

**Solida Oaks With Remodeled Home**  
13940 STATE ROUTE 279  
Oak Hill, OH 45656

**\$625,000**  
30± Acres  
Jackson County





**Solida Oaks With Remodeled Home**  
**Oak Hill, OH / Jackson County**

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**SUMMARY**

**Address**

13940 STATE ROUTE 279

**City, State Zip**

Oak Hill, OH 45656

**County**

Jackson County

**Type**

Commercial, Business Opportunity, Horse Property, Timberland, Single Family

**Latitude / Longitude**

38.888 / -82.5355

**Dwelling Square Feet**

1560

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

30

**Price**

\$625,000

**Property Website**

<https://arrowheadlandcompany.com/property/solida-oaks-with-remodeled-home-jackson-ohio/47651/>



**PROPERTY DESCRIPTION**

Welcome to Jackson County, the home of this unique and beautiful property consisting of a remodeled home, an awesome church (commercial building), a stocked pond, a beautiful large yard/field, a section of timber, and beautiful woods that are full of young Oak trees and lots of wildlife including deer/turkey. The home has three bedrooms, two full baths, an extra bonus large vanity area, spacious modern kitchen, dining room, attached laundry area, a comfortable living room, a metal roof and a spacious back deck. With 1560 square feet, you and your family will have plenty of room. You will really appreciate the views from the deck and in the side yard there is an awesome large picnic area nestled in some young pines that could be the gathering spot for large family get togethers, parties or a commercial event/conference. The church (commercial building) has four (2/2) mens and womens bathrooms, a large commercial kitchen, a large open seating area, offices, a basement with multiple large rooms, a large cafeteria/event area and a metal roof. This property could not only be a dream property for the family, but the home could also be AirBnB'd. The (church) commercial building could be converted into lodging for events, rented to industry, or maybe turned into an awesome wedding venue. The property offers many options for a residence, apartments, maybe concerts, or maybe with some creativity, the building would make one heck of an open floor plan home. Imagine this large building full of taxidermy from around the world, or turn into a hunting lodge and guide hunters. Now off to the gorgeous pond and woods. As you walk the property you will be inspired as it is very beautiful and flows nicely. There is a ton of deer sign all around this property. The seller says the pond is stocked, and there is no shortage of turkeys in the area. Take a look at the map highlighting all the public hunting land in the area. Cooper Hollow Wildlife Area and Wayne National Forest give up GIANT Whitetail bucks every year. With what this property offers, the sky's the limit. The home could be rented, the building could be renovated into a lodge, a facility of some sort, or even apartments. With the kitchen, one could even develop this property into an awesome restaurant, a vineyard or microbrewery. If you are looking for a unique opportunity that offers options, we invite you to take a look. Seller's coal, oil, gas, water, timber, and other mineral rights transfer. Please call Brian Whitt, 937.545.7764, or Josh Grant, 330.341.0997 for complete details of this property and showing.





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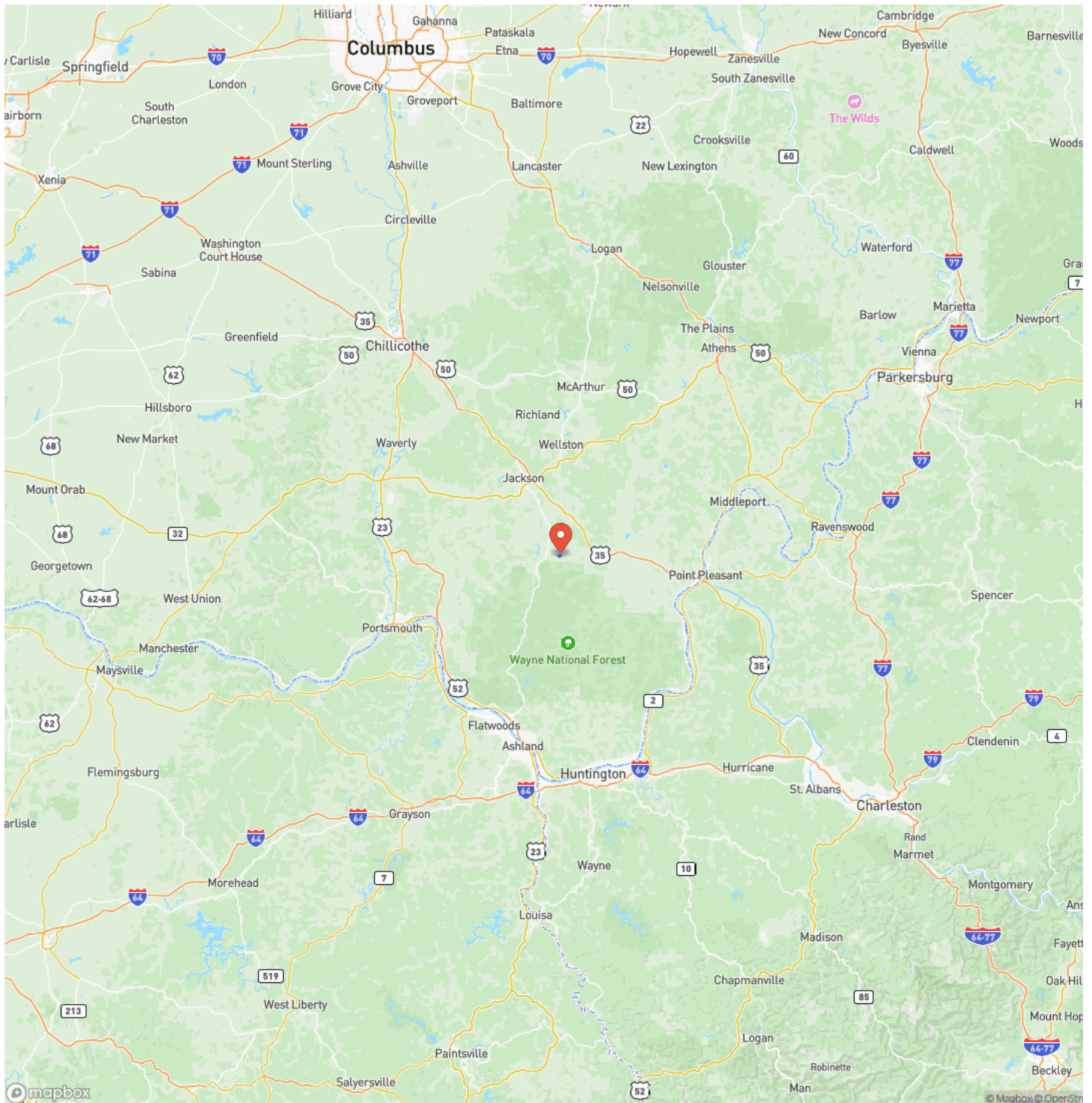


## Locator Map





## Locator Map



## Satellite Map





## Solida Oaks With Remodeled Home

### Oak Hill, OH / Jackson 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](http://www.arrowheadlandcompany.com)**



## 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.



## **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.





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