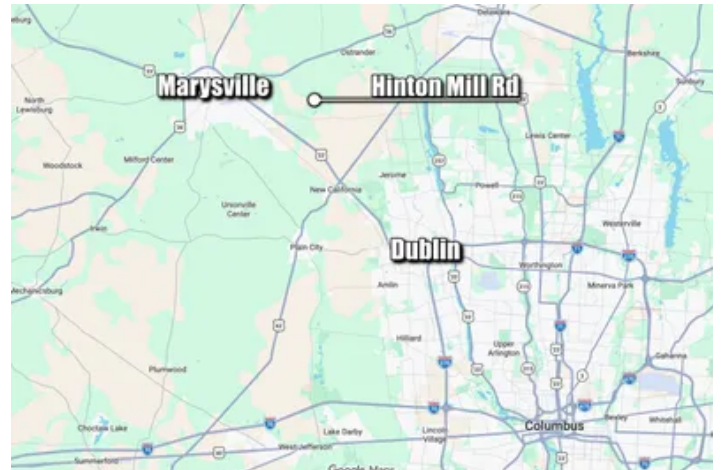
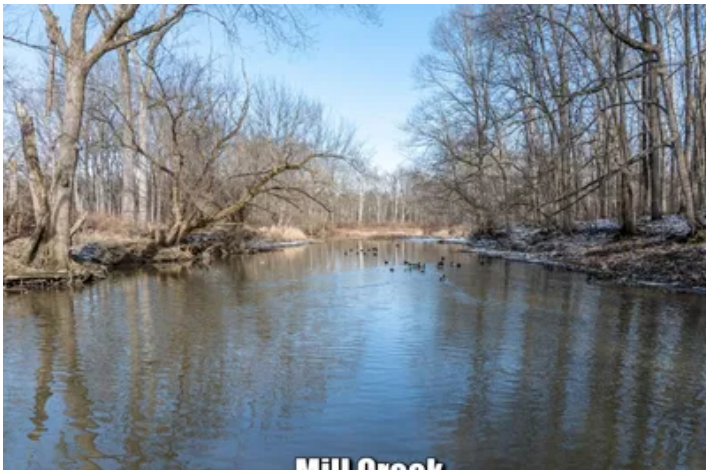


Hinton Mill Rd - 20 Acres
11101 Hinton Mill Rd
Marysville, OH 43040

\$1,000,000
20± Acres
Union County



Hinton Mill Rd - 20 Acres
Marysville, OH / Union County

SUMMARY

Address

11101 Hinton Mill Rd

City, State Zip

Marysville, OH 43040

County

Union County

Type

Residential Property

Latitude / Longitude

40.227606 / -83.256

Dwelling Square Feet

2,097

Bedrooms / Bathrooms

3 / 3

Acreage

20

Price

\$1,000,000



Hinton Mill Rd - 20 Acres Marysville, OH / Union County

PROPERTY DESCRIPTION

Located just minutes from Dublin, Marysville, and the US-33 corridor in Union County, Ohio, this 20 acre property offers a rare combination of privacy, natural beauty, and convenient access to the Columbus area. Whether you are looking for a full-time residence or a weekend retreat, this property delivers a true estate-style setting with room to expand.

The custom-built ranch home offers 2,097 square feet of living space and was constructed in 1980. The main level features 3 bedrooms and 2 full baths, along with a comfortable living area, kitchen, and dining area overlooking the pond. Much of the walls and ceilings are finished in cedar tongue-and-groove, creating a warm, lodge-style atmosphere centered around a wood-burning fireplace. The lower level is largely unfinished but includes a third full bath, second fireplace, and walk-out access to the lower deck and pond, offering excellent potential for additional living space. Extensive built-in storage is incorporated throughout the home. The kitchen appliances have been upgraded, and there is propane heat and central air. Water is supplied by an underground cistern system, and a drilled well is also located on the property. Major recent improvements include a new roof and complete replacement of all decking in 2023, new gutters and downspouts in 2024, and exterior painting of the home and decks in 2025.

There is an additional detached garage that's ideal for extra storage or a workshop.

