

**Secluded Country Living**  
1458 Twelve Mile Road,  
New Richmond, OH 45157

**\$800,000**  
16.500± Acres  
Clermont County



**Secluded Country Living**  
**New Richmond, OH / Clermont County**

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**SUMMARY**

**Address**

1458 Twelve Mile Road,

**City, State Zip**

New Richmond, OH 45157

**County**

Clermont County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Timberland, Single Family

**Latitude / Longitude**

38.9708 / -84.2376

**Taxes (Annually)**

4050

**Dwelling Square Feet**

2000

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

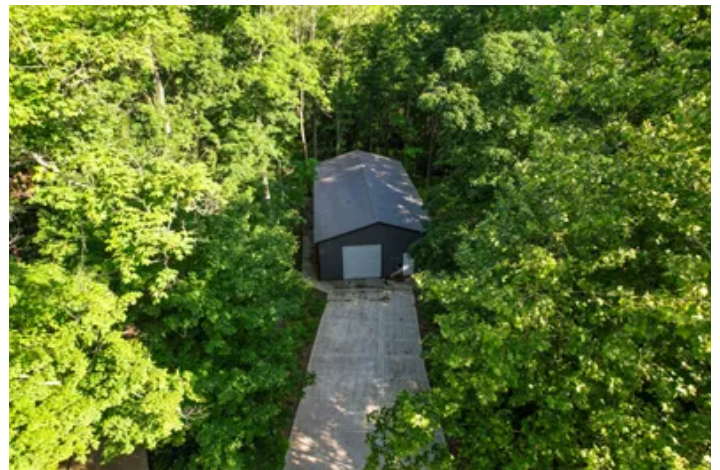
16.500

**Price**

\$800,000

**Property Website**

<https://arrowheadlandcompany.com/property/secluded-country-living-clermont-ohio/107204/>



## Secluded Country Living New Richmond, OH / Clermont County

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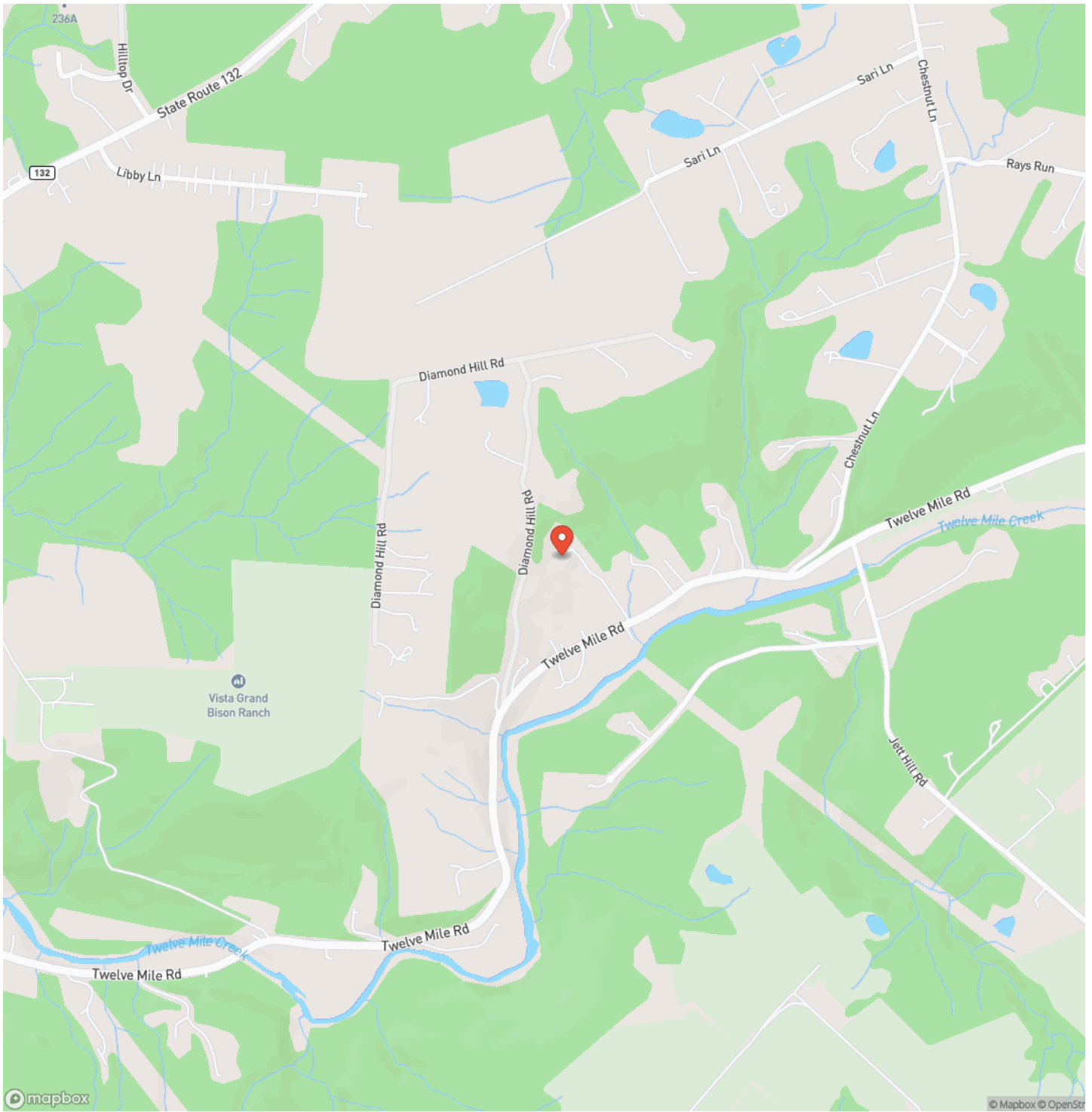
### **PROPERTY DESCRIPTION**

