



HOWARD HANNA
REAL ESTATE SERVICES

YBT

NICOLE
YODER BARNHART TEAM

**FOR
SALE!**

71.91 Acre Horse Farm



7233 National Rd. SE

Thornville, OH 43076

PROPERTY FEATURES:

- **54 Stalls 27 Rented**
- **One of a Kind Training Track**
- **2 Homes on Property**
- **2 Parcels Totaling 71 Acres**
- **Large Recreational Pond**
- **Room for Board Growth**



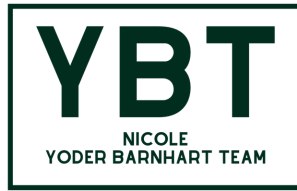
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7233 National Rd. SE
Thornville, OH 43076

FACT SHEET

Address:	7233 National Rd. SE Thornville, OH 43076
Price:	\$3,500,000.00
Municipality:	Licking Township
County:	Licking County
Building Size:	8,100 SqFt Primary Home 2,822 SqFt Additional Home 7,686 SqFt Stable
Lot Size:	71.91 Acres
Year Built:	1996
Zoning:	Residential District
Annual Taxes:	\$9,142

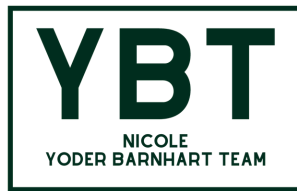
INVESTMENT SUMMARY

CURRENT GROSS INCOME:	\$5,850
ESTIMATED EXPENSES FROM SELLER:	\$2,000
ESTIMATED CURRENT NET INCOME:	\$3,850
PERCENT OCCUPIED:	50%
AVERAGE BOARD / STALL:	\$216.67
PROJECTIONS:	
ESTIMATED MONTHLY SELF-CARE BOARD:	\$300-450
PROJECTED MONTHLY BOARD @ 75% OCCUPANCY	\$12,150-\$18,225
ABOVE NUMBER ANNUALIZED:	\$145,800-\$218,700

The figures provided above are offered as a courtesy to illustrate potential income from the property. They are not guaranteed, and no representations are made regarding their accuracy or reliability.



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PROPERTY DESCRIPTION

7233 National Rd. is an exceptional nearly 72-acre equestrian estate offering both a remarkable luxury residence and significant income potential. Located in Licking Township, approximately 30 minutes east of downtown Columbus and near Buckeye Lake, the property benefits from no local municipal income tax.

This equestrian facility includes a 7,680 SF Stable with 54 stalls, a one-of-a-kind scenic training track encircling a scenic pond, and 10 pastures. The estate includes two residences: an expansive 8,100 SF primary home and a 2,822 SF secondary home ideal for barn staff, a trainer, multigenerational living, or additional rental income.

This property presents substantial upside for an operator seeking to maximize revenue. The current owner utilized the facility primarily for personal horses and to offset expenses rather than as a profit-optimized business. A new owner may continue that model or strategically expand operations to unlock meaningful income growth.

Current stall rent averages \$216 per stall. Comparable self-care facilities in the area generate between \$300–\$450 per stall per month. These rates could be achieved without significant capital improvements or operational restructuring.

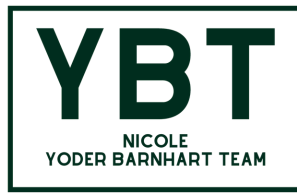
The 7,680 SF stable includes 54 total stalls, with 27 currently occupied and 5 additional commitments beginning in April demonstrating active demand and immediate revenue growth.

While the infrastructure is currently configured for racehorses, repositioning the facility to serve a broader equestrian market would further expand revenue opportunities. Enhancements such as partial or full-service boarding, riding arenas, and lesson programs could support board rates in the \$600–\$1,000 per month range, not including revenue generated from the lesson program income.

Equipment totalling approximately \$175,000.00 in value is included in the purchase price of \$3,600,000. A full list of equipment included will be provided upon request.



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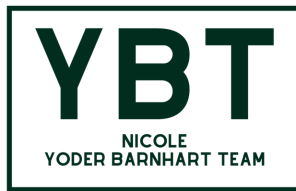
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Licking Township
Population



