

**Bethlehem Rd - 270 acres - Adams &
Brown County**
2863 Bethlehem Road
Winchester, OH 45697

\$1,999,000
270.420 +/- acres
Adams County



**Bethlehem Rd - 270 acres - Adams & Brown County
Winchester, OH / Adams County**

SUMMARY

Address

2863 Bethlehem Road

City, State Zip

Winchester, OH 45697

County

Adams County

Type

Residential Property, Recreational Land

Latitude / Longitude

38.8988 / -83.6735

Dwelling Square Feet

2030

Bedrooms / Bathrooms

3 / 3

Acreage

270.420

Price

\$1,999,000

Property Website

<https://ohiolandforsale.com/property/bethlehem-rd-270-acres-adams-brown-county-adams-ohio/21012/>



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PROPERTY DESCRIPTION

Incredibly rare opportunity to own 270.42+/- acres of some of the most sought-after ground in Brown & Adams County! This highly productive farm is conveniently located just 3 miles south of HWY 32 and features 181 acres of rich tillable ground. 2030 sq ft 3bd/3ba brick ranch w/walk-out basement. The property is known for its excellent hunting and has been meticulously managed for the past 4 years.

Property Features:

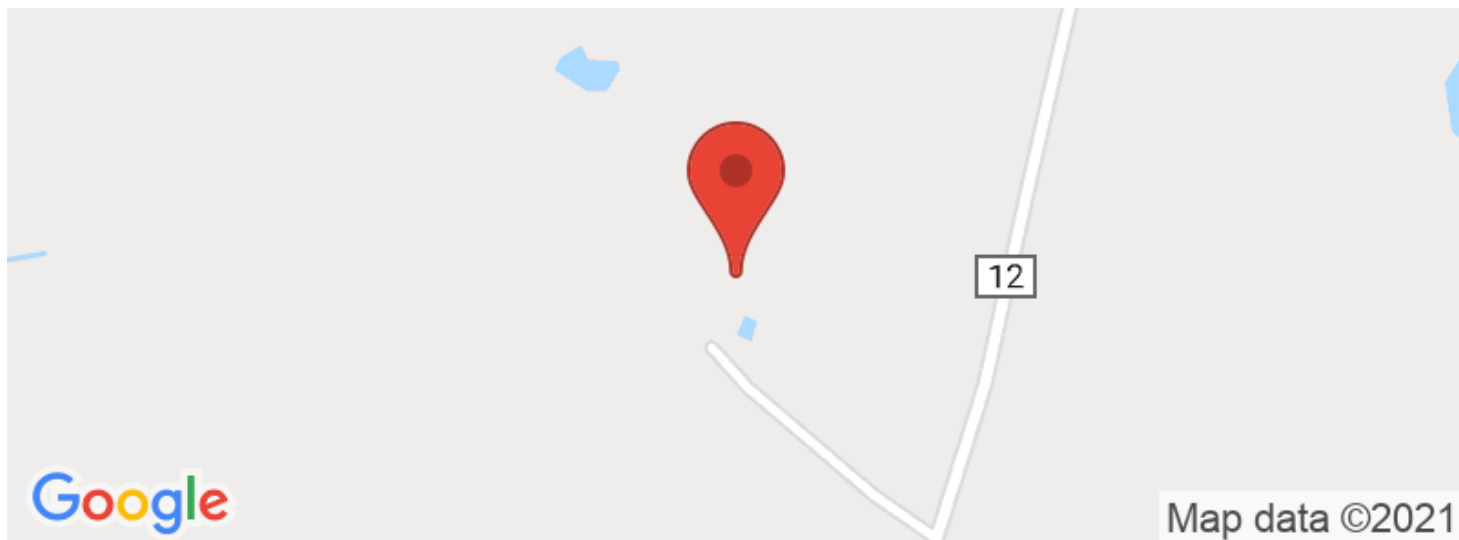
- Natural water sources including 3 stocked ponds & 2 spring-fed creeks
- Tractors & equipment included with sale (too many items to list, call for details)
- Several barns & outbuildings most with concrete floors
- 7 miles East of Russellville
- Situated between multiple towns offering shopping & dining experiences
- Great road frontage on two well-maintained township roads
- 44 miles to I-275
- 13 miles to the 4,490 acres Tranquility Wildlife Area
- New survey in progress
- 1-hour commute to Downtown Cincinnati

Any mineral rights owned by the sellers will transfer to the buyer. CAUV taxes are approximately \$6,165.66 annually. The current caretaker resides in a 57 ft single-wide located on the property that conveys with the sale. Showings for well-qualified buyers only.

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Locator Maps



Aerial Maps



Bethlehem Rd - 270 acres - Adams & Brown County
Winchester, OH / Adams County

LISTING REPRESENTATIVE

For more information contact:



Representative

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PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

This image shows a blank sheet 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.



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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