

Holland Fork Colonial Horse Farm
1453 Jackson Furnace Road
Oak Hill, OH 45656

\$1,290,000
35± Acres
Jackson County



Holland Fork Colonial Horse Farm Oak Hill, OH / Jackson County

SUMMARY

Address

1453 Jackson Furnace Road

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

38.87273 / -82.72181

Dwelling Square Feet

3305

Bedrooms / Bathrooms

4 / 3.5

Acreage

35

Price

\$1,290,000

Property Website

<https://arrowheadlandcompany.com/property/holland-fork-colonial-horse-farm-jackson-ohio/88791/>



PROPERTY DESCRIPTION

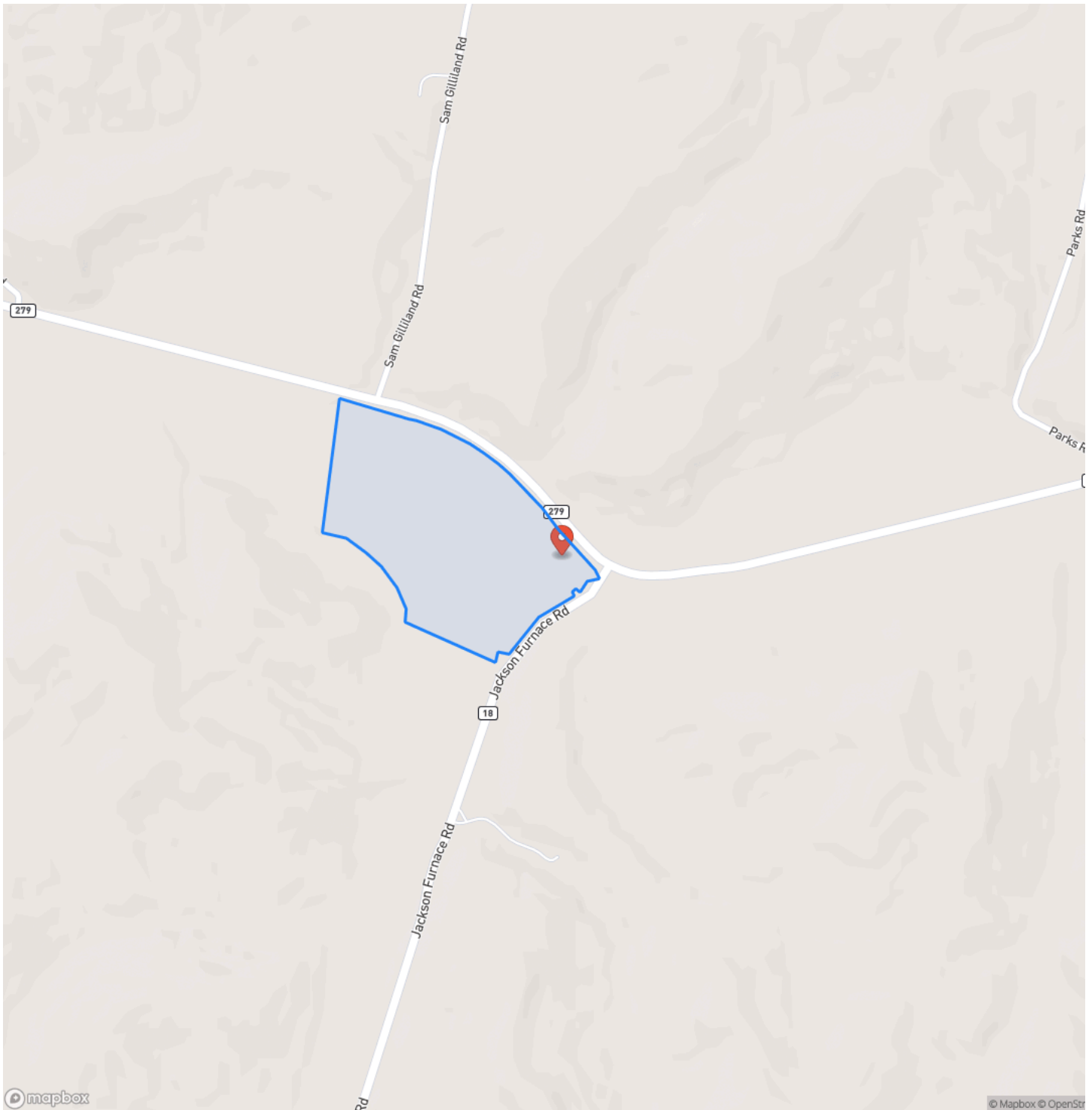
Welcome to Jackson County, Ohio, and this one-of-a-kind colonial home and farm! Nestled on +/- 35 acres in southwest Jackson County, this stately 1865 residence spans 2,780 sq. ft. and combines timeless history with modern comforts. The home features 3 bedrooms, 2.5 baths, a large living room, a spacious kitchen, a gorgeous dining room, a family room, an office, and a second-floor solarium. Original refinished hardwood floors, soaring 11-foot ceilings, four fireplaces (one gas), dual staircases, an in-house vacuum system, and a whole-house backup generator. A long driveway creates a grand entrance, bordered by Kentucky-style board fencing, mature trees, and professional landscaping. Though over 160 years old, this home has been lovingly preserved and stands as a testament to the families who have lived and farmed here for generations. The property also includes a fully furnished guest house for family, guests, or farm workers, a 4-bay garage and workshop, a large two-story barn with silo, a shed with 3 horse stalls and run-ins, a newer two-story barn designed for equipment and hay storage, an older scale barn for weighing cattle and a smaller building currently used as a playhouse/sauna. The land itself offers +/- 20 acres of tillable ground, corrals and cattle sorting areas, a pond, and a balance of pasture and woodland. Hunting here is outstanding, with trophy whitetail, turkey, and abundant wildlife. There is also a flowing creek, and this adds a lot of value for farming, cattle, horses and wildlife. To add to this amazing and diverse farm is approximately \$2000 of farm income per month, adding further value and opportunities for this property. This farm provides incredible potential for farmers, horse enthusiasts, or investors alike. Adding to its rich legacy, the home has been featured in historical articles and books highlighting the mid-century charcoal iron producing region of Southern Ohio. The cottage is leased by hunters and renters alike and there are horse farmers leasing ground and the barns currently. Conveniently located, the farm is about an hour from Chillicothe, OH, Ashland, KY, and Huntington, WV. This is truly a once-in-a-lifetime offering—history, beauty, income, and functionality all in one remarkable farmstead. The seller is requiring a POF statement or Pre-Approval letter for all showings. Seller's oil, gas, and mineral rights convey with the property. More acreage is available and a survey may be required for transfer. The seller will also consider a short term land contract. All showings require 48 hours notice. Some of the furniture and equipment are negotiable. All showings are by appointment only. 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).

