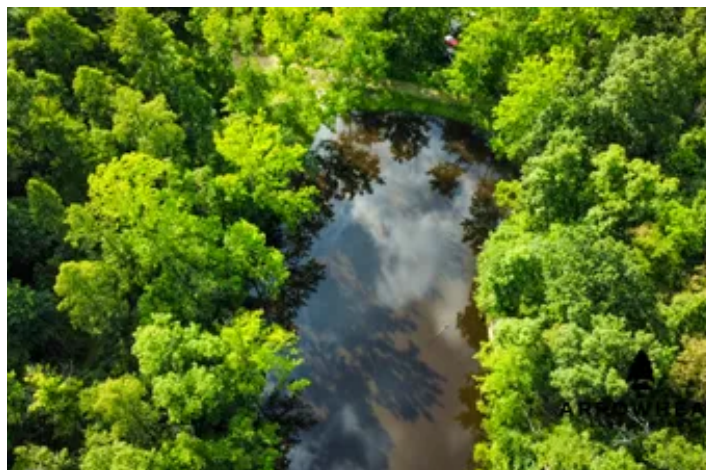
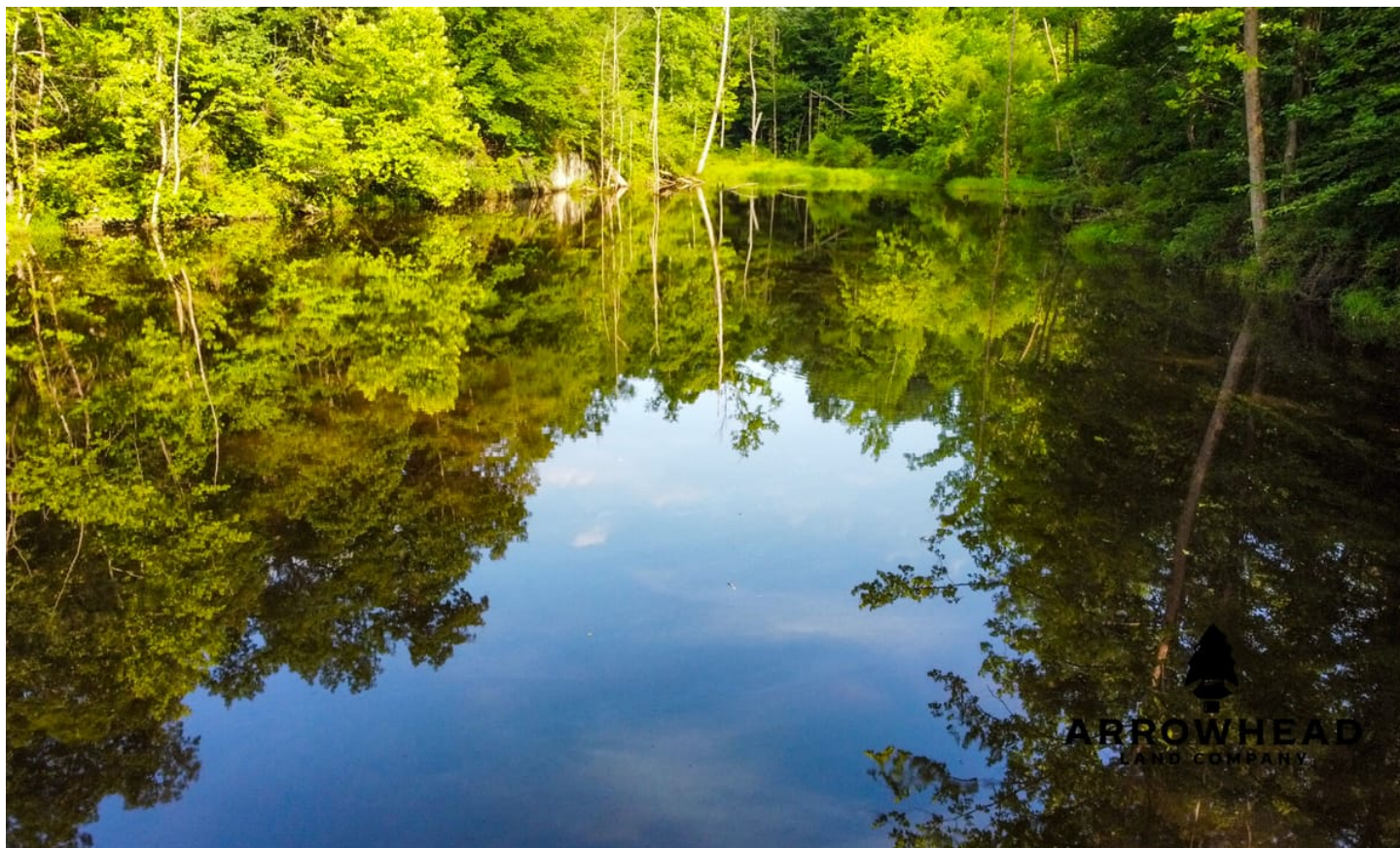


