**12298 Croton Rd., Hartford, Ohio 43013**

**Licking County | Multi-Parcel Offering | Selling at Online Auction**

Welcome to a truly one-of-a-kind opportunity—where **rustic elegance meets income potential**. Situated on **99+- picturesque acres in Licking County**, this exceptional property has been thoughtfully developed into a **destination wedding and event venue paired with a large-scale equestrian facility**.

From the moment you enter, a **long paved drive with stone-lined entry and white fencing** sets the tone, leading to a **stunning, architecturally designed multi-level barn complex** that immediately separates this property from typical agricultural offerings.

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### **A Proven Wedding & Event Venue**

Designed to host unforgettable experiences, the property offers both indoor and outdoor event capabilities:

- Multiple **outdoor ceremony sites** with scenic wooded backdrops
- Beautiful **bridges, pathways, and natural settings** ideal for photography
- Expansive **event barn/reception hall** with soaring ceilings, exposed beams, and lighting
- Capacity for **large gatherings, weddings, and private events**
- Dedicated **bridal and gathering spaces** for preparation and relaxation

This is a **turnkey venue** with the charm, layout, and atmosphere today's event market demands.

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### **Premier Equestrian Facility (This is considered Tract 1 and comes with 43.9 Acres more or less)**

The property is equally impressive as an equestrian operation, featuring:

- Large **indoor riding arena** with natural light

## Viewing Dates

**Text Barry Baker, Auctioneer for private tours. 937-581-3037**

**Scheduled open houses are Sunday May 17 from 2-4 PM and Sunday June 7 from 2-4 PM.**

## Documents

**Buyer Docs**

**Auditor info with buildings**

**Auditor info vacant land**

**Realtor Registration**

## LINKS

YouTube video

- Additional **training and riding areas**, including round pen
- Well-maintained **stall areas and barn facilities**
- Scenic **fenced pastures and riding areas**

Ideal for **boarding, training, lessons, or personal use**, while providing a strong secondary income opportunity.

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### **Signature Improvements**

The improved parcel includes substantial infrastructure centered around a **grand multi-story barn structure** featuring:

- Expansive **covered porches and wraparound balconies**
- Classic **white barn construction with green metal roofing**
- Cupolas and symmetrical design creating a **high-end, destination presence**
- **37,010 total square feet**

Additional improvements include:

- **Riding arena and large stable barn at 21,824 SF**
  - Two round pens at 2,230 SF each
  - Detached garages, shelter buildings, and operational support structures
  - Extensive paved areas for access, parking, and functionality
  - Additional gravel parking for large events
- 

### **Additional 56+ Acres (This is considered Tract 2)**

The second parcel offers **56.23± acres of primarily vacant land**, providing flexibility for:

- Expansion of equestrian or event operations
  - Agricultural or pasture use
  - Recreational land
  - Long-term investment or resale being 8 miles from the Intel project
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### **Investment Opportunity**

This is more than real estate—it's a **multi-use income-producing asset** with multiple revenue streams:

- Wedding & event bookings

- Corporate and private events
- Equestrian boarding, training, or lessons

Whether expanding an existing business or creating a new venture, this property offers **immediate usability and long-term upside.**

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### **Multi-Parcel Auction Format**

Offered in three configurations:

- **Parcel 1:** ±43 acres with event and equestrian improvements
- **Parcel 2:** ±56 acres vacant land
- **Combination:** Entire 99± acres

**The final sale will be determined by the bidding format that produces the highest total price.**

Buy one parcel, the other, or the entire property.

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### **Auction Terms**

- 10% Buyer's Premium
  - Non-refundable deposit due day of sale
  - No financing contingencies
  - Property sells As-Is, Where-Is
  - Closing per auction contract
  - A \$10,000 refundable deposit is required to bid
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### **Auction Information**

**Online Auction Ends:** Wednesday, June 17 at 12:00 Noon

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### **Call to Action**

This is a rare chance to acquire a **high-impact, visually stunning, and income-capable property** at auction.

**Bid Now:** [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)

**Barry Baker, Auctioneer | Ohio Real Estate Auctions**

**937-581-3037 Barry@OhioRealEstateAuctions.com**

**Lot Size:** 99.77 Acres more or less

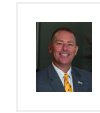
**Annual Taxes:** \$ 28,272

## PROPERTY MAP



## LEAD AUCTIONEER

**Barry Baker**



✉ Email Barry  
W: 937-581-3037  
F: 614-635-3474

### **Basic Terms:**

Real Estate sells subject to seller confirmation. A 10% Non-Refundable deposit will be collected from the winning bidder the day of Auction no later than 5pm. Deposit instructions will be given to the winning bidder. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. The Buyer pays all closing costs. A marketable, insurable deed will be given at closing with no liens or back taxes. CAUV recoupment if any will be the responsibility of the new buyer. A \$10,000 refundable deposit is required to bid. Wire instructions will be given to interested bidders. All Non winning deposits will be returned via wire within 48 hours of the Auction ending.

### **Deposit and Closing:**

Closing will take place with MeyMax Title Agency in Columbus.

### **Realtor Participation:**

Realtor showings and cooperation are encouraged. For full compensation instructions, see Realtor Registration form attachment. Please call or text the Auctioneer to schedule all showings. 937-581-3037

Number of Times Viewed: **90**

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