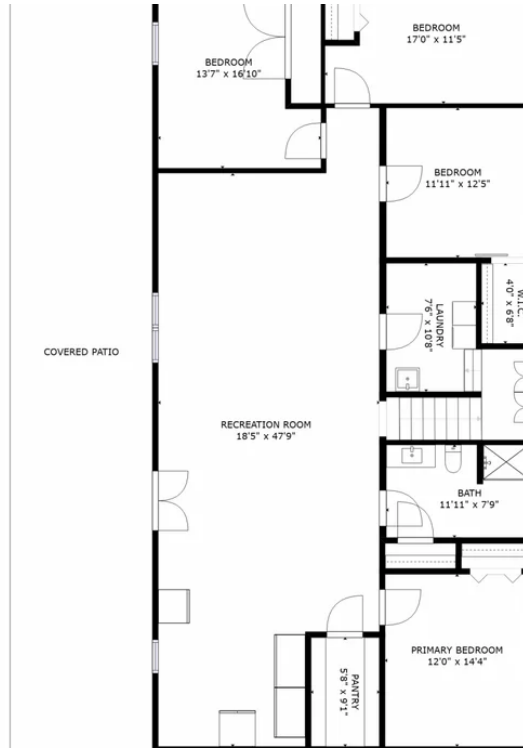


**Brimstone Road - 93 acres - Athens
County**
24795 Brimstone Road
Coolville, OH 45723

\$1,225,000
93.860± Acres
Athens County



GROSS INTERNAL AREA
FLOOR 1: 2009 sq. ft. FLOOR 2: 2119 sq. ft.
EXCLUDED AREAS: , PATIO: 783 sq. ft.
GARAGE: 1049 sq. ft. DECK: 1203 sq. ft.



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Brimstone Road - 93 acres - Athens County
Coolville, OH / Athens County

SUMMARY

Address

24795 Brimstone Road

City, State Zip

Coolville, OH 45723

County

Athens County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

39.2306 / -81.825

Taxes (Annually)

325588

Dwelling Square Feet

4224

Bedrooms / Bathrooms

7 / 3

Acreage

93.860

Price

\$1,225,000

Property Website

<https://ohiolandforsale.com/property/brimstone-road-93-acres-athens-county-athens-ohio/33619/>



Brimstone Road - 93 acres - Athens County

Coolville, OH / Athens County

PROPERTY DESCRIPTION

93 acres and a beautiful home in Athens County Ohio for sale. This property is like a dream come true. Gorgeous ranch home with fully finished walk out basement providing over 4200 sq ft of living space. This includes a total of 7 bedrooms, one currently being used as an office in the lower level. The home is only 2 years old and it shows. Tastefully decorated with both modern and rustic decor throughout. Don't miss the huge covered deck with a breathtaking view. The 54x80 pole building has a 2000 sq ft, 3 bedroom apartment in one end of it. Pasture, hay fields, and woods for hunting.

Features of the home include:

- Over 4200 sq ft of living space
- 7 bedrooms (one currently used as office)
- 3 full bathrooms
- Large 1st floor laundry could be a bedroom as well
- Huge eat in kitchen kitchen with wood floors, oak cabinetry, & solid surface counter tops
- Nice breakfast bar
- Stainless steel kitchen appliances stay with the home
- Pantry with a coffee bar area
- Huge great room with plenty of room for the family
- French doors exit to the 28 x 16 & 38 x 8 covered deck
- The porch is all timber frame and offers the most beautiful view of the countryside
- Enjoy your evenings watching the sunset & morning coffee watching the wildlife
- Home has energy efficient LED lighting throughout
- 1000 gallon propane tank supplies the home and will stay with the property
- Central heat and air
- Tappers Plains public water supply
- 2 1/2 car heated attached garage

Features of the pole barn include:

- 54 x 80 fully insulated pole building - 20 x 54 of it is a 2 story apartment
- Apartment has 3 bedrooms and 2 full bathroom
- 1st floor has large kitchen and dining area, 1 bedroom, & 1 full bath
- All concrete floors on 1st floor
- 2nd floor has a living room, 2 bedrooms, & 1 full bath
- Wood floors throughout 2nd floor
- Building has radiant floor heat throughout
- 60 x 54 of pole barn is all open with 16ft peek in ceiling
- Indoor basketball

Features of the property include:

- 93.86 total acres
- Approximately 11 acres of fenced pasture with a 12x24 run in shed
- Run in shed has electric and water
- Approximately 23 acres of hay field
- Approximately 40 acres of woods
- Select timbered a few years ago but still have a good mix of hardwoods throughout
- Plenty of deer sign
- Excellent hunting and recreational opportunities
- Approximately 11 acres of overgrown fields
- Small pond
- Year around creek near the back of property
- Remaining acreage is parking area and grass around home site
- Nice garden area with some raised garden beds
- 8x12 garden shed has electric and water
- Seller does not own the mineral rights
- Topography is mostly rolling with some steeper areas

This property is priced to sell and you do not want to miss this opportunity. Current annual taxes are \$3256. Call today with any questions or to schedule your own private showing.

Brimstone Road - 93 acres - Athens County
Coolville, OH / Athens County



Brimstone Road - 93 acres - Athens County
Coolville, OH / Athens County

Locator Maps



Brimstone Road - 93 acres - Athens County
Coolville, OH / Athens County

Aerial Maps



Brimstone Road - 93 acres - Athens County
Coolville, OH / Athens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Collins

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(614) 419-3924

Email

jcollins@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

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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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