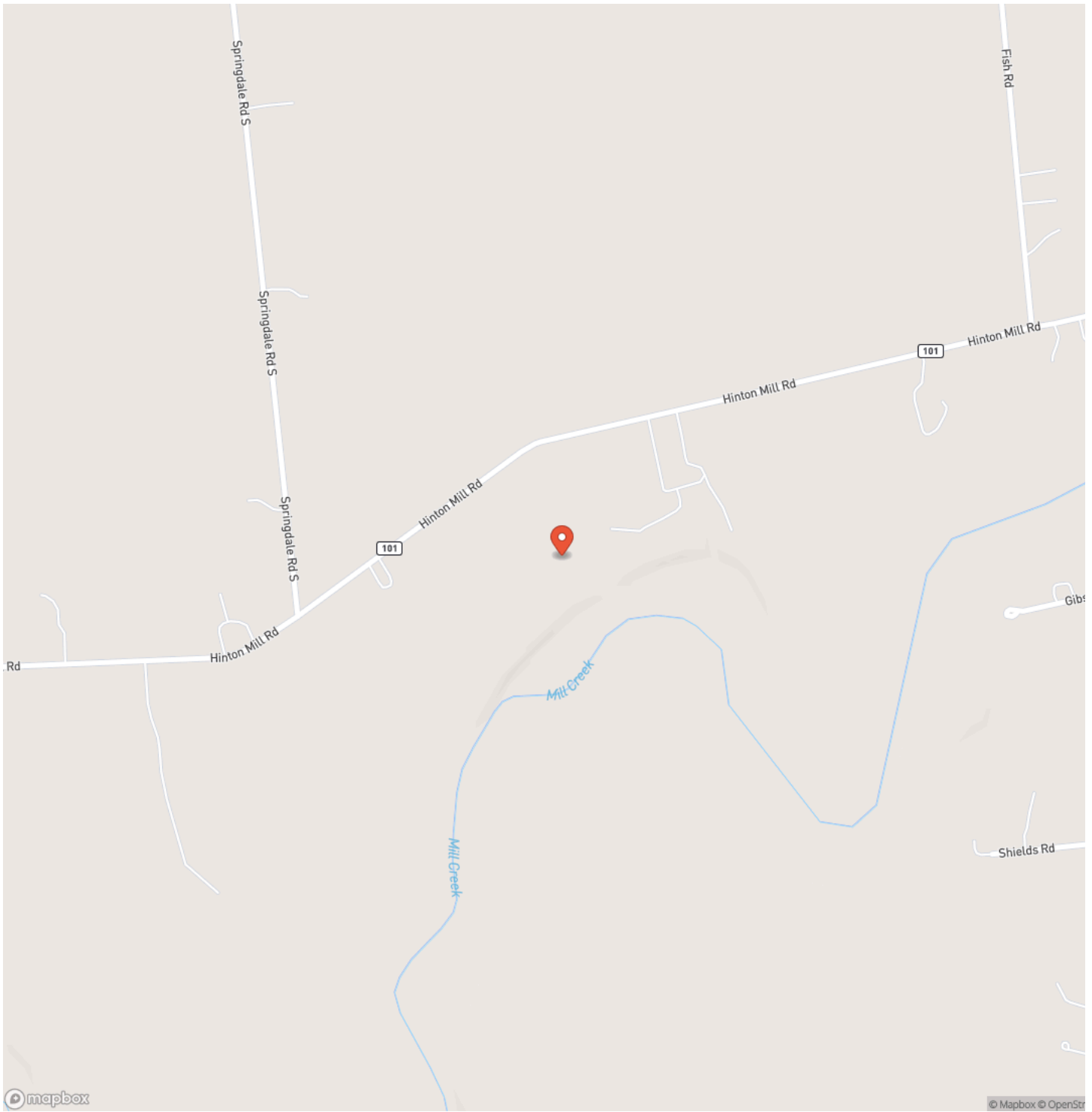
For outdoor enjoyment, a two-story deck overlooks the 1.5± acre pond. The pond provides excellent opportunities for fishing, swimming and enjoying the peaceful setting. The property also features over 500 feet of frontage along scenic Mill Creek, offering additional opportunities for fishing and time on the water. The mature timber and open grassy areas create a park-like setting. The property also offers excellent hunting opportunities, including deer and turkey, as well as waterfowl hunting along Mill Creek.