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.

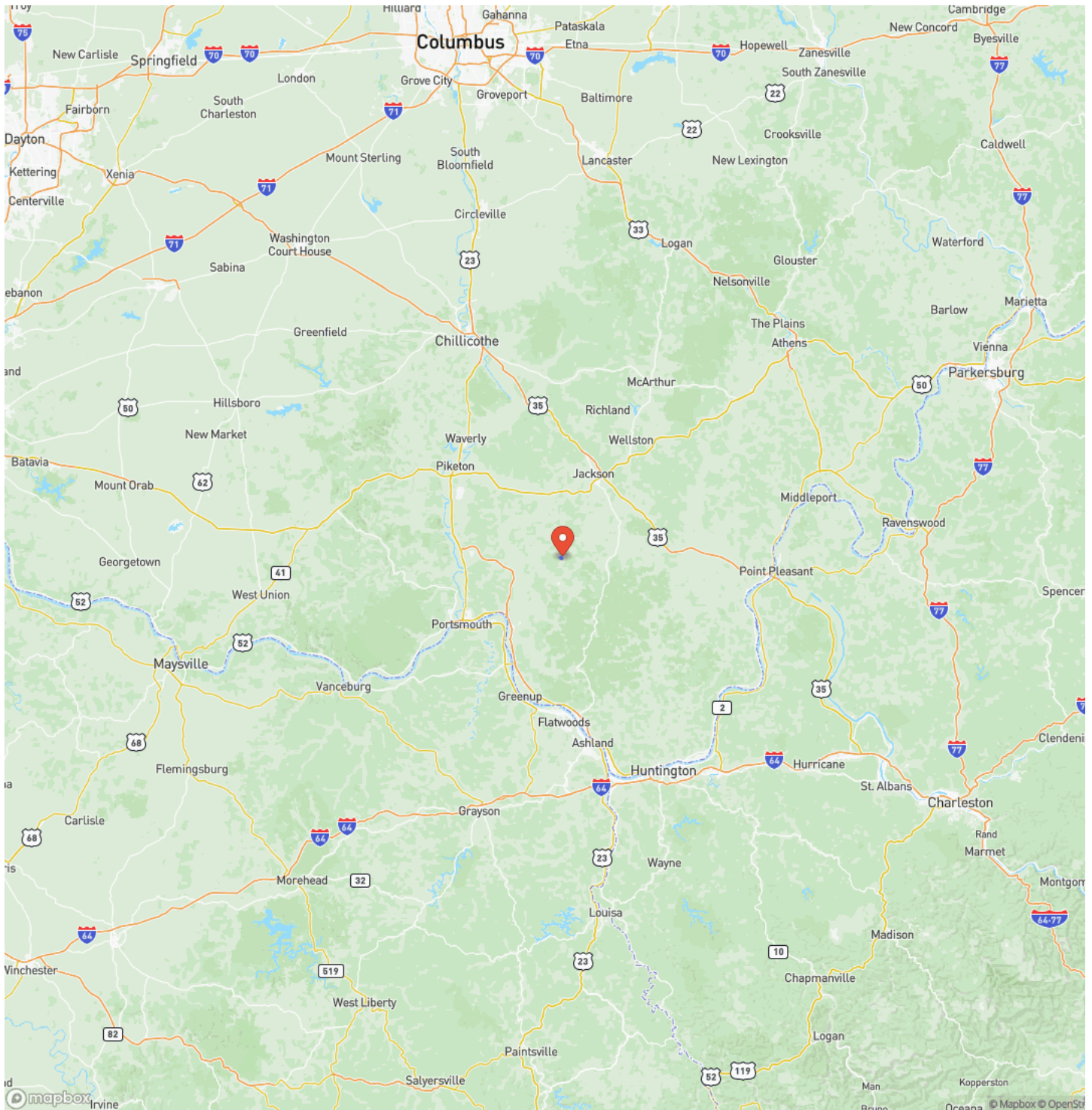
Holland Fork Colonial Horse Farm
Oak Hill, OH / Jackson County



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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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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