Sitting on 16.5 +/- beautiful acres, this stunning property in Clermont County offers exceptional country living while remaining conveniently close to the Cincinnati metro area! As you turn off Twelvemile Road, you are greeted by a long secluded concrete driveway leading approximately 550 +/- feet back from the roadway, creating a peaceful and private setting. Along the drive sits a 30x60 metal barn on a concrete slab, offering storage for hobbies, equipment, or workshop space. While the barn does not currently have electric, a nearby power pole makes future hookup convenient. Built in 2004, the home offers approximately 2,000 +/- square feet on the main level along with a partially finished full basement. A charming partial wrap-around porch welcomes you into this beautiful home and provides the perfect place to relax and enjoy the surrounding countryside. Inside, you'll find a spacious layout featuring 3 bedrooms and 2 full bathrooms on the main level. The large primary suite features a full private bathroom, walk-in closet, and French doors leading directly to the back patio and pool area, creating the perfect private setting. The large kitchen offers ample space for cooking and entertaining also, a pantry, and a separate utility room. A secondary entrance off the kitchen adds everyday convenience and functionality. The partially finished basement expands the living space significantly and includes one large finished room, two additional smaller rooms, and a full bathroom-perfect for a recreation area, home office, guest space, or multi-generational living. The unfinished portion of the basement includes two bonus rooms and walks out directly into the attached single-car garage. Outdoor amenities make this property truly exceptional. Enjoy summer days in the 30x15 heated saltwater in-ground pool featuring an automatic cover. Animal lovers and hobby farmers will appreciate the two-bay dog kennel, additional outbuilding, and the expansive acreage offering room to roam, hunt, ride, or simply enjoy nature. Located in the New Richmond Exempted Village School District, the property offers a balance of rural tranquility and accessibility. New Richmond schools serve much of southwestern Clermont County and are located approximately 25 +/- miles east of downtown Cincinnati. The area is known for its scenic rolling countryside, Ohio River charm, and easy access to larger communities including Cincinnati, Amelia, Batavia, and Eastgate for shopping, dining, and entertainment. Whether you're looking for a private homestead, hobby farm, recreational property, or simply room to spread out and enjoy country living, this one-of-a-kind property offers endless opportunity in a beautiful southern Ohio setting! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Colton Trego at [\(937\) 344-4328](tel:937-344-4328) or Brian Whitt at [\(937\) 545-7764](tel:937-545-7764). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

