

Hinton Mill Rd - Union County
11101 Hinton Mill Rd
Marysville, OH 43040

\$3,500,000
68.79± Acres
Union County



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

SUMMARY

Address

11101 Hinton Mill Rd null

City, State Zip

Marysville, OH 43040

County

Union County

Type

Farms, Business Opportunity, Horse Property, Recreational Land

Latitude / Longitude

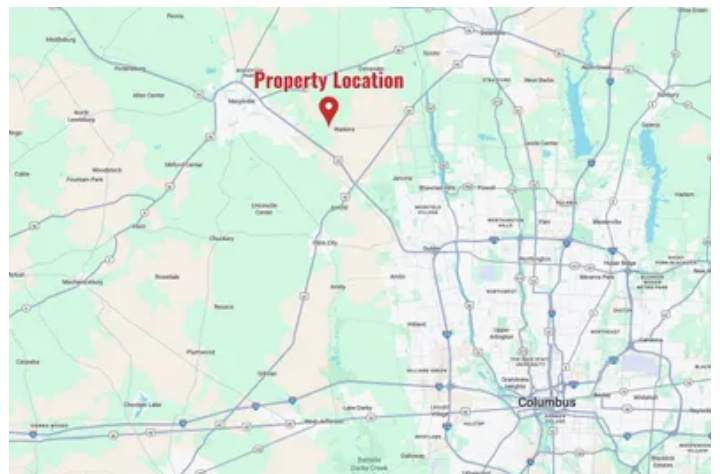
40.227606 / -83.251989

Acreage

68.79

Price

\$3,500,000



PROPERTY DESCRIPTION

Located just minutes from the rapidly growing Dublin - Marysville corridor and just north of US 33, this property offers a rare opportunity to own 68.79 acres on a private country setting.

Improvements

The 10,000± sq ft banquet hall on the property has hosted numerous weddings and special events over the years. The current AG zoning prohibits further use as an event venue however, an organization such as a church, private membership group, non-profit, or agricultural-related association may find the existing improvements well suited for alternative permitted uses under the current zoning. In addition, the property includes a 21,000± sq ft heated and insulated pole building, along with several additional structures for a total of six buildings on the property, providing flexibility for storage, equipment, or agricultural/livestock use.

Water & Natural Features

A large pond and over 3,500 feet of frontage along scenic Mill Creek create a picturesque setting while offering opportunities for fishing, wildlife viewing, and enjoying time outdoors with family & friends.

Land & Agricultural Use

Approximately 14± acres are currently tillable, creating farm income potential while leaving plenty of space for recreation. The mix of open ground, woods, and water also provides excellent hunting opportunities.

