

St Rt 78 - 82 acres
36735 State Road 78
Lewisville, OH 43754

\$650,000
82.8± Acres
Monroe County



Adam Ericson
OHIO AGENT

Adam, a first-generation hunter with a background in camping and boating, values outdoor traditions and conservation. As a police officer in central Ohio since 2017, he is known for his honesty and integrity, making him a trustworthy partner for real estate transactions. Outside work, he enjoys family time and is developing a small homestead. Adam is dedicated to helping clients achieve their property goals and invites you to discuss your real estate needs with him.



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St Rt 78 - 82 acres
Lewisville, OH / Monroe County

SUMMARY

Address

36735 State Road 78

City, State Zip

Lewisville, OH 43754

County

Monroe County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

39.7669 / -81.1461

Dwelling Square Feet

2,000

Bedrooms / Bathrooms

4 / 3

Acreage

82.8

Price

\$650,000



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PROPERTY DESCRIPTION

Built in 2014, this well-kept two-story home on 82.8 acres in Monroe Co. offers the kind of setting that's hard to find - comfortable living, functional improvements, and a property designed to enjoy the outdoors. Tucked nearly 2,000 feet off the main road at the end of a long shared gravel driveway, the home sits hidden among the trees, offering a peaceful setting with exceptional privacy.

The home features approximately 2,000 square feet of finished living space with 4 bedrooms and 3 bathrooms, along with additional unfinished space ready to be customized to fit your needs. A dedicated bar and entertainment area, along with a second kitchen in the lower level, creates an ideal setup for hosting family and friends, entertaining guests, or accommodating extended stays. Geothermal heating and central cooling provide efficient year-round comfort, while county water, buried electric, and all-electric utilities make for easy maintenance.

Outside is where this property really stands out. Featuring nearly 79 acres of mature woods, a large stocked pond, creek access along Barber Ridge Rd., established garden and orchard areas, a mix of open ground and mature timber, alfalfa food plots, tree stands, and a proven hunting track record. The mature timber is projected to be ready for a select cut in the next 3-5 years, adding future value and opportunity. Incredible whitetail and turkey hunting, and great fishing make this property equally suited for recreation or full-time country living.

The 32x52 outbuilding adds even more versatility with plenty of additional storage or workspace, including a storage loft, woodworking shop, and separate craft room, both with mini-split heat & A/C. The property also includes 8 apple trees, 2 cherry trees, 6 paw paw trees, blueberries, blackberries, grapes, an attached garage space, and the ability to split the acreage in the future if desired.

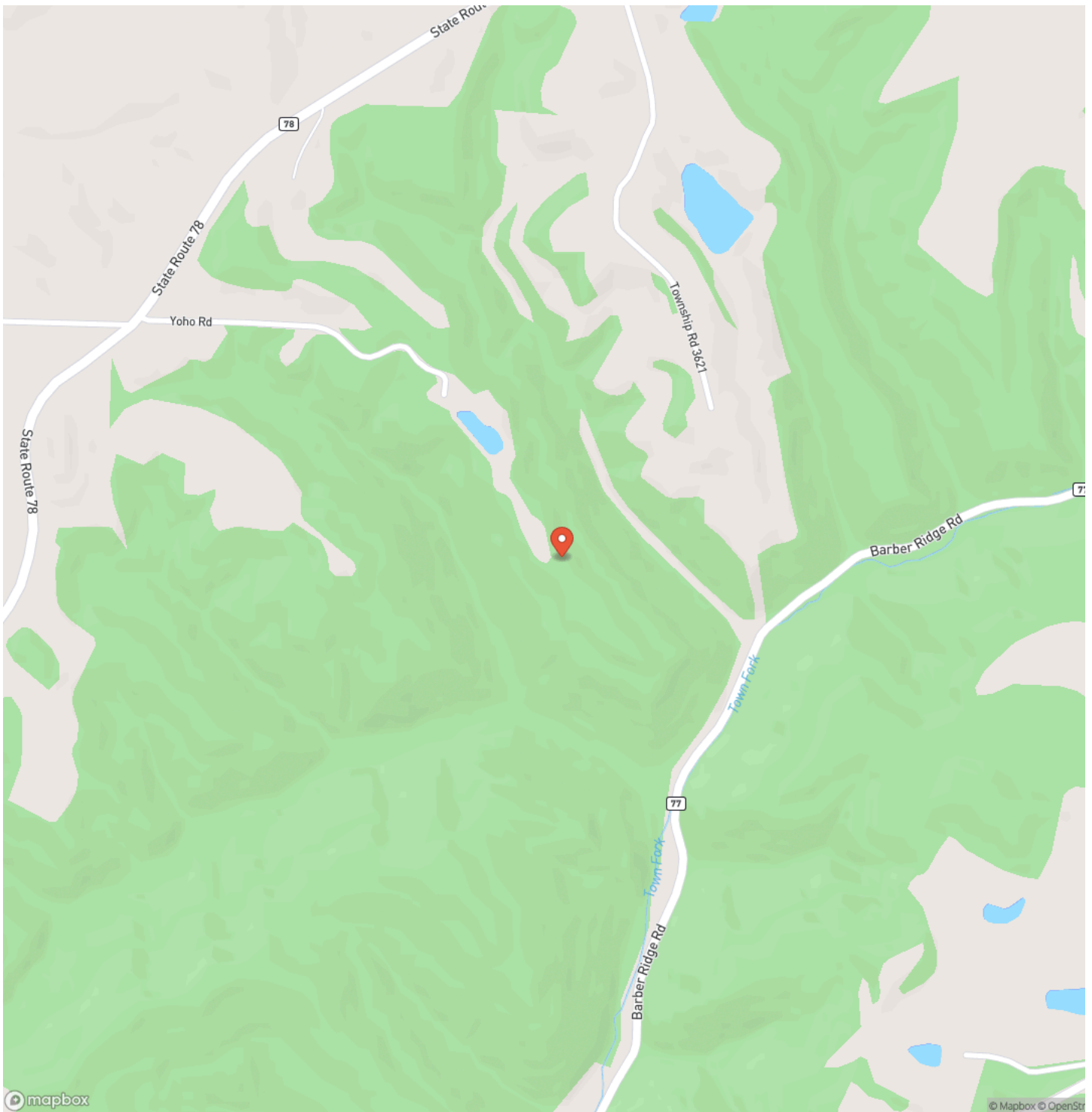
Whether you're looking for a full-time residence, hunting property, hobby farm, or simply a quiet place to escape and enjoy the outdoors, this property offers a rare combination of privacy, comfort, and recreational appeal.

