

Colonial Farm
1453 Jackson Furnace Rd
Oak Hill, OH 45656

\$1,500,000
70± Acres
Jackson County



Colonial Farm
Oak Hill, OH / Jackson County

SUMMARY

Address

1453 Jackson Furnace Rd

City, State Zip

Oak Hill, OH 45656

County

Jackson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Commercial, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

38.871679 / -82.724344

Dwelling Square Feet

3305

Bedrooms / Bathrooms

4 / 3.5

Acreage

70

Price

\$1,500,000

Property Website

<https://arrowheadlandcompany.com/property/colonial-farm-jackson-ohio/66834/>



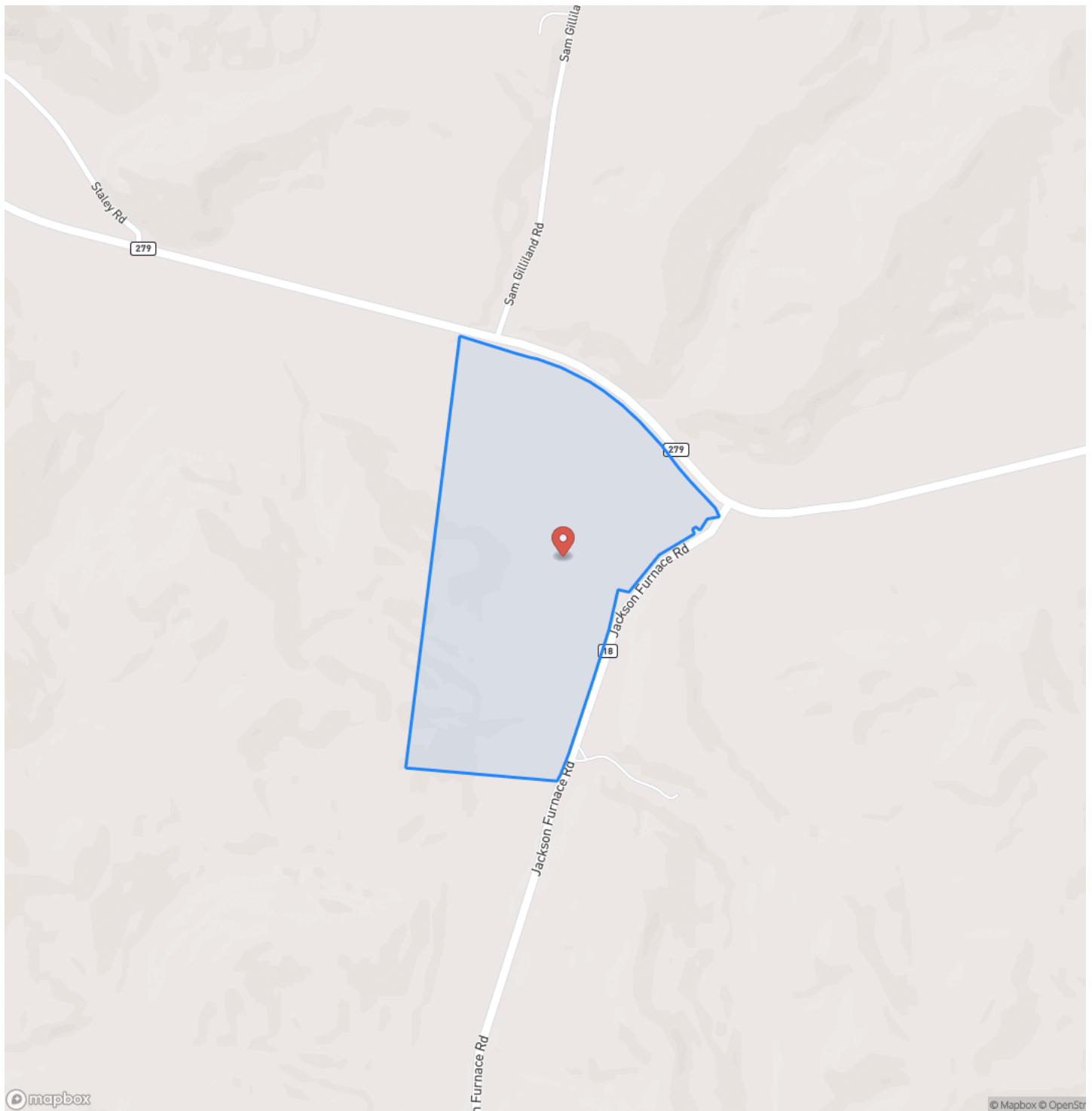
PROPERTY DESCRIPTION

Welcome to Jackson county and this one of a kind colonial home and farm. Comprising +/-70 acres in southwest Jackson county this 2780 sq ft home features 3 bedrooms, 2.5 baths, large living room, spacious kitchen, gorgeous dining room, family room, office and a second floor solarium. The majority of the house has all original (refinished) hard wood floors, 11 foot ceilings, four fireplaces (one gas), two staircases, in-house vacuum system and full-house backup generator. The long driveway provides an inviting stately entrance to this unique farmstead lined with Kentucky style board fence, mature trees and professional landscaping. This farm features numerous outbuildings such as a fully furnished guest house for extended family, guests or farm workers, a 4-bay garage and workshop, a larger two story barn with silo, a large shed with 3 horse stalls and run-ins, a newer two story barn providing easy access for equipment and hay storage, an older scale barn for weighing cattle, and a smaller building currently used as a playhouse/sauna. In addition, approximately 40 acres of tillable ground, corrals and cattle sorting areas, a pond, and many other features too numerous to mention. In addition, the hunting in this area is amazing and offers trophy whitetail hunting and turkey and other plentiful game. This is a well maintained one of a kind home built in 1865. Although 160 years old, it is a home that has withstood the test of time and where generations of farm families have raised their families. This home has been referenced in numerous historical articles and books highlighting the mid-century charcoal iron producing region of southern Ohio. It offers the farmer, horse enthusiast or investor the opportunity of a lifetime. The property is about an hour and a half from Columbus OH and only an hour from Chillicothe OH, Ashland KY, and Huntington WV. "Sellers" oil, gas, and mineral rights convey. Pre-Qualified/Pre Approved buyers only and seller is requiring POF or Pre-Approval letter for all showings. All showings require 48 hours notice. Some of the furniture and equipment are negotiable. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937.545-7764) or Josh Grant at [\(330\) 341-0997](tel:330.341-0997).

