

1304 Jackson Hill Road, Jackson, Ohio 45640

43.460 +/- surveyed acres with lots of 4-wheeler trails
Several box blinds 12 foot off the ground for hunting or viewing
Small pond at back of property
Approximately 5 miles from Jackson, Ohio and Holzer Hospital
Lots of road frontage.
Access to Frontier fiber optic wi-fi and Spectrum wi-fi; city water; AEP electric

INCLUDES Barn & 1585 Square Foot house with 2 ½ car attached garage and full unfinished basement.

Metal Barn 30x60 foot, built 2015

- insulated
- gas heated
- lean-to on one side
- Leaf Filter on gutters
- Cement walk/patio between barn and house
- Bathroom with sink, comode, shower
- 220 amp plug-in

House built 2016 – 1585 square feet, 3 bedroom, 2 full baths, metal roof, full unfinished basement

- Front (8x20) and back (8x16) covered porches with railings
- Extra insulation
- Attached 2 car garage – insulated & drywalled inside, register in garage.
- Cement driveway to road,
- Leaf Filter on gutters
- Whole house generator includes garage
- Tarkett matching Laminate flooring throughout
- Ceramic tile in bathrooms and hall utility room/pantry
- Gas furnace (propane), whole house air conditioning (electric)
- Tankless hot water heater (gas)
- Anderson 400 windows with screens
- Maytag front loading washer and dryer (gas) with storage drawers underneath.
- Oak trim and doors throughout.
- 17 inch high comodes.
- Walkout basement with 6 foot glass door-both sides open for about a 6 foot opening.

Kitchen -

- Kitchenaid built-in electric double oven – regular bake, convection & bread proof in both.
- Built-in 36 inch KitchenAid gas stovetop
- Built-in 36 inch KitchenAid microwave with vent to outside
- New 2025 Frigidaire refrigerator
- 42” oak cupboards (Ceiling high) with rollout shelves on bottom
- Undercabinet lighting.
- Cookie sheet cupboard; Built in trash basket cupboard
- Granite countertops
- Double stainless steel sink island with built-in Kitchenaid dishwasher and garbage disposal.
- Walk in pantry in kitchen
- Walk-in utility room/pantry with pocket door in hall.

