

Bald Knob Farm
613 TOWNSHIP ROAD 247
Kitts Hill, OH 45645

\$675,000
96± Acres
Lawrence County



Bald Knob Farm
Kitts Hill, OH / Lawrence County

SUMMARY

Address

613 TOWNSHIP ROAD 247

City, State Zip

Kitts Hill, OH 45645

County

Lawrence County

Type

Farms, Residential Property, Hunting Land, Recreational Land,
Horse Property

Latitude / Longitude

38.561 / -82.5068

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

96

Price

\$675,000

Property Website

<https://arrowheadlandcompany.com/property/bald-knob-farm-lawrence-ohio/46820/>



PROPERTY DESCRIPTION

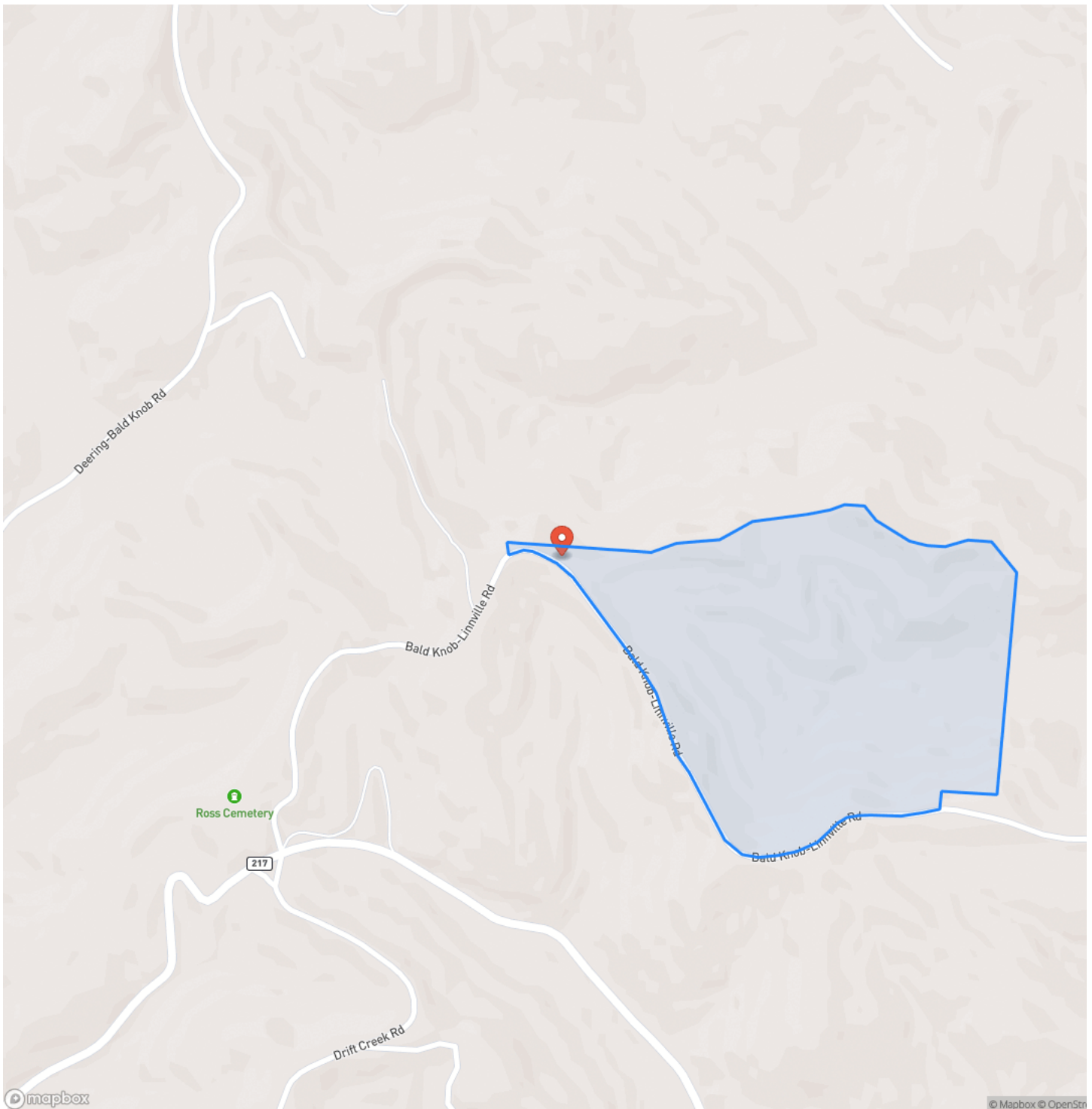
Welcome to Bald Knob farms, located in gorgeous Lawrence County Ohio. If you are looking for a beautiful farm which includes an awesome spacious home, multiple outbuildings, two additional build sites, pasture, fields, mature timber, ponds and an abundance of wildlife, then we think you will love and want to see this awesome farm. As you pull up the drive you will be greeted by beautiful, open pastures on one side and mature timber, with rock outcroppings, on the other. At the end of the drive you will find a gorgeously finished 1800 sq. ft. home. There is an awesome kitchen, beautiful dining room, a comfy living room, three awesome bedrooms, two full bathrooms, an awesome covered front porch, an attached two car garage and a great back deck you will come to love. As you tour the home, you will notice all the quality finished features and the attention to detail that has been made. The views from the windows are amazing, as you are surrounded by a large yard, which includes some gorgeous trees, a pond and some rock outcroppings. There are multiple outbuildings, a workshop, and an awesome outdoor wood burner. There are three ponds, which offer all kinds of opportunities for fishing, wildlife, and other recreation. There is an additional structure, which would be an awesome build site that has electric, water and septic. There is another buildsite with its own drive that could be developed. There are awesome trails, mature timber, an awesome large pond, and a ton of deer and turkey. The property is gentle to rolling and offers the outdoors-type family and investors all kinds of options. Lawrence county has been giving up some giant whitetails and this farm offers the deer enthusiast all kinds of access, great topography, understory, water, pinch points and genetics. Property will require a survey. Possession will be 30 days after closing. Please allow 36-48 hours for appointment setting. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) , or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



