

Highland Ridge Farm  
9125 Highland Ridge Rd  
Macksburg, OH 45746

**\$595,000**  
88± Acres  
Washington County





**Highland Ridge Farm**  
**Macksburg, OH / Washington County**

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**SUMMARY**

**Address**

9125 Highland Ridge Rd

**City, State Zip**

Macksburg, OH 45746

**County**

Washington County

**Type**

Farms, Hunting Land, Timberland, Horse Property, Single Family, Business Opportunity

**Latitude / Longitude**

39.5984 / -81.4657

**Dwelling Square Feet**

1980

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

88

**Price**

\$595,000

**Property Website**

<https://arrowheadlandcompany.com/property/highland-ridge-farm-washington-ohio/44671/>



**PROPERTY DESCRIPTION**

This gorgeous farm is situated high on a piece of ground overlooking a huge valley. Are you looking for a family farm or a place to start a hunting getaway for your family and friends? Are you looking to start a horse farm, raise cattle, goats, or maybe some llamas? Are you looking to manage and harvest big Ohio brute bucks? If you answered yes to any of these questions, you really will want to see this farm. The main home is amazing, needs a little work, but sound and strong with some updates. This is a one of a kind home and they do not make homes like this one anymore. There are three large bedrooms, two full beautiful bathrooms, a large kitchen, a dining room, a family room, and a porch with a view you will never forget. There is also an awesome cottage offering one bedroom, one full bath, a living room, a kitchen, and a basement. This cottage could be used as living quarters for parents or adult children or could even be rented out to long-term tenants or used as an AirBnB. There is an incredible barn for your livestock and horses. There is a four bay garage/workshop which will give you additional room for whatever your needs demand. If this isn't enough, in the back, down the lane, there is an block building, with a concrete floor, that could generate additional income, function as a workshop or could just be used for your personal storage unit. There is pasture land, tillable land, fields, wildlife openings, food plots, and more. There is great access for hunting, tons of deer sign, cover, food, and great genetics. Large neighboring private properties ensure you will not have crowds to deal with. As you tour the property, you will see trails, rubs, thickets, some timber, draws and benches. The topography could be described as gentle to rolling. There are a couple drainages on the property to offer wildlife plenty of water. This farm really has a lot of great options for farmers, hobbyists, investors, and hunters! A survey will be required. Sellers are retaining all mineral rights. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) or Josh Grant, [330.341.0997](tel:330.341.0997) Or Nate and Missy Long, [740.525.0959](tel:740.525.0959) for complete details of this property and showing.





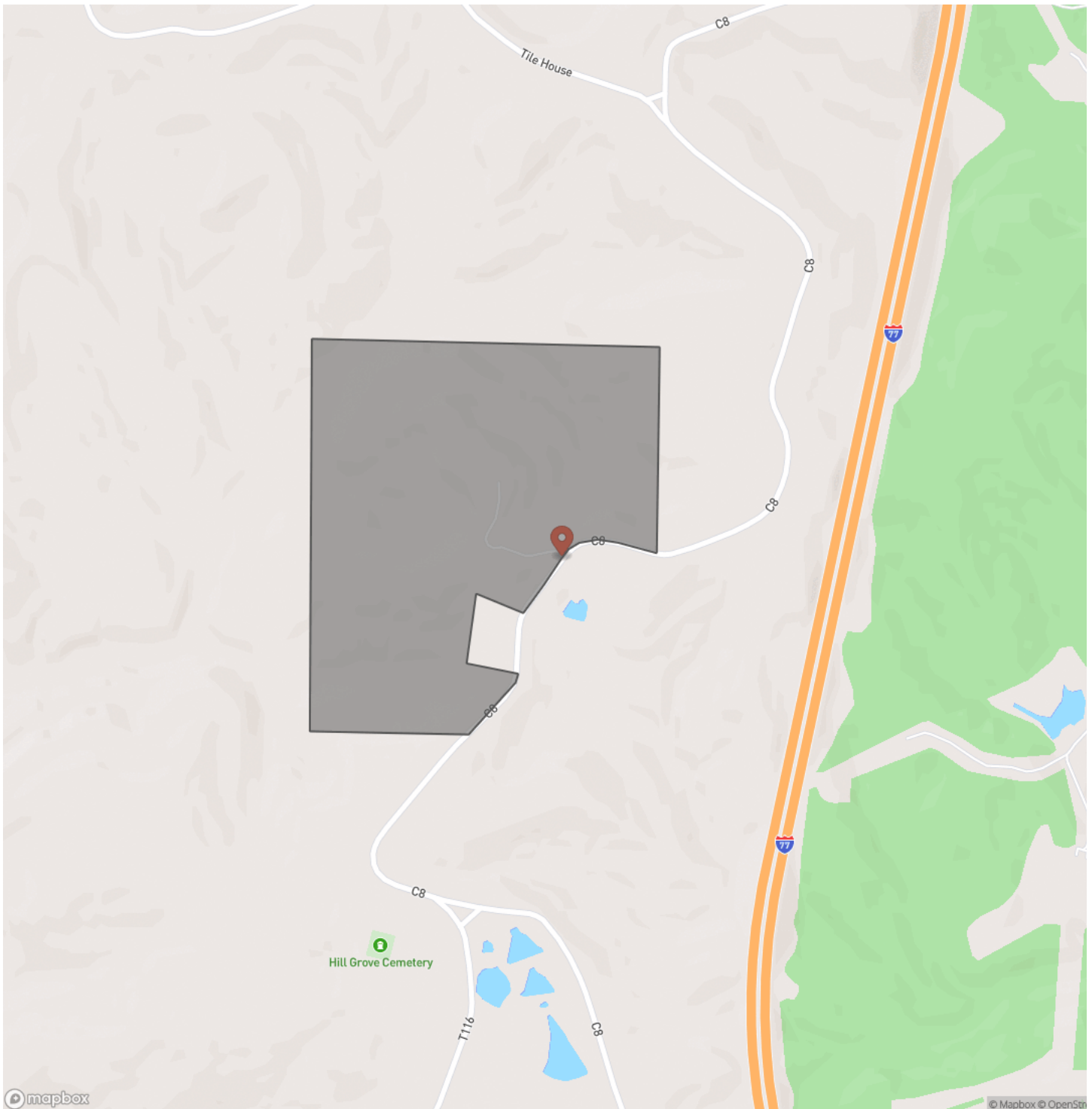
Highland Ridge Farm  
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**MORE INFO ONLINE:**