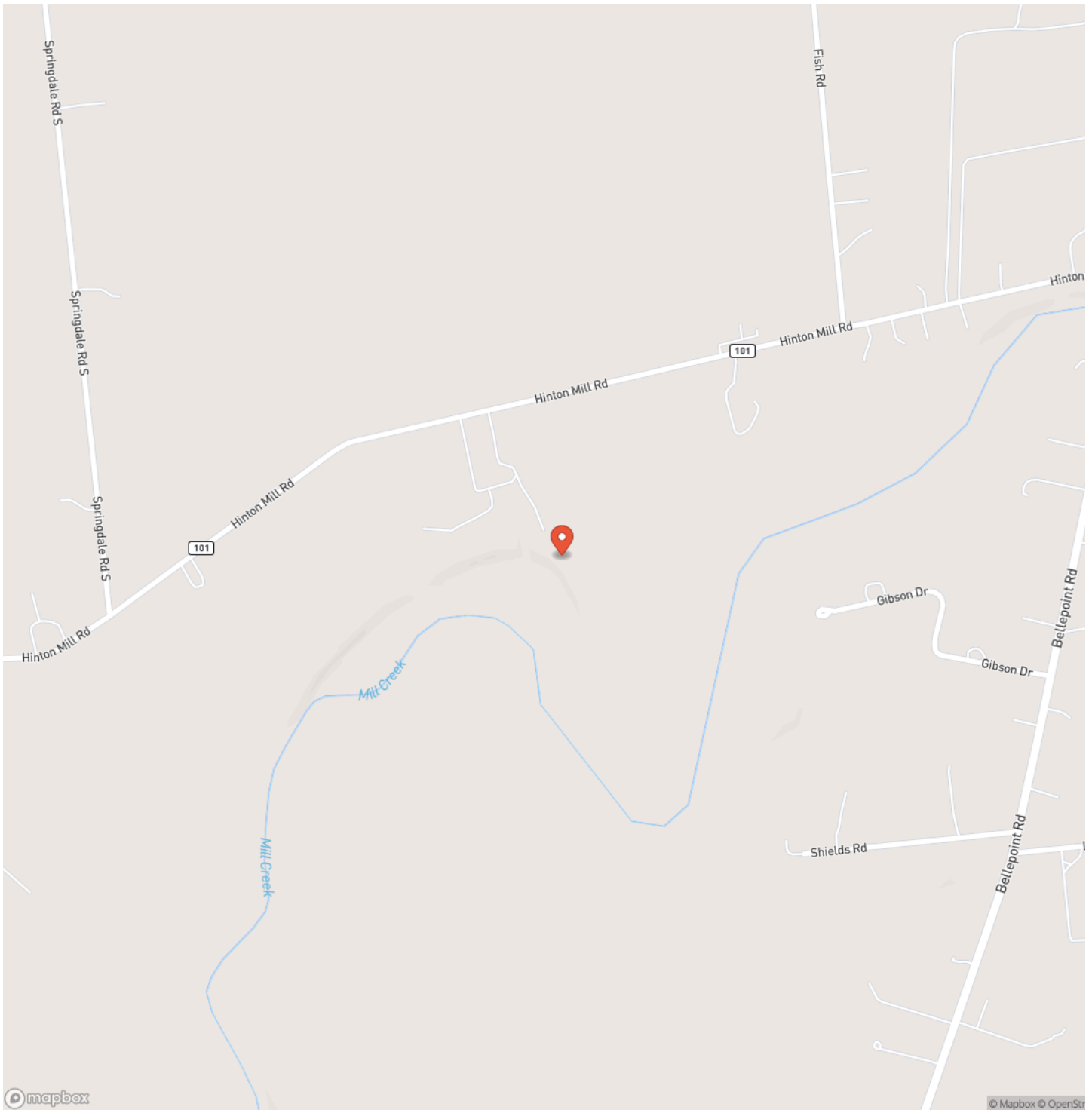
Versatile Opportunity

Whether you are looking for a hobby farm, equine property, agritourism venture, or a private country estate to build your new home, this property offers exceptional versatility in a highly desirable location. With over 1,000' of road frontage along Hinton Mill Rd, the land offers lot split opportunities as well.

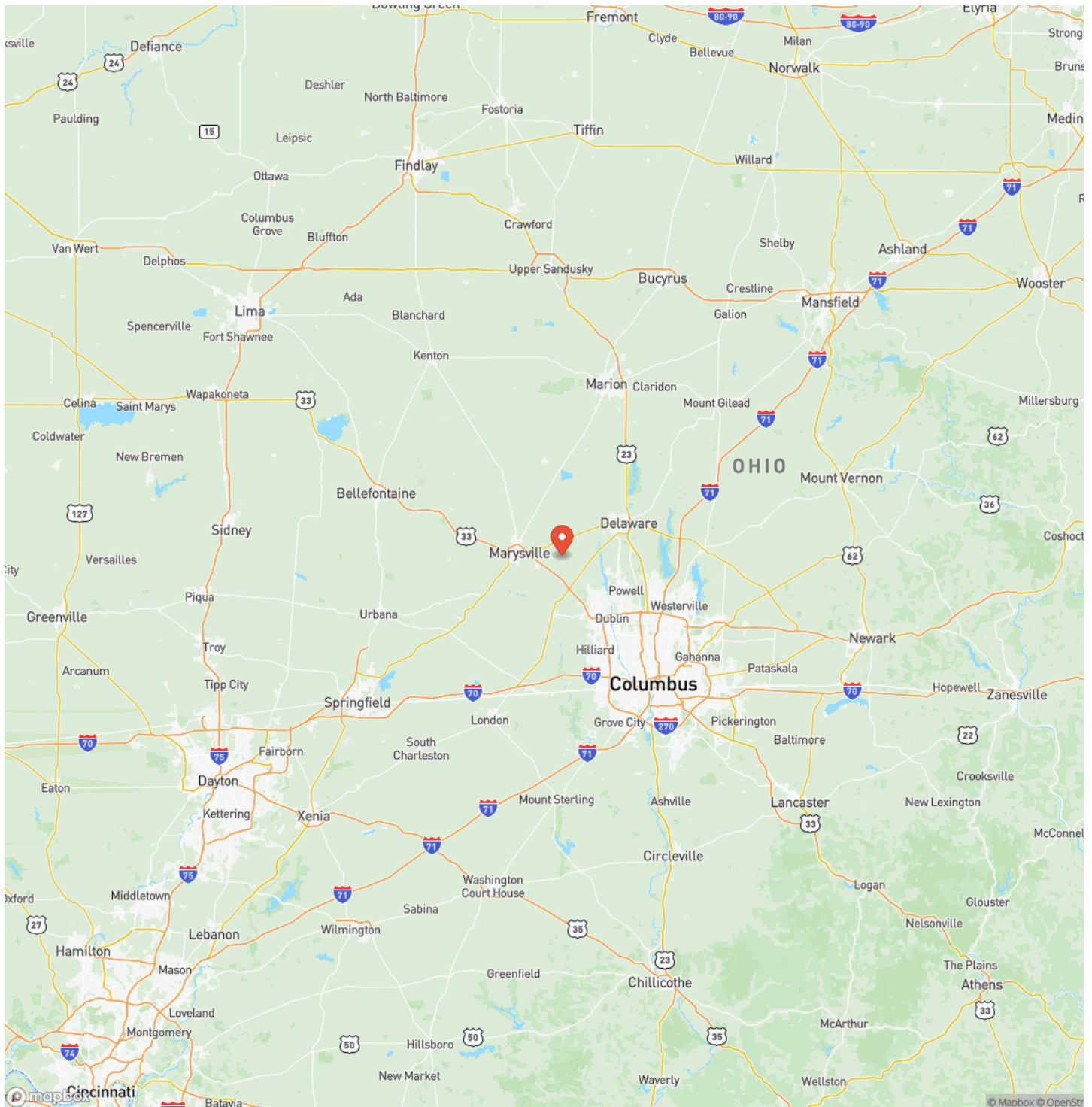
Properties offering this combination of acreage, water features, improvements, and proximity to the Dublin-Marysville area are rarely available. Call anytime to schedule your private showing of this incredible property.



