

Turn-Key Chestnut Orchard Farmstead
11375 Seminary Road
Kimbolton, OH 43749

\$860,000
63± Acres
Guernsey County



Turn-Key Chestnut Orchard Farmstead Kimbolton, OH / Guernsey County

SUMMARY

Address

11375 Seminary Road

City, State Zip

Kimbolton, OH 43749

County

Guernsey County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Timberland, Commercial, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

40.17905 / -81.51849

Dwelling Square Feet

1544

Bedrooms / Bathrooms

3 / 2

Acreage

63

Price

\$860,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-chestnut-orchard-farmstead-guernsey-ohio/89059/>



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PROPERTY DESCRIPTION

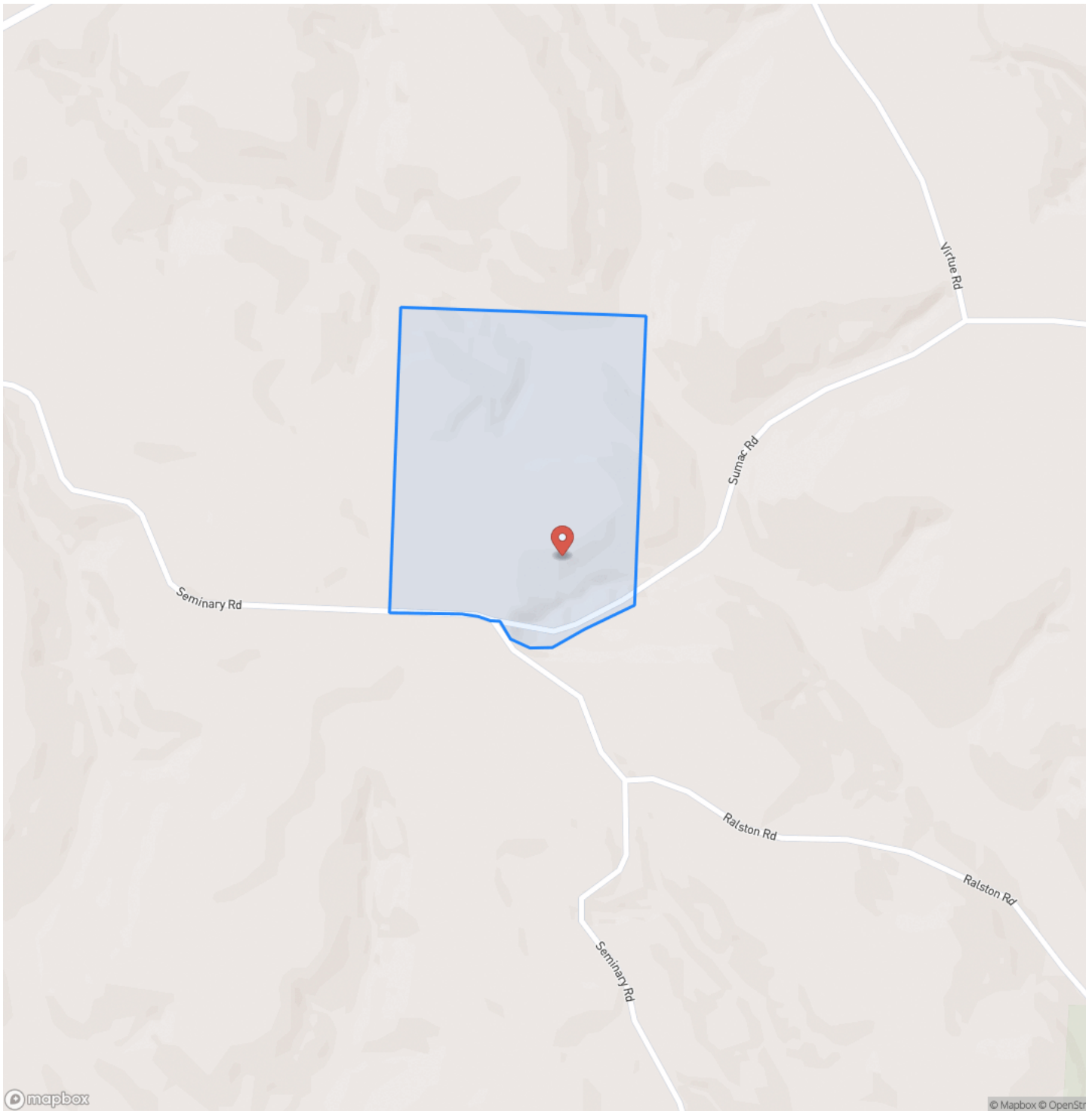
Welcome to a truly one-of-a-kind property in Guernsey County, Ohio, offering a turn-key opportunity for farming, chestnut production, recreation/hunting, and country living! This exceptional +/- 63 acre estate combines a fully remodeled home, modern farm infrastructure, and an established chestnut orchard with tremendous commercial potential. The 1,544 sq. ft. single level home has been completely rebuilt from the studs up. Nothing was left untouched—plumbing, piping, wiring, drywall, flooring, insulation, ductwork, HVAC, windows, siding, roof, cabinetry, fixtures, vanities, appliances, and even the doors are all brand new. Featuring three bedrooms, two full baths, a stunning rock fireplace, gorgeous natural lighting, and a wrap-around porch built in 2023, this home is the perfect blend of comfort and charm. The porch is positioned to capture breathtaking sunsets over the rolling hills. The property includes impressive outbuildings to support both farm and recreational uses. A spacious 50' x 80' barn with new siding, windows, roof, concrete floor and pad, plus electric, is ideal for equipment or livestock. A 30' x 40' bank barn with three large garage doors offers the perfect setup for boat storage, canning or whatever you desire. The bank barn has two levels that can potentially be used for both storage and also partly converted to living quarters. The bank barn has electricity and water; also providing space for a potential Airbnb. There's also a conveniently located small stock building with new roof, windows, siding, and