

US 35 - 178 acres  
U.S. 35  
Chillicothe, OH 45601

**\$2,199,000**  
178.350± Acres  
Ross County





**US 35 - 178 acres**  
**Chillicothe, OH / Ross County**

---

**SUMMARY**

**Address**

U.S. 35 37710 U.S. 35

**City, State Zip**

Chillicothe, OH 45601

**County**

Ross County

**Type**

Residential Property, Farms, Recreational Land

**Latitude / Longitude**

39.189711 / -82.76652

**Taxes (Annually)**

9207

**Dwelling Square Feet**

5200

**Bedrooms / Bathrooms**

3 / 5.5

**Acreage**

178.350

**Price**

\$2,199,000

**Property Website**

<https://www.mossyoakproperties.com/property/us-35-178-acres-ross-ohio/102624/>

**Matt Collins**  
OHIO AGENT | AUCTIONEER

As an avid outdoorsman, Matt's focus is to connect his clients with the property of their dreams. His honesty and hard work are the foundation of his business. Many past and current clients agree that Matt goes above and beyond to get you in the right property. Matt has been selected many times as a top agent with Mossy Oak Properties. Give Matt a call today and come find the perfect rural property that Ohio has to offer.

**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions



[mattc@mossyoakproperties.com](mailto:mattc@mossyoakproperties.com) | 614-679-6560



**PROPERTY DESCRIPTION**

178.359 acres for sale in one of the most beautiful valleys in Ross County, Ohio. The current owners acquired this property, which was once a dairy farm, from their family in 1997. They spent years clearing the land, constructing a 1-acre pond, and building an equipment garage. They appreciated the location, privacy, and beauty of the property so much that they decided to build their new home in 2004. They contacted one of the top contractors in the area and worked side by side with them to construct the perfect family home. This all-brick home consists of over 5000 square feet of living area, and features 3 large bedrooms, 5 1/2 baths, a full finished basement, and a large bonus room above the garage. Custom features include hardwood floors, custom windows that provide great views from every room, custom cabinets, a custom staircase, natural stone floors in the garage and basement, 3 fireplaces, and a covered outdoor living area with an outdoor kitchen with appliances and a fireplace.

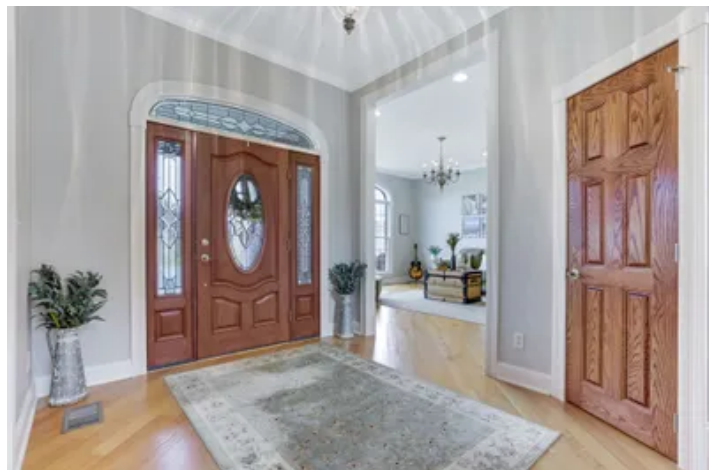
The property consists of big woods, a hidden meadow, a one-acre stocked pond, and approximately a mile of frontage on Salt Lick Creek-plenty of trails for hiking or riding with family and friends. The 52x32 garage has plenty of room to store all of your toys, along with a 16x30 building to store your equipment. Substantial current and future timber value. Timber report available upon request.

Located just 20 minutes from Adena Regional Medical Center, 16 minutes from Jackson, just over an hour from Columbus, and just under 2 hours from Cincinnati.