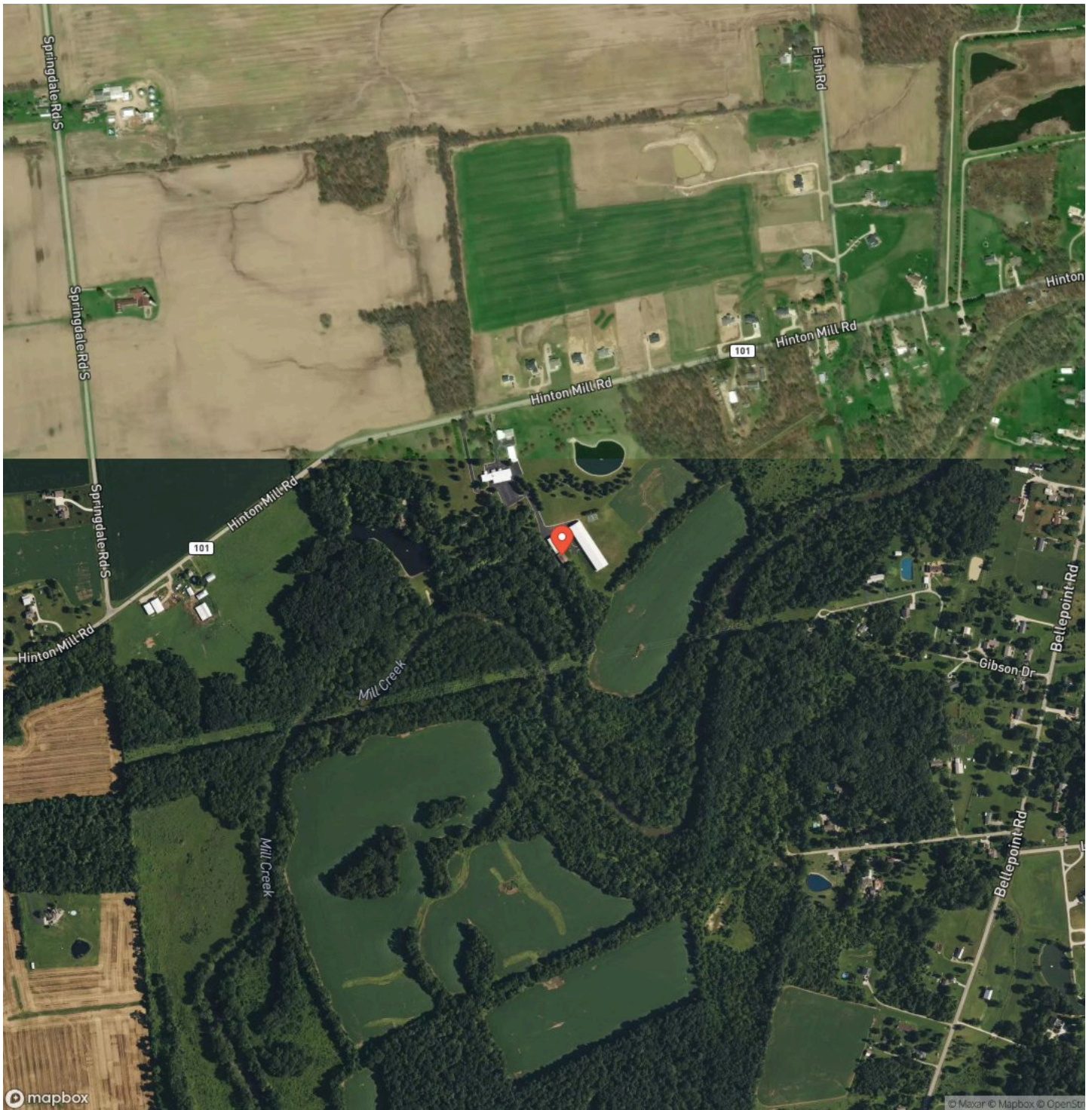
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



MORE INFO ONLINE:

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

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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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