Country Home with Pond
121 Private Drive 3418
Ironton, OH 45638

\$285,000
22± Acres
Lawrence County



Country Home with Pond
Ironton, OH / Lawrence County

SUMMARY

Address

121 Private Drive 3418

City, State Zip

Ironton, OH 45638

County

Lawrence County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

38.5447 / -82.6347

Dwelling Square Feet

1232

Bedrooms / Bathrooms

3 / 2

Acreage

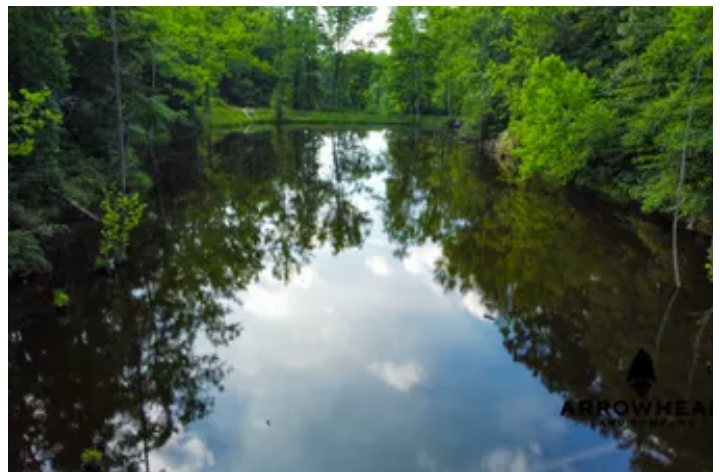
22

Price

\$285,000

Property Website

<https://arrowheadlandcompany.com/property/country-home-with-pond-lawrence-ohio/58992/>