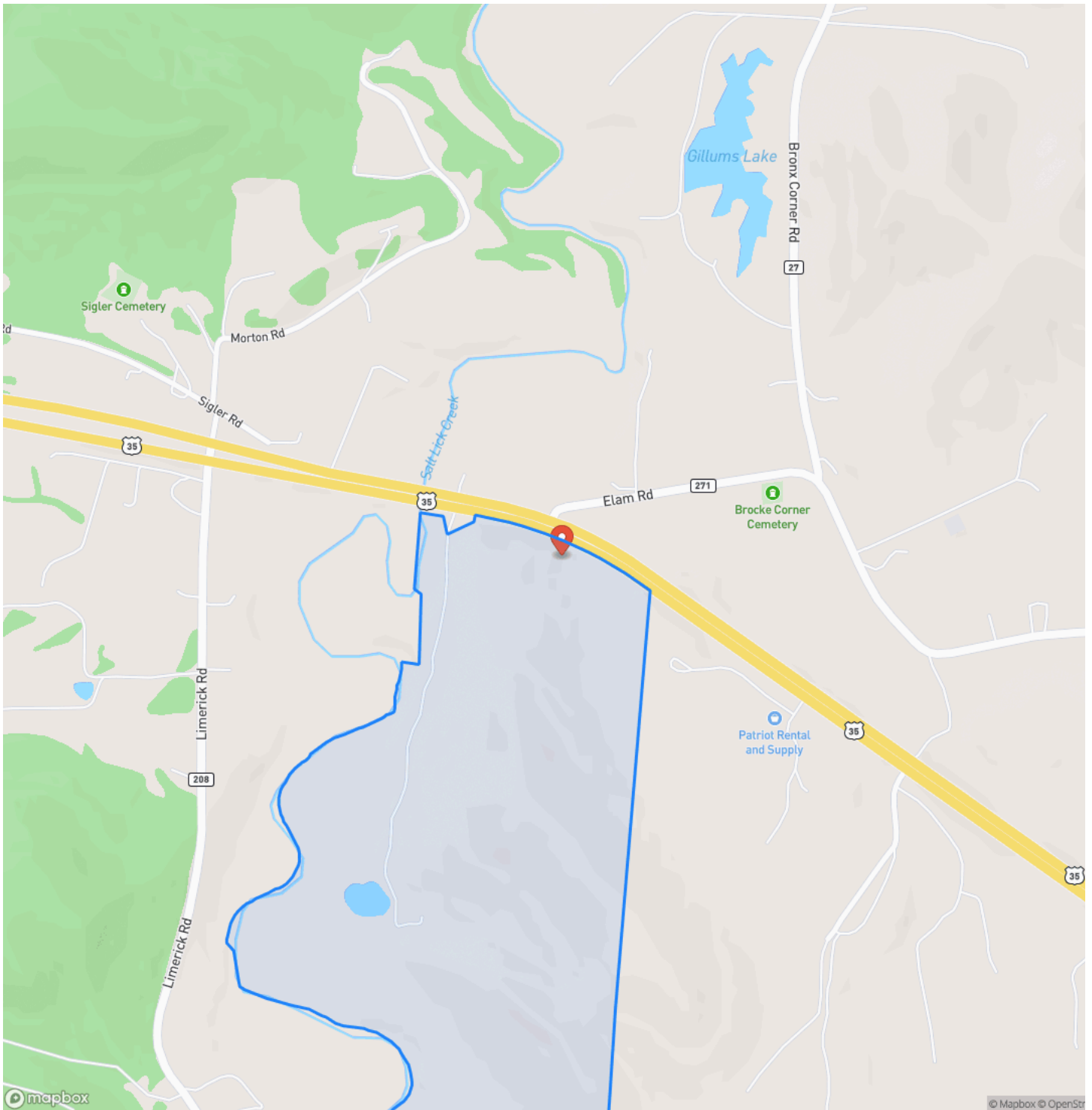
For years, this has been the perfect place for family reunions, memorials, all holiday get-togethers, a wedding, class reunions, and church events, and is ready for the next family to make unforgettable memories.