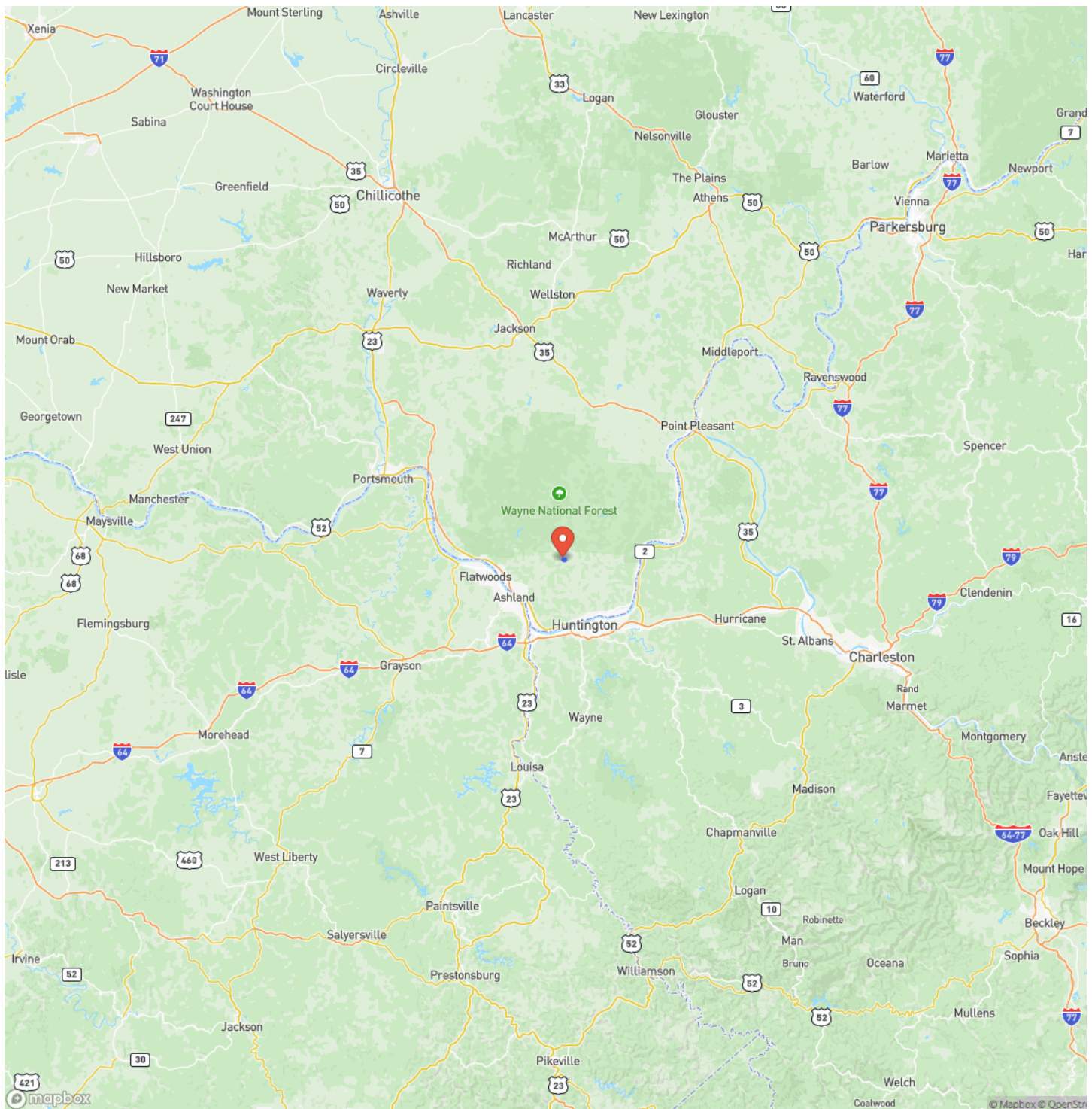
Bald Knob Farm
Kitts Hill, OH / Lawrence County



Locator Map



Locator Map



Satellite Map



Bald Knob Farm
Kitts Hill, OH / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Cincinnati, OH 45202

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

