

**Multi Family Country Living**  
6559 Poston Road  
Athens, OH 45701

**\$715,000**  
70± Acres  
Athens County



**Multi Family Country Living  
Athens, OH / Athens County**

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**SUMMARY**

**Address**

6559 Poston Road

**City, State Zip**

Athens, OH 45701

**County**

Athens County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property, Timberland, Horse Property

**Latitude / Longitude**

39.37873 / -82.16585

**Dwelling Square Feet**

2,407

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

70

**Price**

\$715,000

**Property Website**

<https://arrowheadlandcompany.com/property/multi-family-country-living/athens/ohio/81993/>



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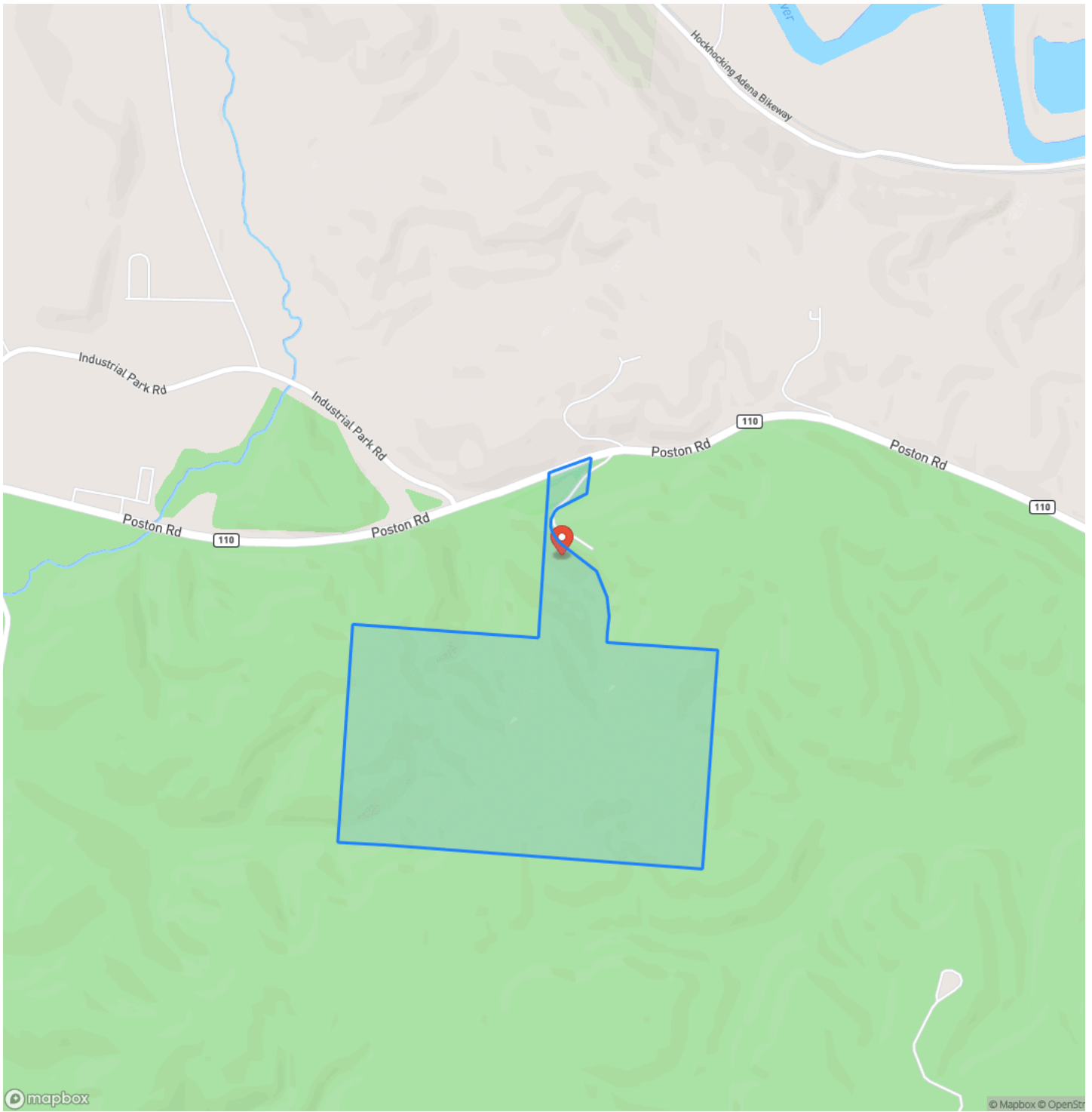
### **PROPERTY DESCRIPTION**