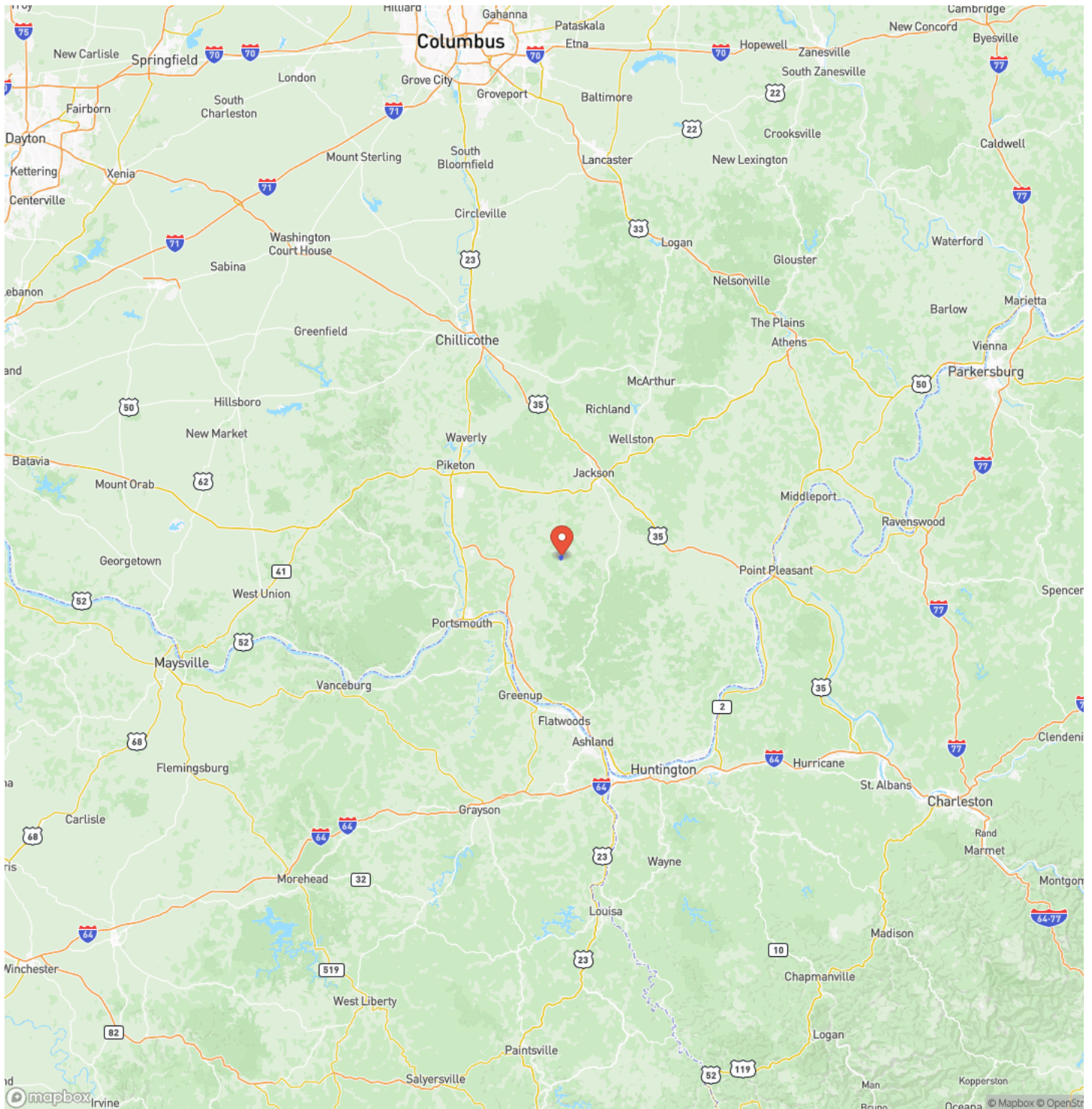
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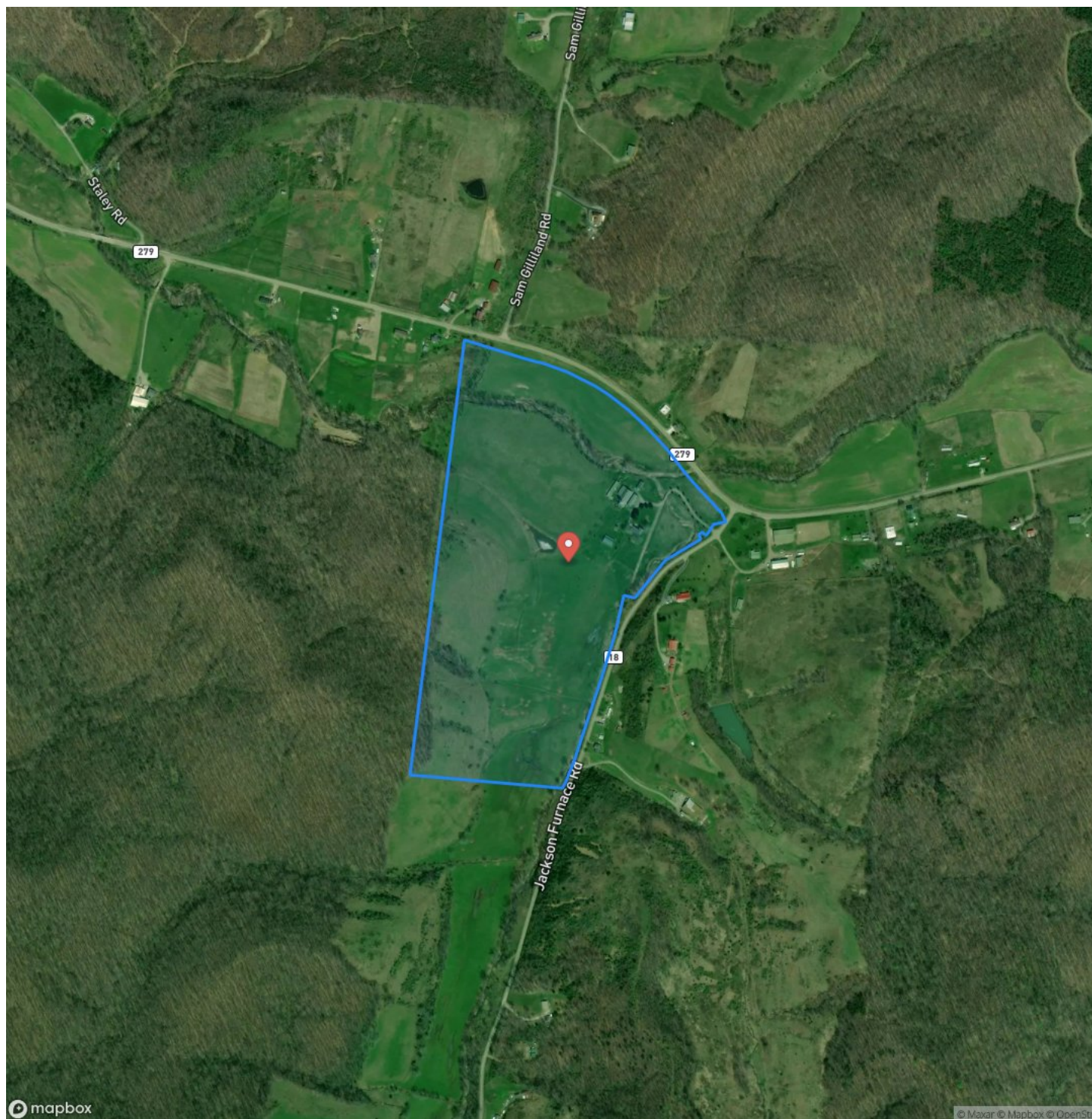
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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www.arrowheadlandcompany.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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