Country Home with Pond Ironton, OH / Lawrence County

PROPERTY DESCRIPTION

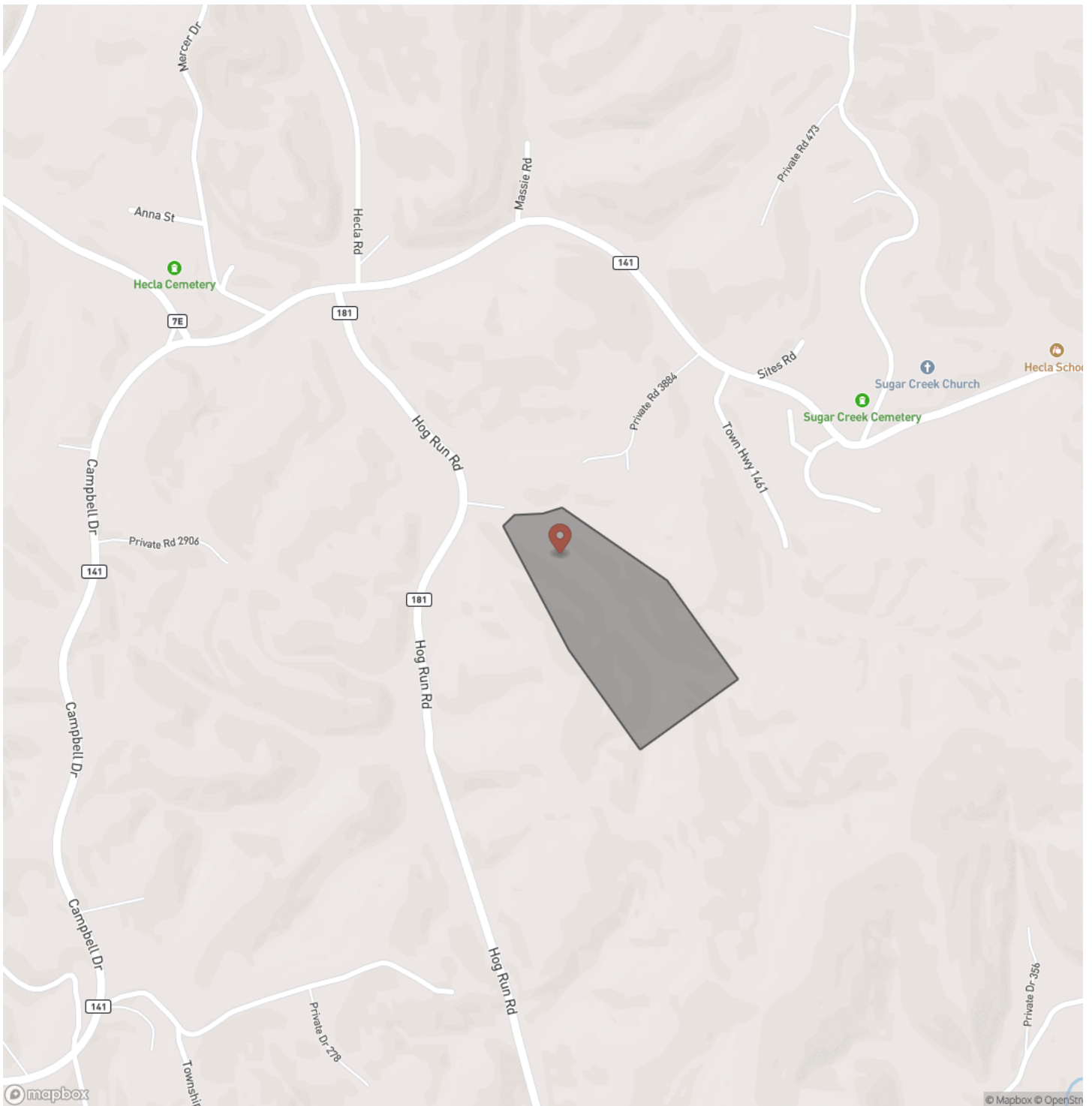
Here is an amazing property with an awesome pond that is in a country setting just minutes from town! Pulling up the driveway to this house you notice the seclusion this property offers and how peaceful it is. Walking up on the front porch through the level yard and into the front door you come into an open concept living room and kitchen that offers ample space to enjoy. Off the right side is two bedrooms or could be used as a home office. There is a bathroom there with a tub and shower also. Off the left side of the house is the master bedroom and a huge master bathroom with two sinks and another tub/shower combo. Beside the house is a nice sized garage that gives you a place to park your vehicle out of the weather and have more storage. There is a carport that is beside the garage for additional parking as well. Right past this is another garage that could be used to work on projects or more storage. Walking up past the house and garages you notice the well maintained road that leads up to the pond. The dam of this pond is a great place to sit and relax while fishing with friends and family. The seller says this pond is stocked with fish and some nice fish have been caught here. There is a road that goes down the sides of this pond that, with a little bit of work clearing some brush and trees, could be used to travel on an atv/utv back to the other end of the pond and make some places to sit and fish. Leaving the pond and traveling up the road you come to a really nice flat area that is full of clover and obvious deer sign here where they are traveling through and feeding. Overall, this place has a lot of possibilities for a buyer to come in and have a great place to themselves live and enjoy the great outdoors! This property is conveniently located just +/- 3 miles from Ironton, Ohio and +/- 7 miles to Ashland, Kentucky. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 545-7764](tel:9375457764) or Brian Salmons at [\(740\) 646-9378](tel:7406469378).