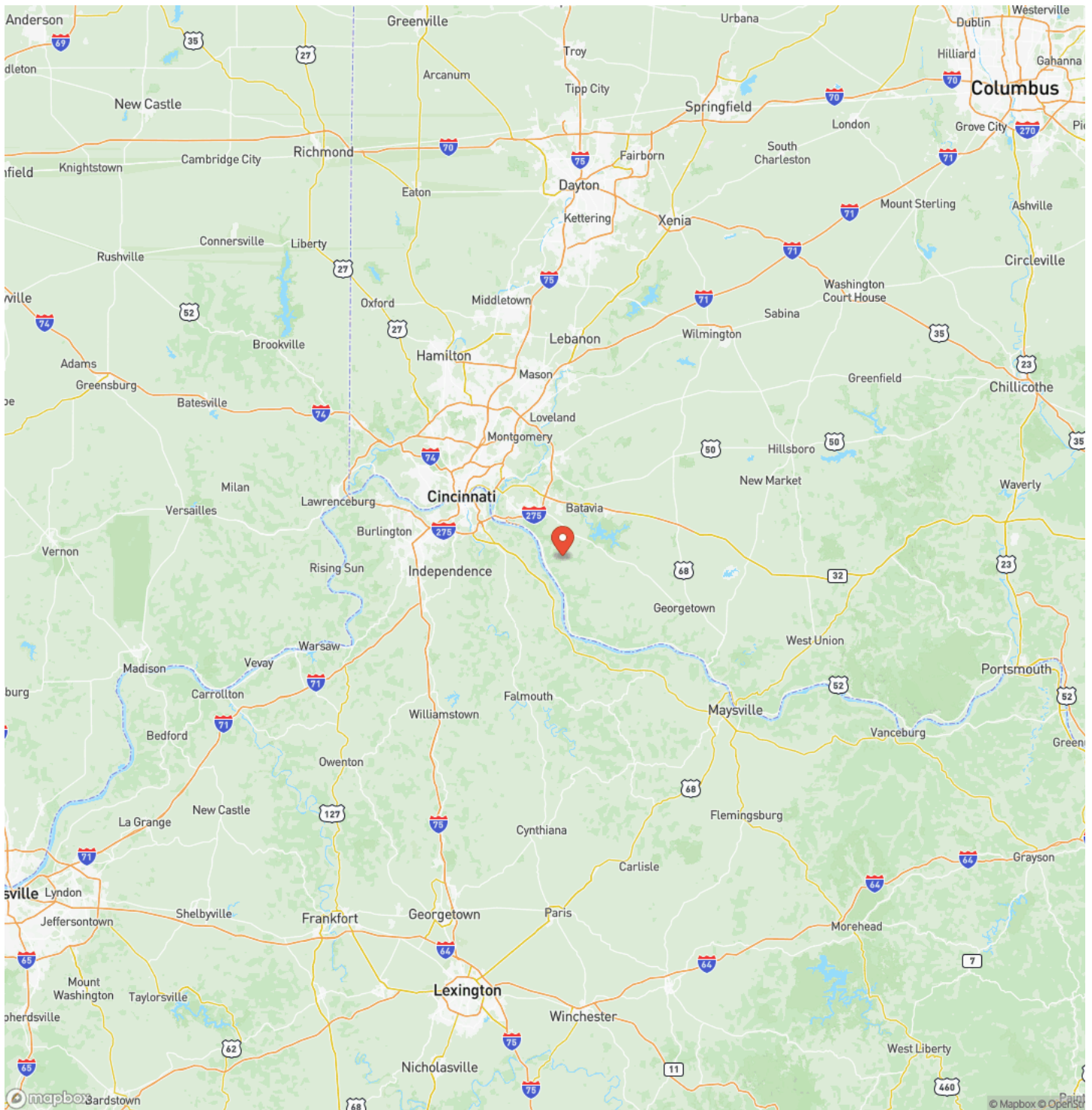
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## Locator Map



# Locator Map



## Satellite Map







## **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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