Mineral rights were previously reserved in 2007. Annual property taxes are \$5,173.52. The shared driveway is a recorded easement.

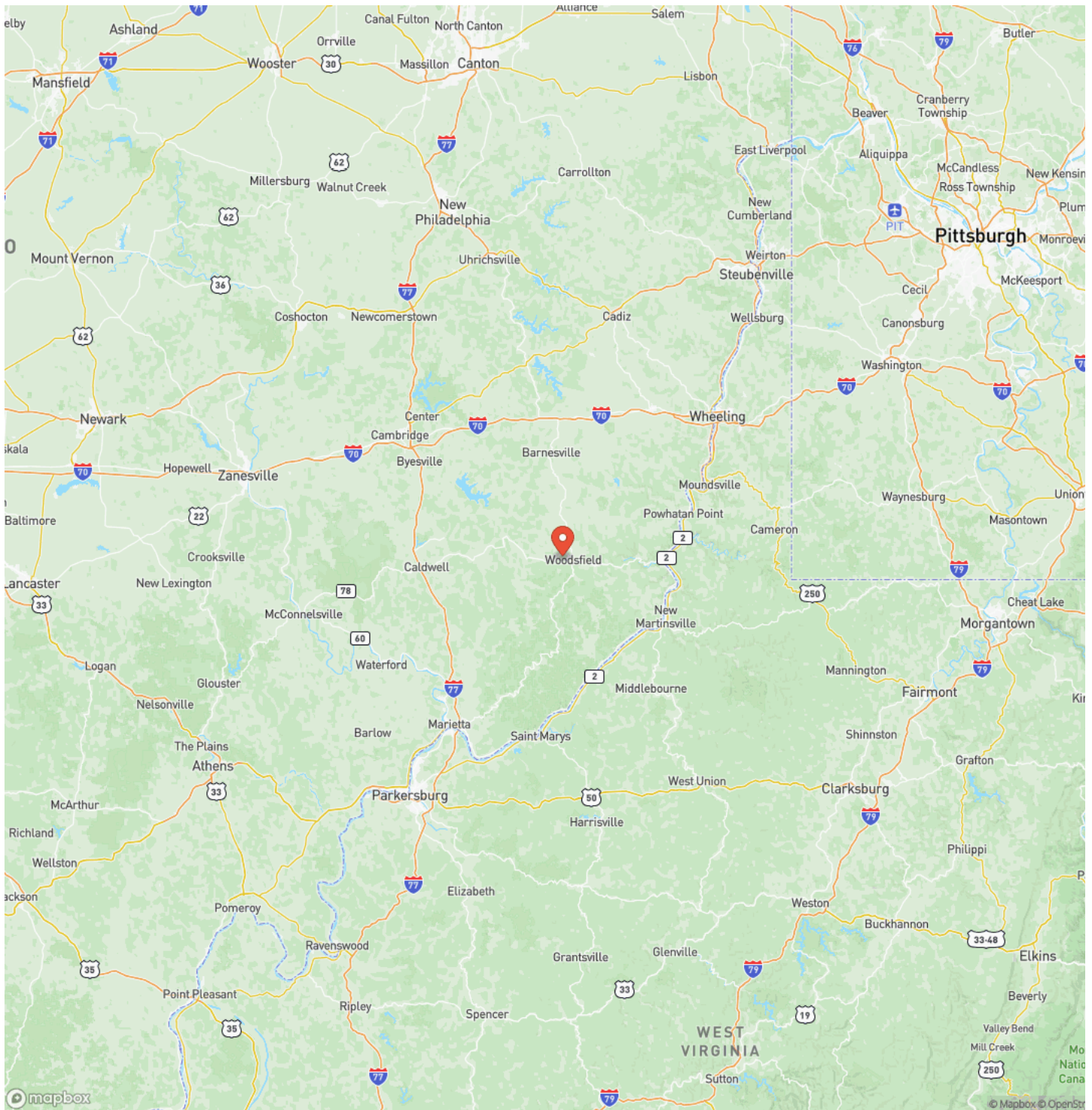
St Rt 78 - 82 acres
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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