US 35 - 178 acres  
Chillicothe, OH / Ross County

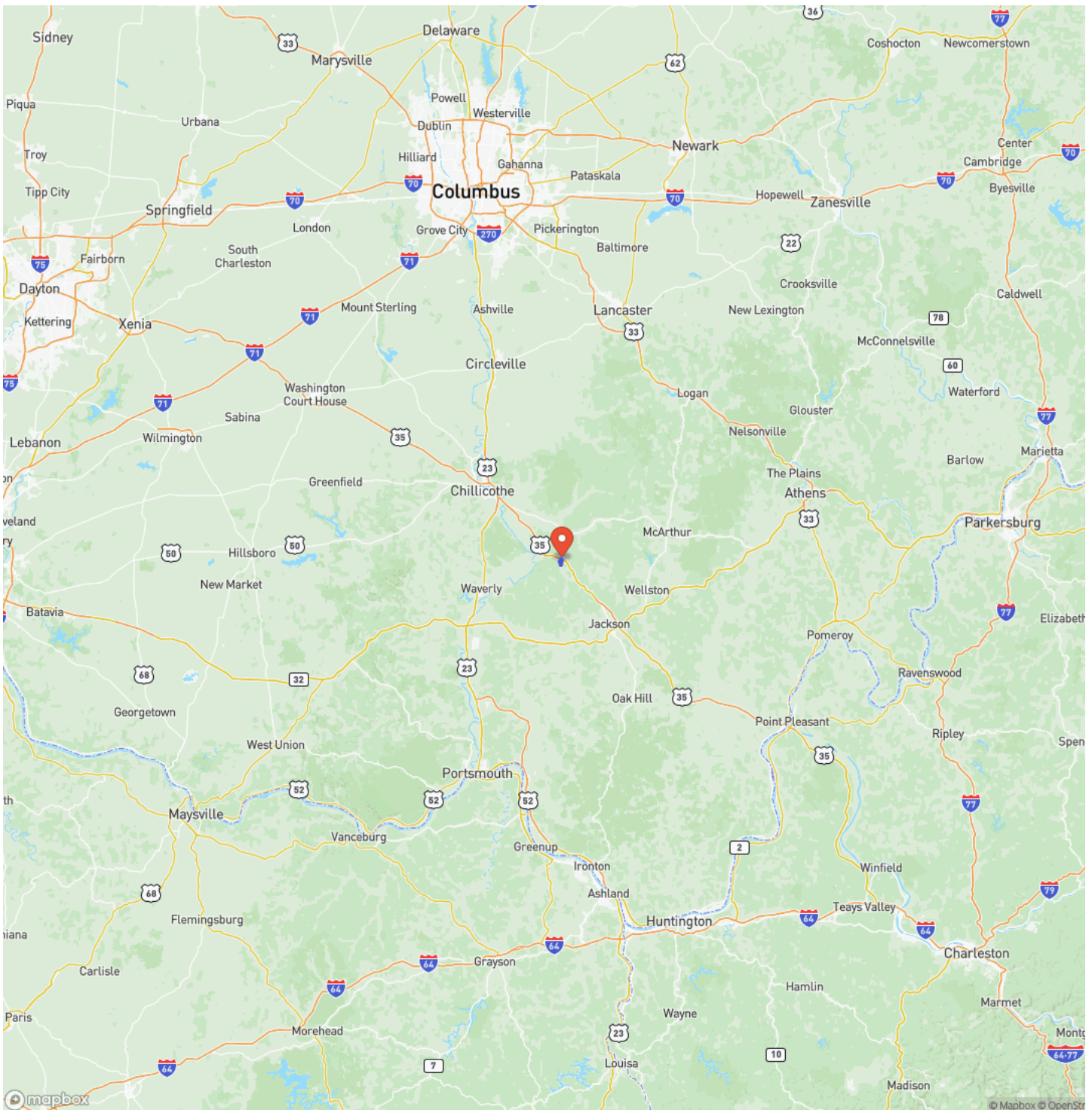


## Locator Map





## Locator Map





## Satellite Map



**US 35 - 178 acres**  
**Chillicothe, OH / Ross County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matt Collins

## Mobile

(614) 679-6560

## Email

mattc@mossyoakproperties.com

## Address

PO Box 896

## City / State / Zip

## NOTES

[illegible]



[illegible]

**<https://www.mossyoakproperties.com/>**

## **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.



---

**Mossy Oak Properties Bauer Realty & Auctions**

**PO BOX 896**

**Pickerington, OH 43147**

**(614) 829-7070**

**<https://www.mossyOakproperties.com/>**

---