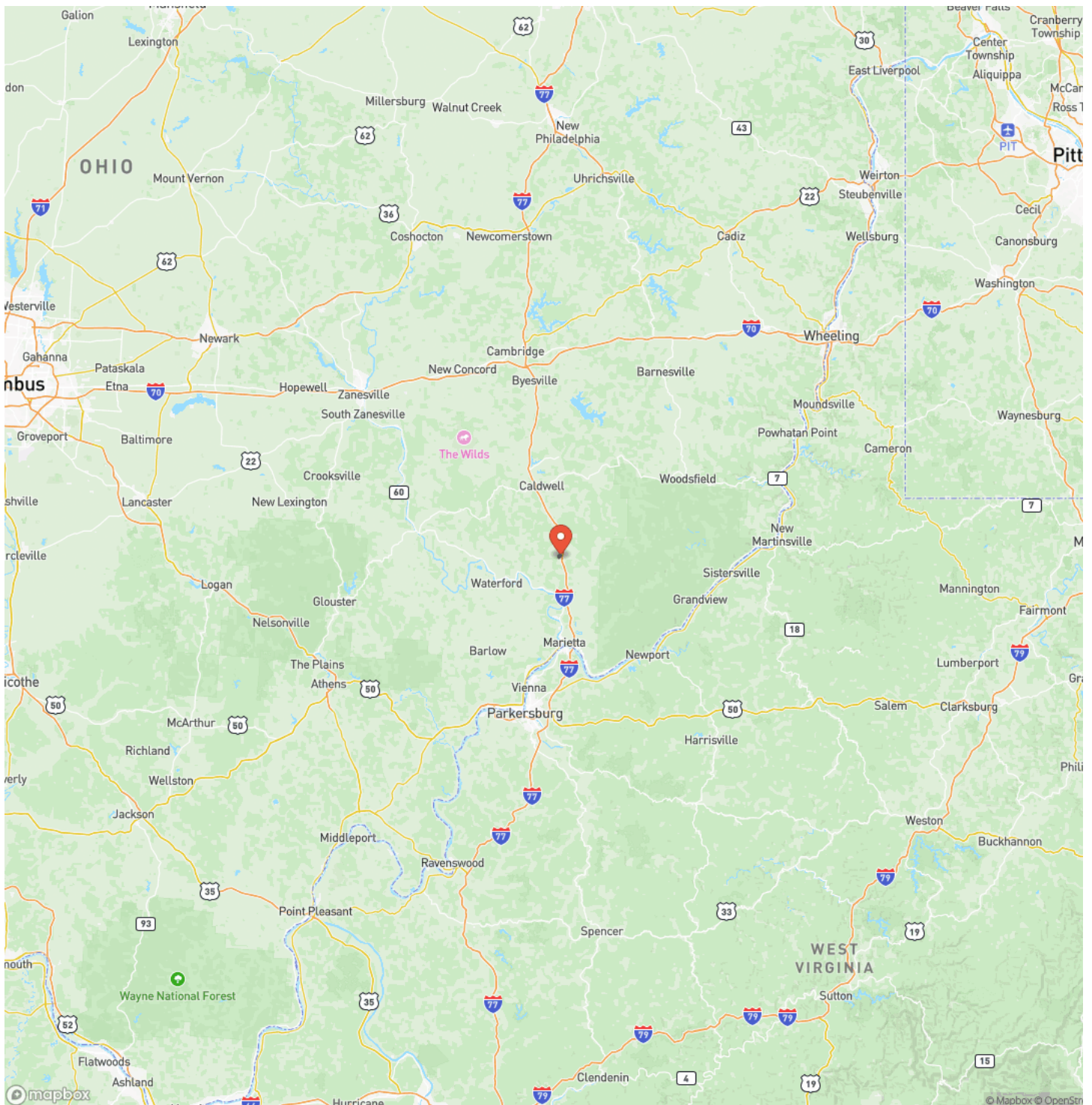
**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## Locator Map





## Locator Map





## 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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