

**Colonial Farm**  
1453 Jackson Furnace Rd  
Oak Hill, OH 45656

**\$1,500,000**  
70± Acres  
Jackson County



**Colonial Farm**  
**Oak Hill, OH / Jackson County**

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**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**

3,305

**Bedrooms / Bathrooms**

4 / 3.5

**Acreage**

70

**Price**

\$1,500,000

**Property Website**

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



## Colonial Farm Oak Hill, OH / Jackson County

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### **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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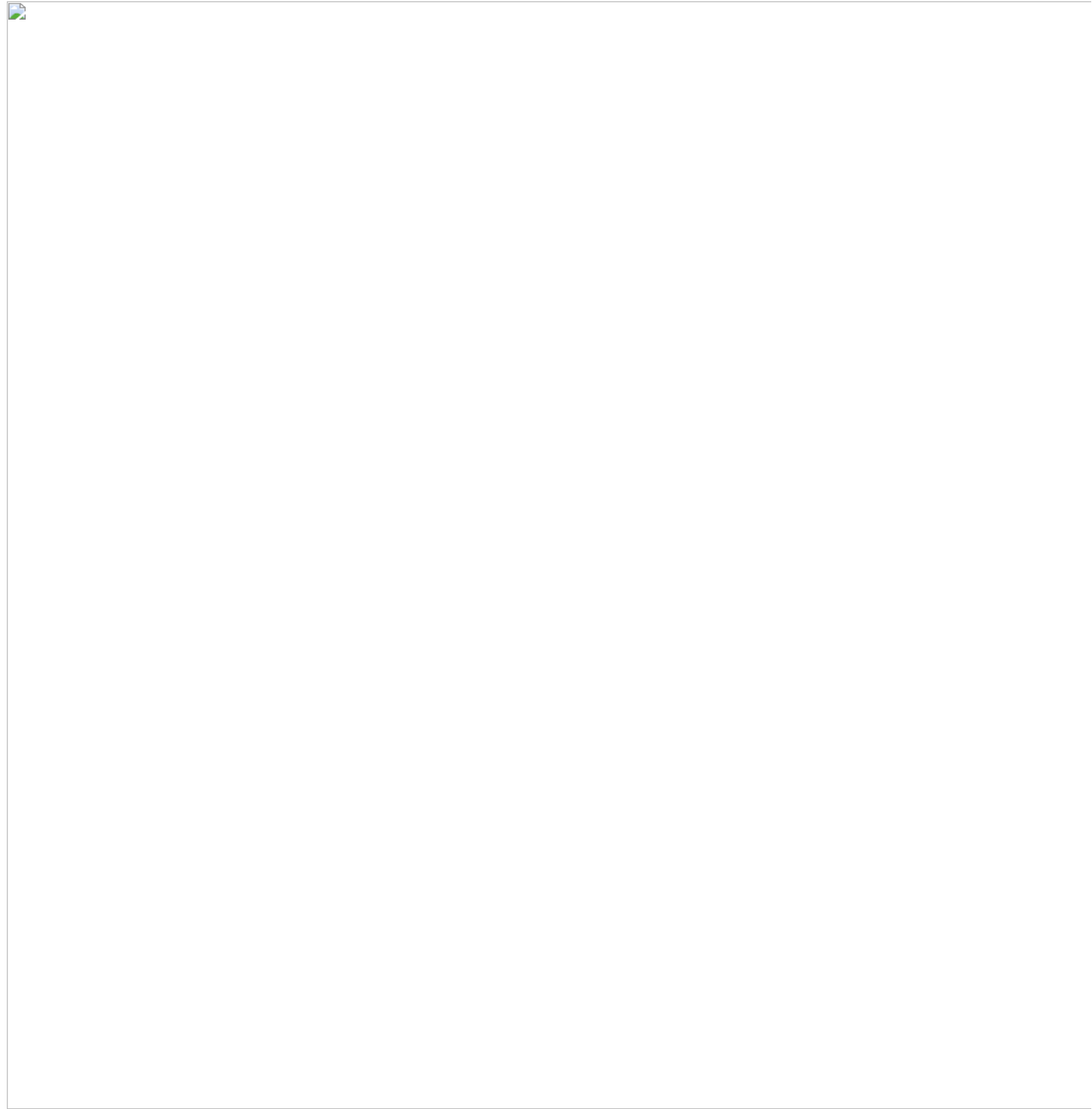
## Locator Map

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## Locator Map

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## Satellite Map

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## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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