Master bath -

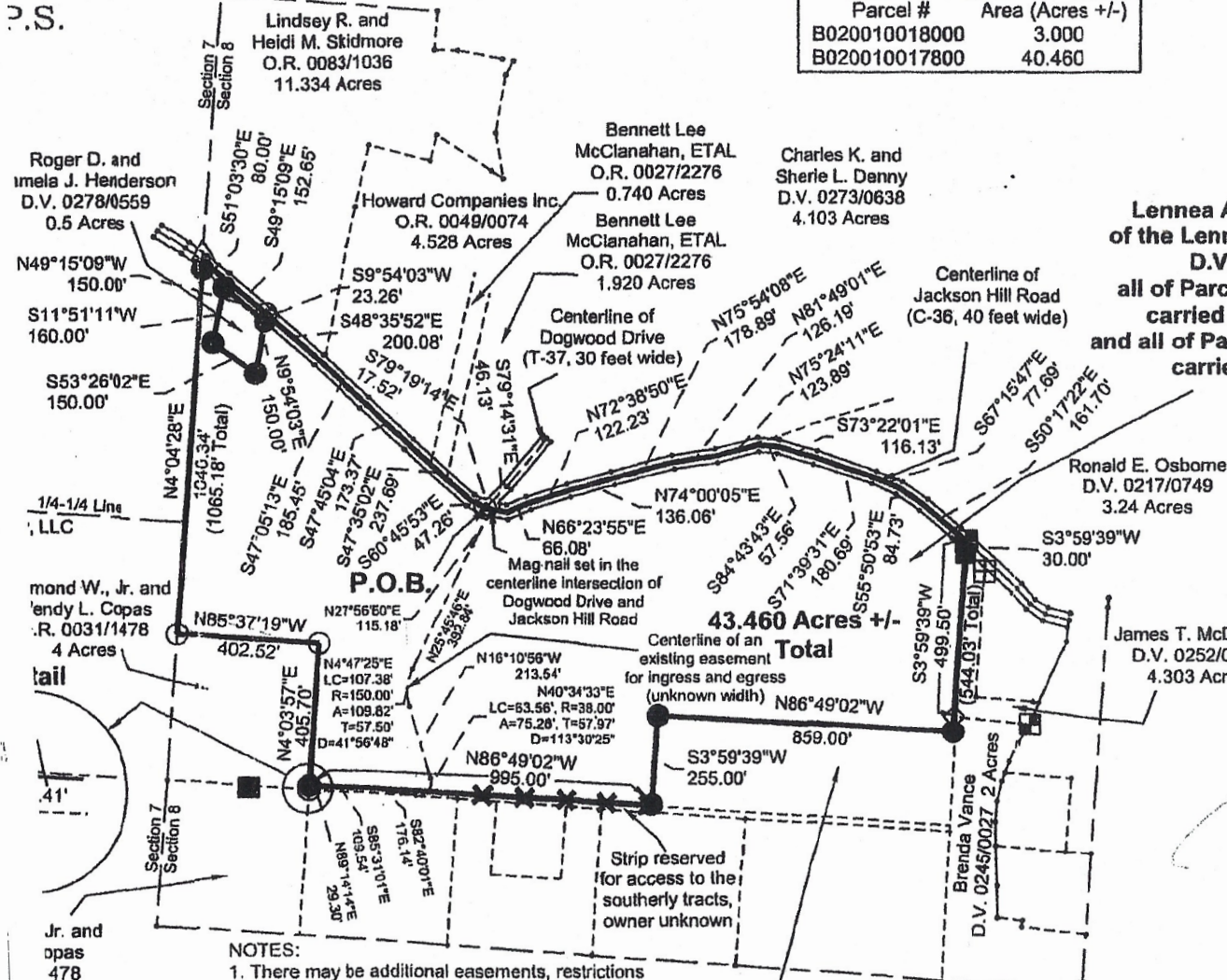
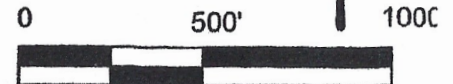
- His and her walk-in closets; His and her showers – walk-in shower & oversize tub with shower.
- Granite double sink counter top with stainless steel sinks.

Surveying, LLC P.S.

Area Summary

| Parcel # | Area (Acres +/-) |
|---------------|------------------|
| B020010018000 | 3.000 |
| B020010017800 | 40.460 |

This survey is not valid without the original signature and seal of the Land Surveyor.



Lennea A Tinsky Trustee of the Lennea A Tinsky Trust
D.V. 0329/0951
all of Parcel B02001001800,
carried as 39.12 Acres
and all of Parcel B020010017800
carried as 3 acres

- Reference Documents:
1. Deeds and Prior as Listed
 2. Prior Surveys
 3. Tax Plats
 4. G.I.S.
 5. Existing Monuments
 6. County and City Maps
 7. Highway R/W Plans
 8. Railroad R/W Plans

I hereby certify this to be a plat of a survey made under my direction in June 25, 2015.

Michael A. Kinnison, P.L.S. No. 8231

Date 2/6/2015

- NOTES:
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
 2. Underground utilities were not located unless otherwise noted.
 3. Interior improvements were not located unless otherwise noted.
 4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
 5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

The description and plat is approved for accurate mathematical closure and or proper platting references.

7-6-15
DATE

Survey For: **Clifton and Beverly Williams**

43.460 Acres +/-

Situated in the Northwest Quarter of Section 8,
T-7N., R-18W., Coal Twp., Jackson County, Ohio

June 25, 2015

Seconds East
the field