Welcome to Athens County, Ohio, 70 +/- acres featuring a beautiful two story home, an incredible ADU (Additional Dwelling Unit), an awesome barn, a two car garage, and a stocked pond. This property is well suited for the family or investor that desires seclusion but modern living and beautiful surroundings with the convenience of Athens, Ohio just minutes away. As you enter the property from the main road and make your way through the woods using a ½ (approx) well maintained gravel road, you will be greeted by timber, impressive views, and unique and eclectic dwellings. The main, two story home is spacious and cozy which is nestled back in the woods complete with rock and brick landscaping, mature timber and beautiful plants. This home features a lot of natural wood trim, beautifully painted walls and has beautiful natural lighting. The home has a large kitchen, spacious living room, two bedrooms, two full baths, a laundry room and a screened in back porch. The kitchen is complete with dishwasher, stove/oven and refrigerator. There is also a woodburner and has a heat pump for HVAC. Just imagine having your morning coffee in the middle of your own forest, with the modern conveniences of this beautiful country home. Just to the east is a newer ADU which is just far enough away from the main house for privacy, but close enough to enjoy a neighbor's company. The ADU has gorgeous landscaping and the view of the pond is incredible. This dwelling is solar powered and remote with great modern features and conveniences. This home offers a large kitchen/dining area, living room, a full bath, one bedroom, walk-in closet, plenty of storage, open ceiling and a wood burner finishes off the large living area very nicely. The kitchen is modern and the custom cabinets are gorgeous and the design of this dwelling is incredible. This ADU is an excellent opportunity for full time living or used as an AIRBNB. The ADU has a mini split system for HVAC along with exceptional natural lighting. Walk out onto the porch and you are greeted by a pond, woods, and plenty of opportunities to view wildlife. There is a large, beautiful barn that is 34' x 38' (approx) with water and electric, and has heavy duty wood flooring, stalls and tack/storage rooms. Located near the barn are raised garden beds, fruit trees, and open areas for additional gardening or areas for livestock. There are a few great areas that are fenced as well perfect for if you have any dogs. Each home has its own septic, shared well, and both dwellings are well maintained and must be seen to appreciate. Additionally there is a 24' x 26' (approx) garage with a second level loft with an outside entrance. The garage does have a water supply and the loft could be turned into additional lodging with some new construction. Furthermore, one could build an additional home as there is a brand new poured foundation. The woods on this property are well maintained and offer mature timber, trails and this property is loaded with deer and turkey. The topography is gentle to rolling making an exciting fall and spring for deer and turkey hunting. If you are looking for a great investment or you have a large family and need room to expand, this farm is a fantastic opportunity! The property is 15 +/- minutes to Ohio University (Athens), 45 +/- minutes to Hocking Hills, 70 +/- minutes to Zanesville, and 90 +/- minutes to Columbus. The property is just minutes from The Plains and St. Rt. 33. The farm is very convenient to Wayne National Forest also. The Forno Nardona Pizza Oven is negotiable and is great for outdoor cooking. All Sellers' mineral, oil, and gas rights convey. Property will require survey to transfer. All showings are by appointment only. All showings require 48 hours notice and Proof of Funds or a Pre-approval letter from a financial institution. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:9375457764) or Josh Grant at [\(330\) 341-0997](tel:3303410997).