doors, along with a large attached garage. Agriculture and wildlife blend beautifully here, with +/- 1,450 chestnut trees planted since 2020, roughly 15–20% are already bearing nuts, and the orchard floor is seeded in clover and alfalfa. An additional +/- 275 trees—including oaks, pecans, persimmon, hazelnut, coralberry, and American plum—were planted in spring 2025, further enhancing the long-term productivity and habitat value of the land. The commercial chestnut production and wildlife management opportunities are truly unlimited here! The property layout includes a +/- 4-5 acre pasture, a one-acre food plot, and +/- 36 acres of wooded land with oaks, excellent cover, and established trails. This area is well known for trophy whitetail deer and turkey, and photos showcase abundant wildlife right around the barns and home. The fields roll gently, the woods are alive with game, and the turkeys move gracefully between the timber and open ground. To top it off, the property is just +/- 5 minutes from Salt Fork State Park, providing additional opportunities for hunting, fishing, boating, and outdoor recreation. Deer and turkey are abundant on this property, creating excellent hunting opportunities right out your back door. With numerous locations for additional food plots, diverse habitat, and an elevated blind set in an ideal spot, the land is perfectly tailored for wildlife. It's not uncommon to see deer and turkey wandering through the front yard, a testament to the thriving population. This area has a long-standing reputation for producing record-book whitetails, making it a prime destination for serious hunters! The property is +/- 20 minutes from Cambridge, +/- 40 minutes to New Philadelphia, +/- 45 minutes Zanesville, and +/- 50 minutes to Canton, making it very convenient for full time living, a getaway, or an ongoing farming operation. This is more than a farm—it's a lifestyle, an investment, and a legacy property ready for its next chapter. Property is in CAUV and seller's mineral, oil and gas rights do not convey. Sellers are requiring proof of funds or pre-approval letter for showings and all showings require 24 hours notice. Agents must be present for all showings. All showings are by appointment only. 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