For buyers seeking additional scale, an adjacent 70± acres is also available for purchase. This additional tract includes an event center, a large pond, additional Mill Creek frontage, and multiple outbuildings, creating a unique opportunity for an expanded private estate or income-producing use.

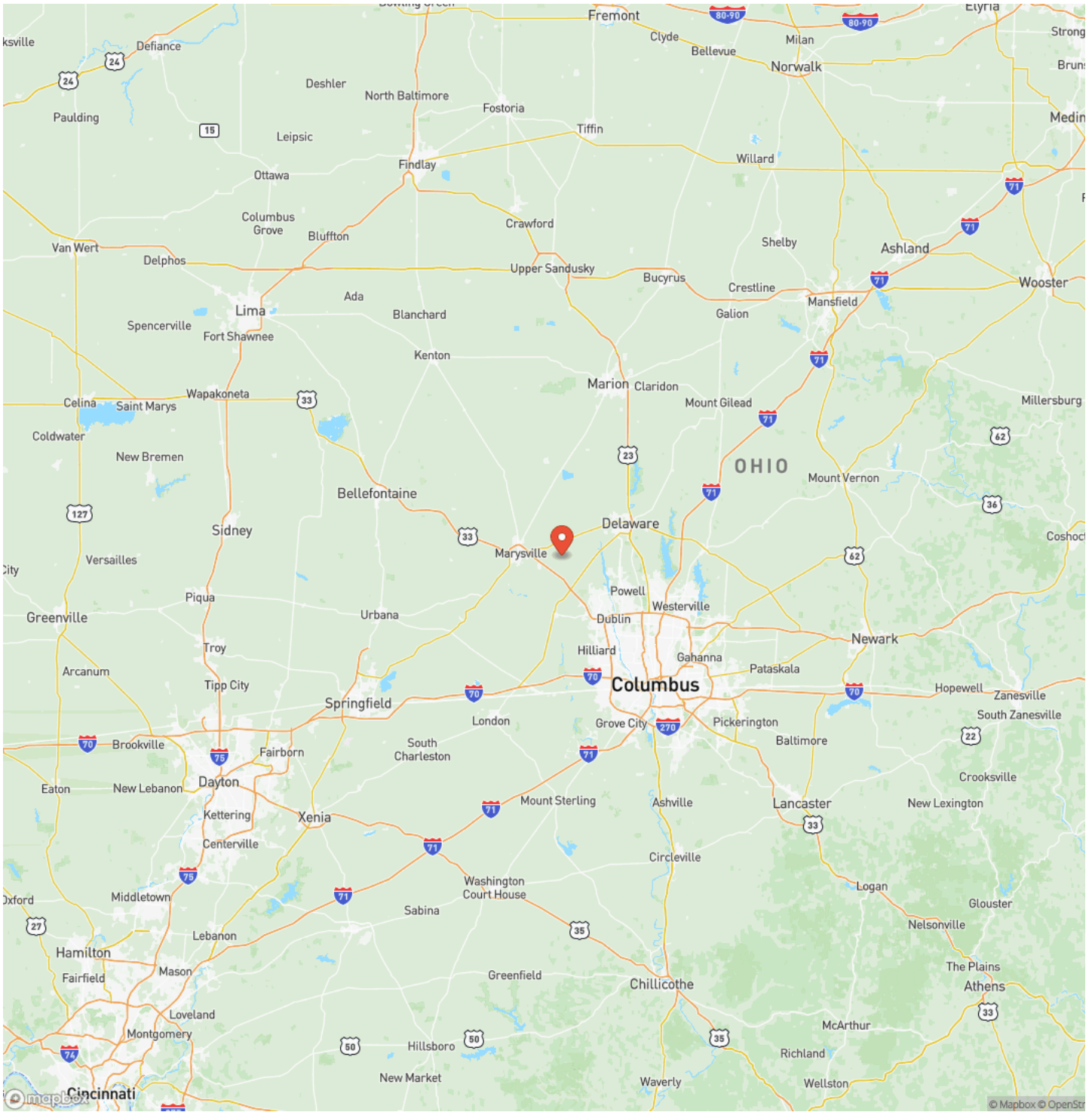
Hinton Mill Rd - 20 Acres
Marysville, OH / Union County