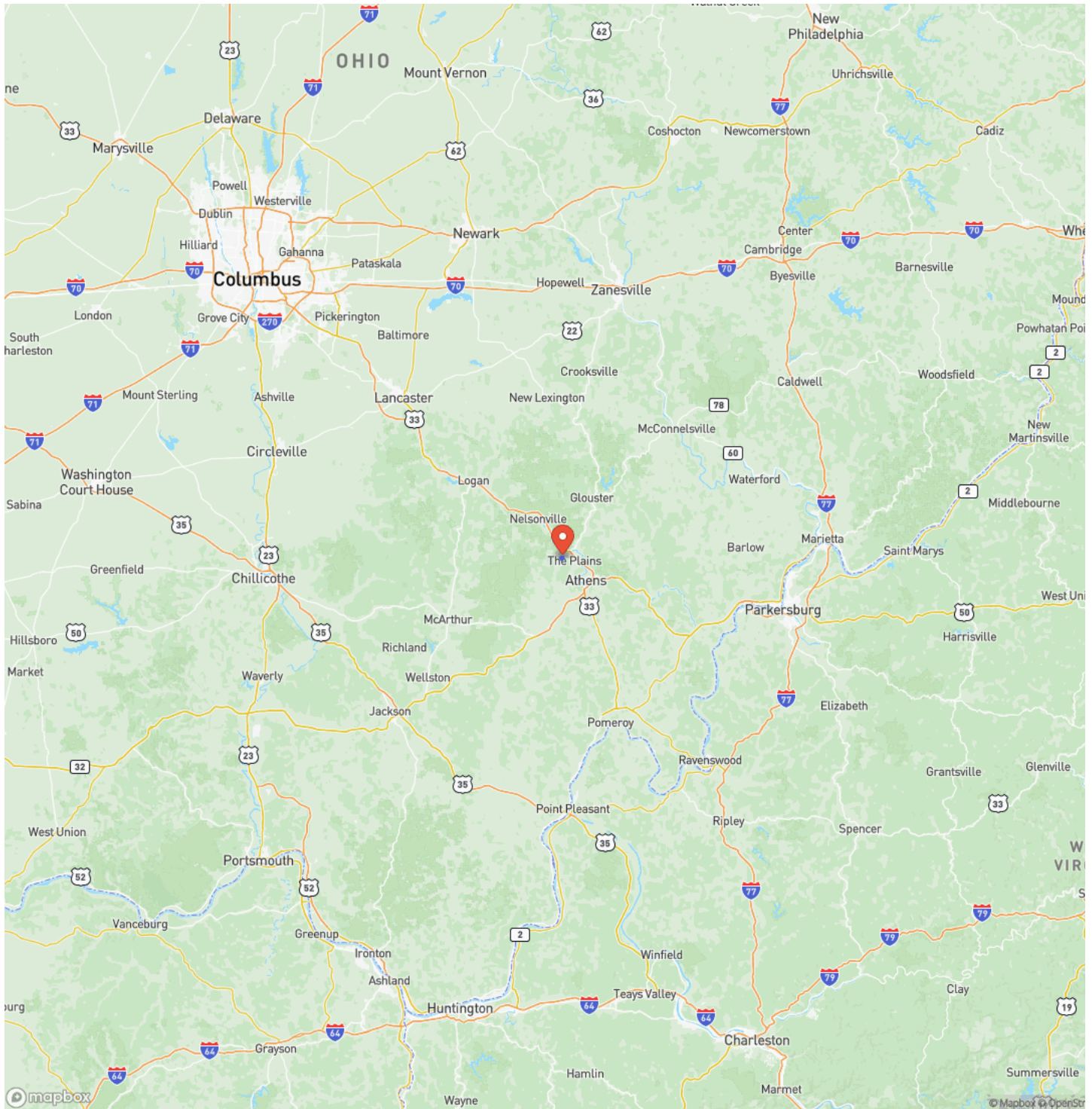
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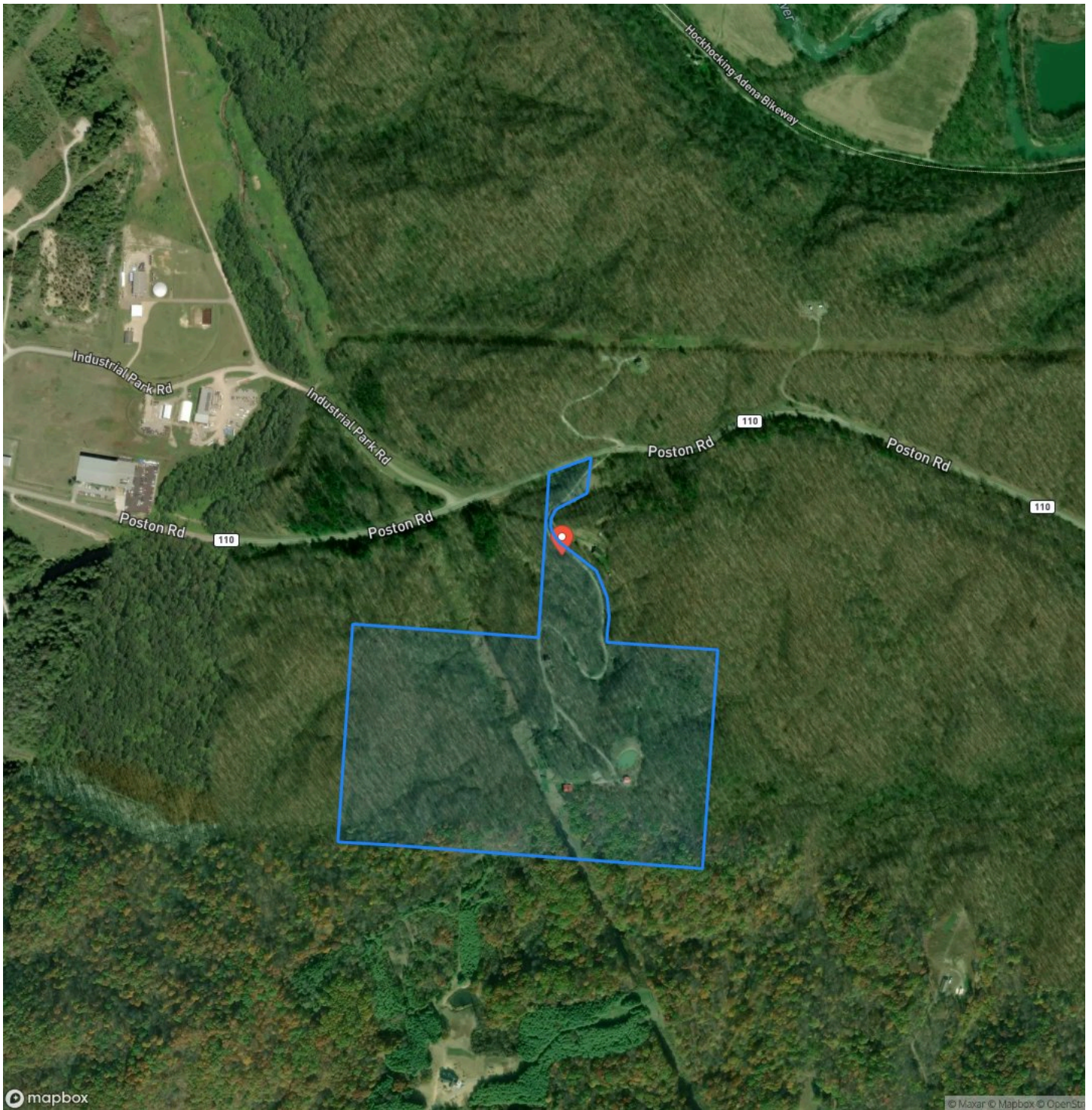
## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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