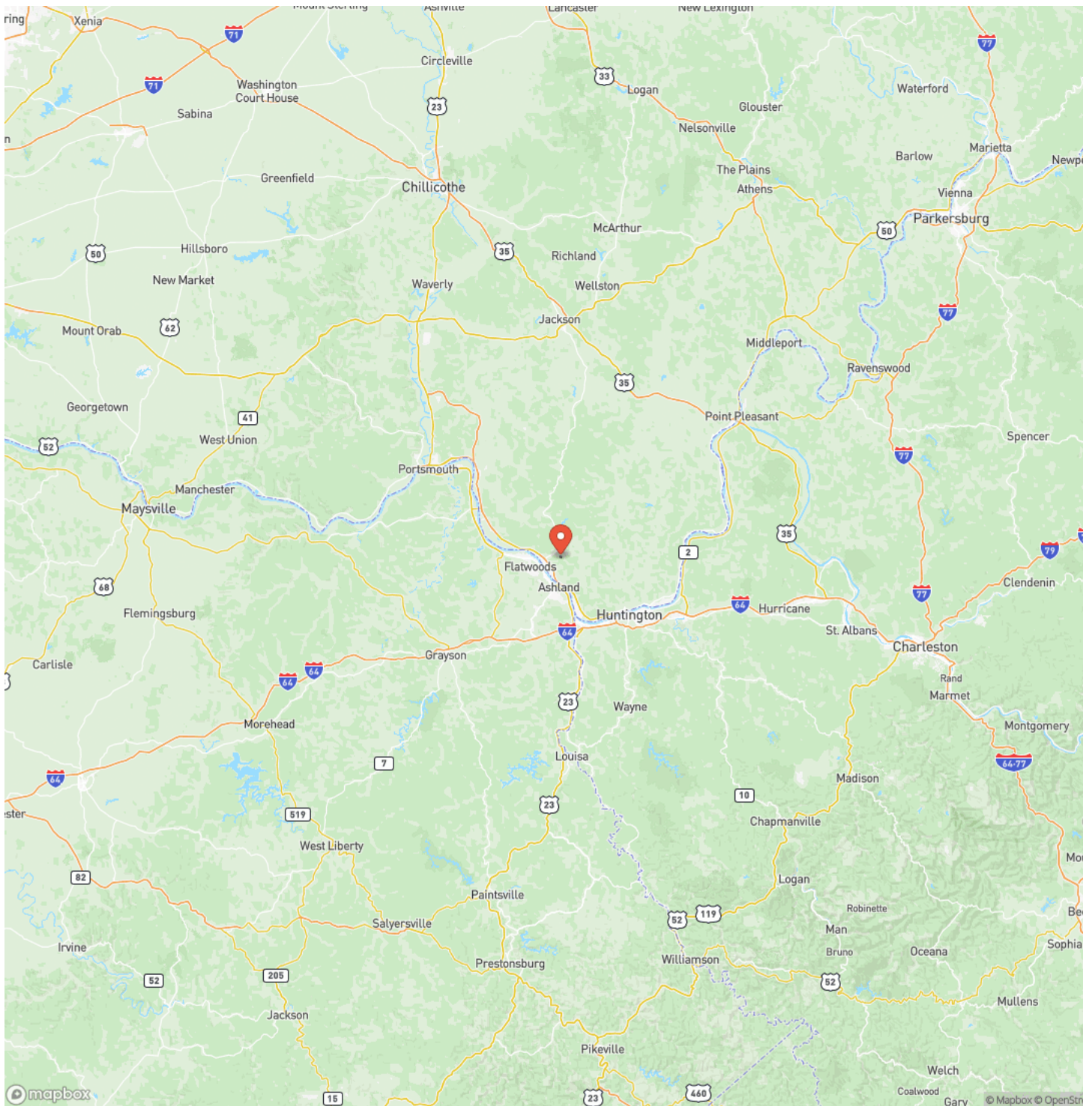
Country Home with Pond
Ironton, OH / Lawrence County



Locator Map



Locator Map



Satellite Map



Country Home with Pond

Ironton, OH / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Caryville, TN 42349

NOTES



MORE INFO ONLINE:

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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