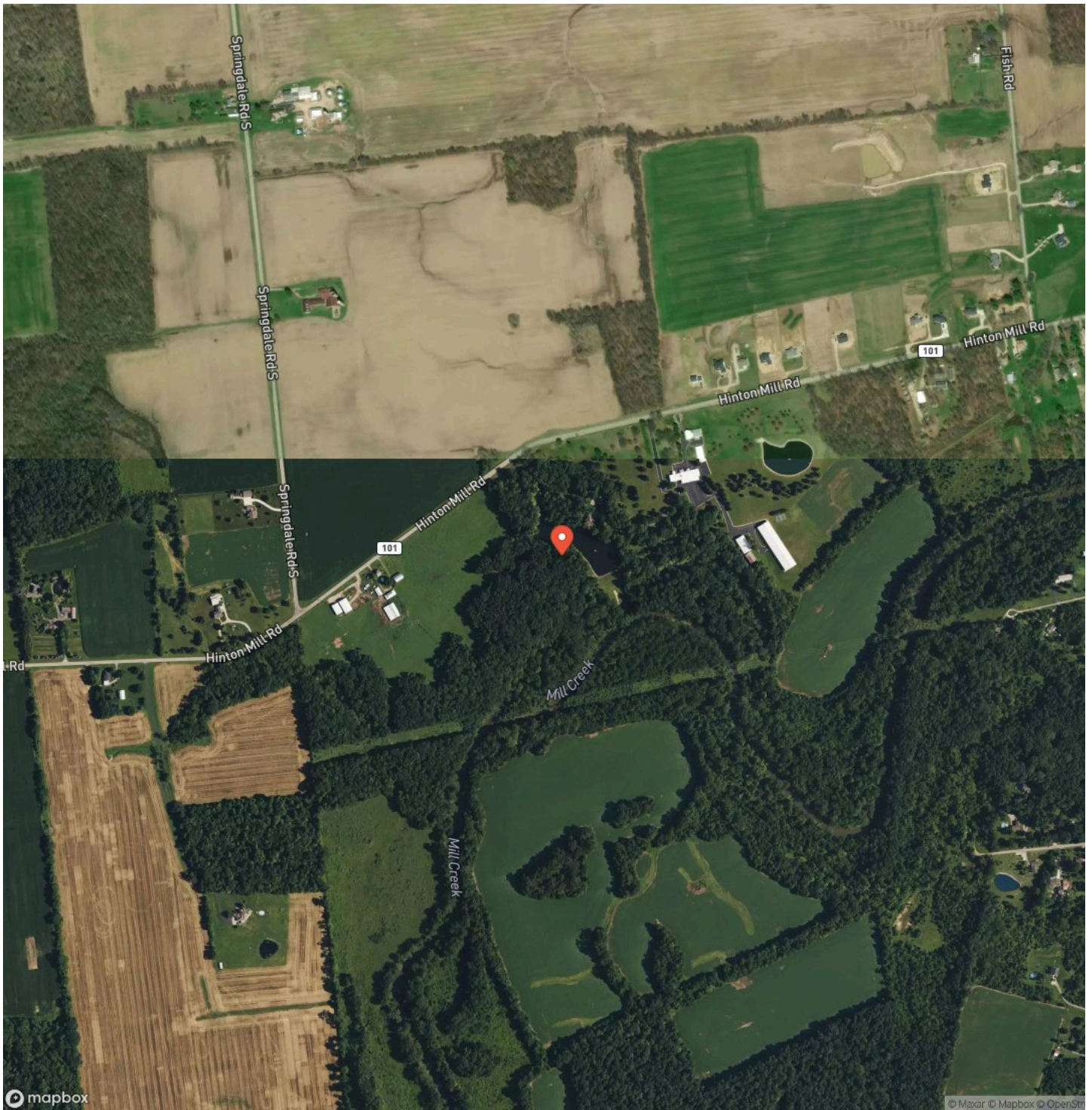
Locator Map



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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