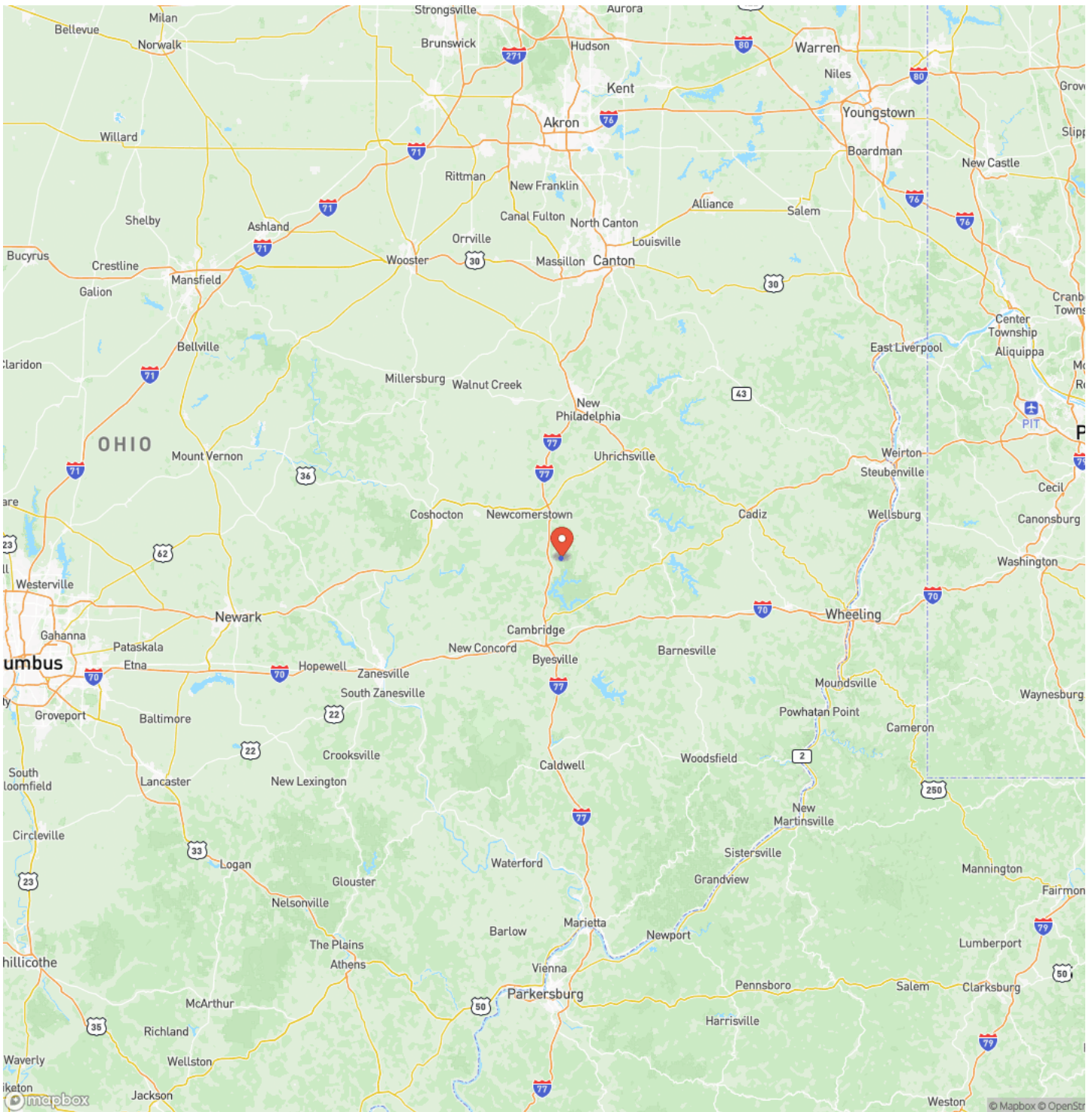
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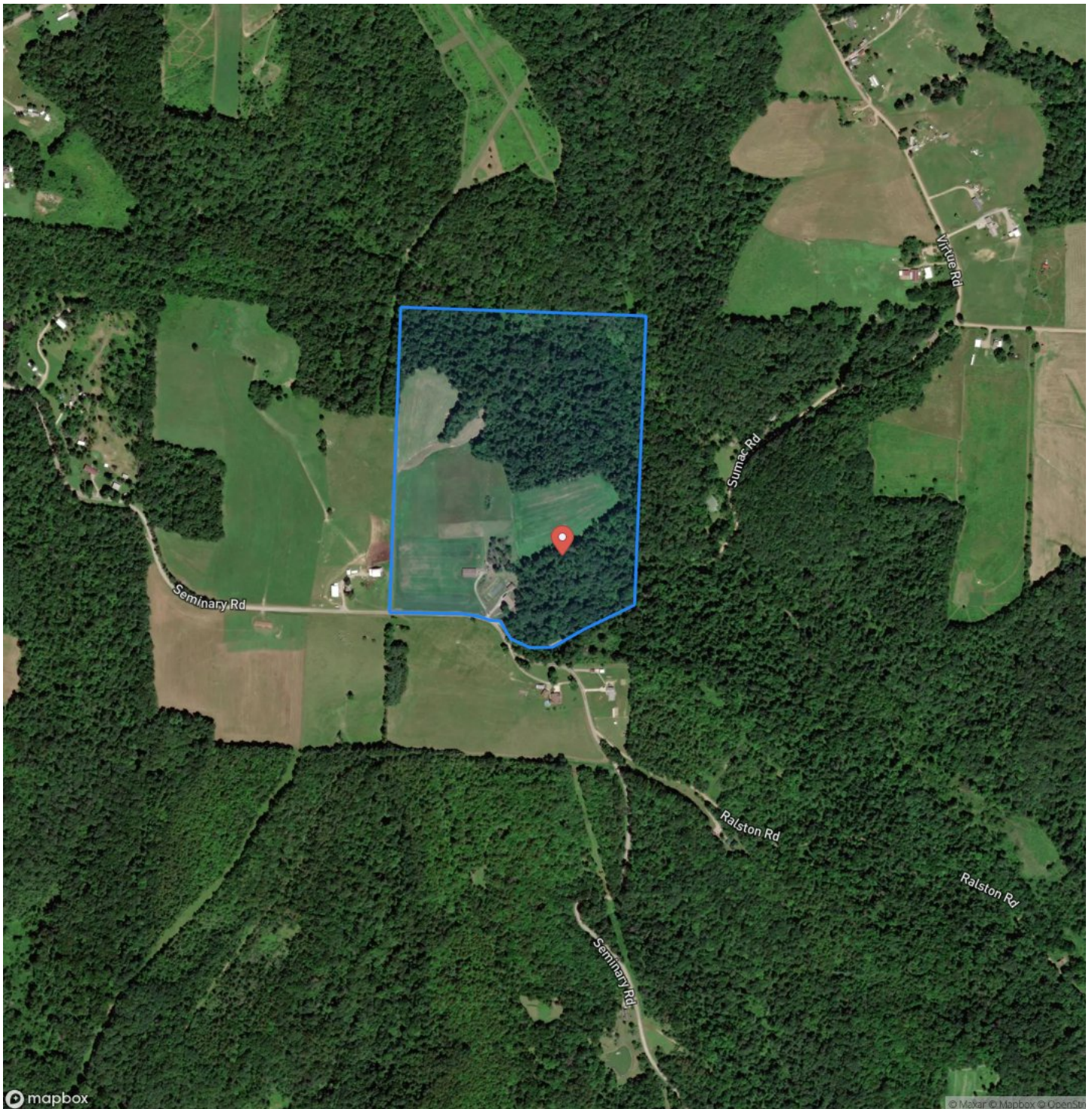
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Brian Whitt
Mobile
(423) 494-7793
Email
brian.whitt@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