185,564

Source: Census.gov

Licking County Annual
Population Growth



3.6%

Source: Census.gov

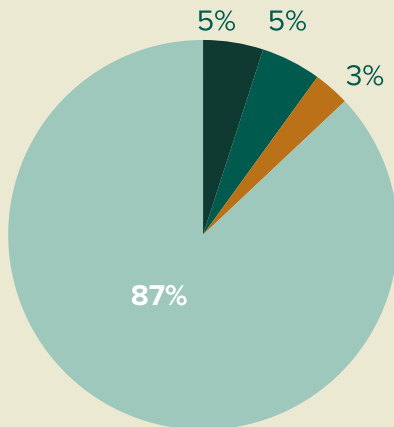
Licking County
Median Age



3.6%

Source: Census.gov

Diversity



White Black Asian
Other

Source: Census.gov

\$42,609

Source: Census.gov

Licking County
Income Per Capita

\$84,426

Licking County
Median Household Income

Gender Distribution



49.5%

Male



50.5%

Female

Source: Census.gov



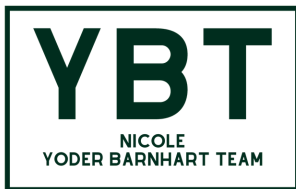
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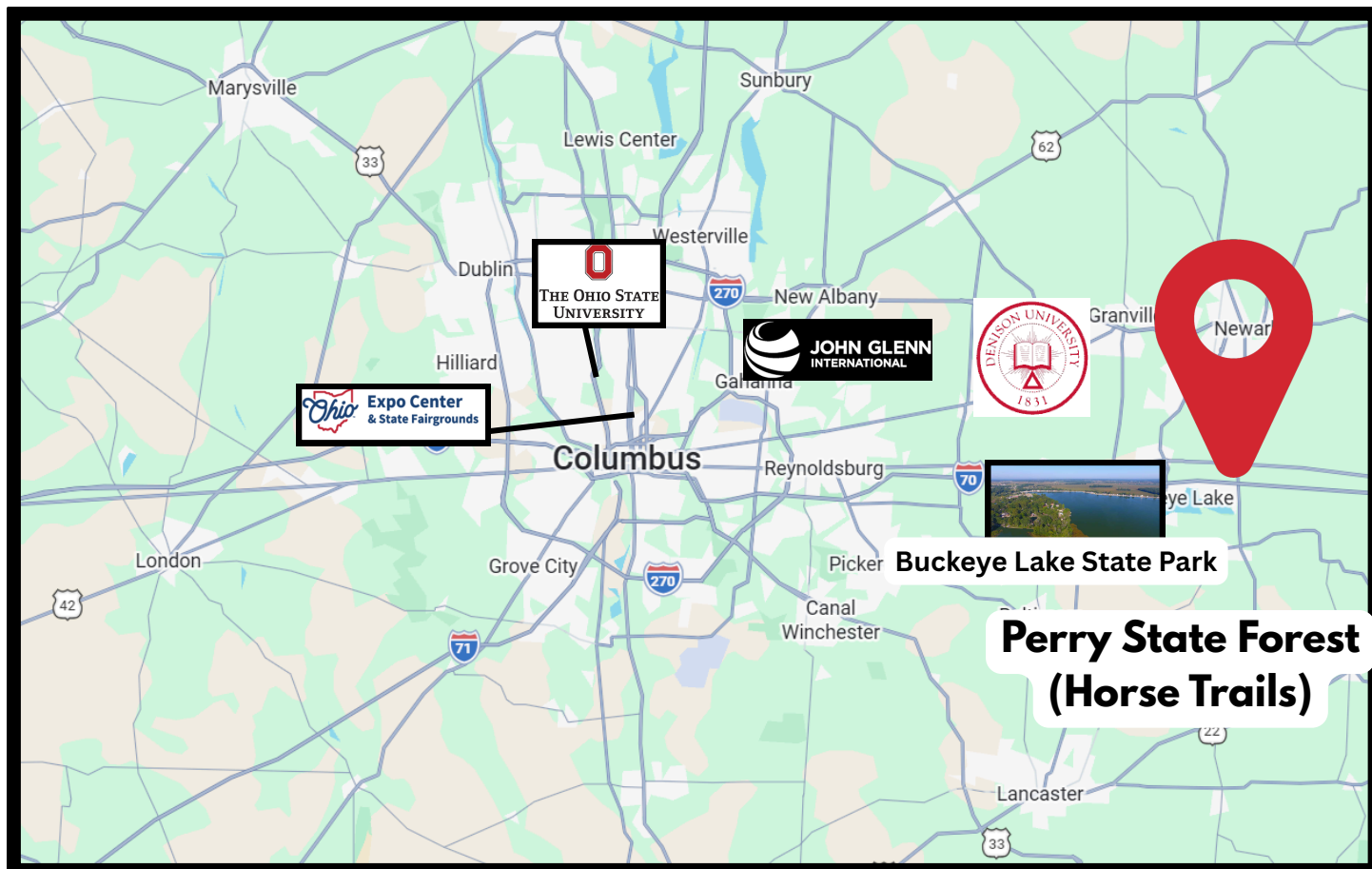


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