

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

**\$3,500,000**  
70± Acres  
Union County



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

**SUMMARY**

**Address**

11101 Hinton Mill Rd

**City, State Zip**

Marysville, OH 43040

**County**

Union County

**Type**

Farms, Business Opportunity, Horse Property, Recreational Land

**Latitude / Longitude**

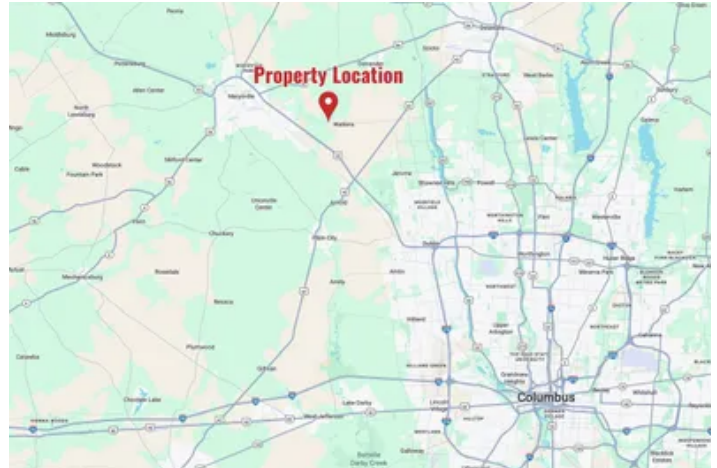
40.227606 / -83.251989

**Acreage**

70

**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 70± 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**

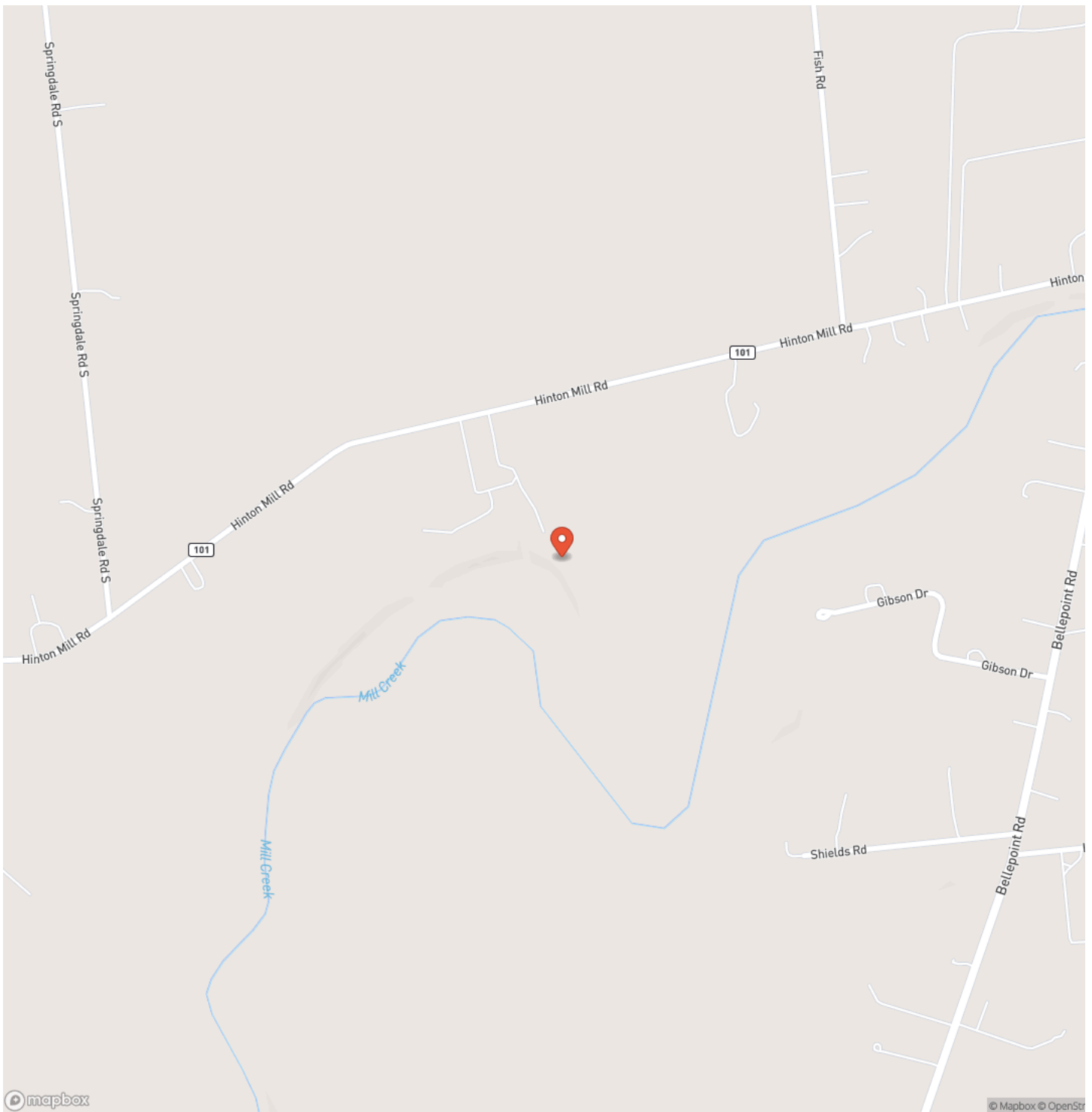
Whether you are looking for a hobby farm, equine property, or a private country estate to build your new home, this property offers exceptional versatility in a highly desirable location. With over 1,000' of road frontage along Hinton Mill Rd, the land offers lot split opportunities as well.

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.

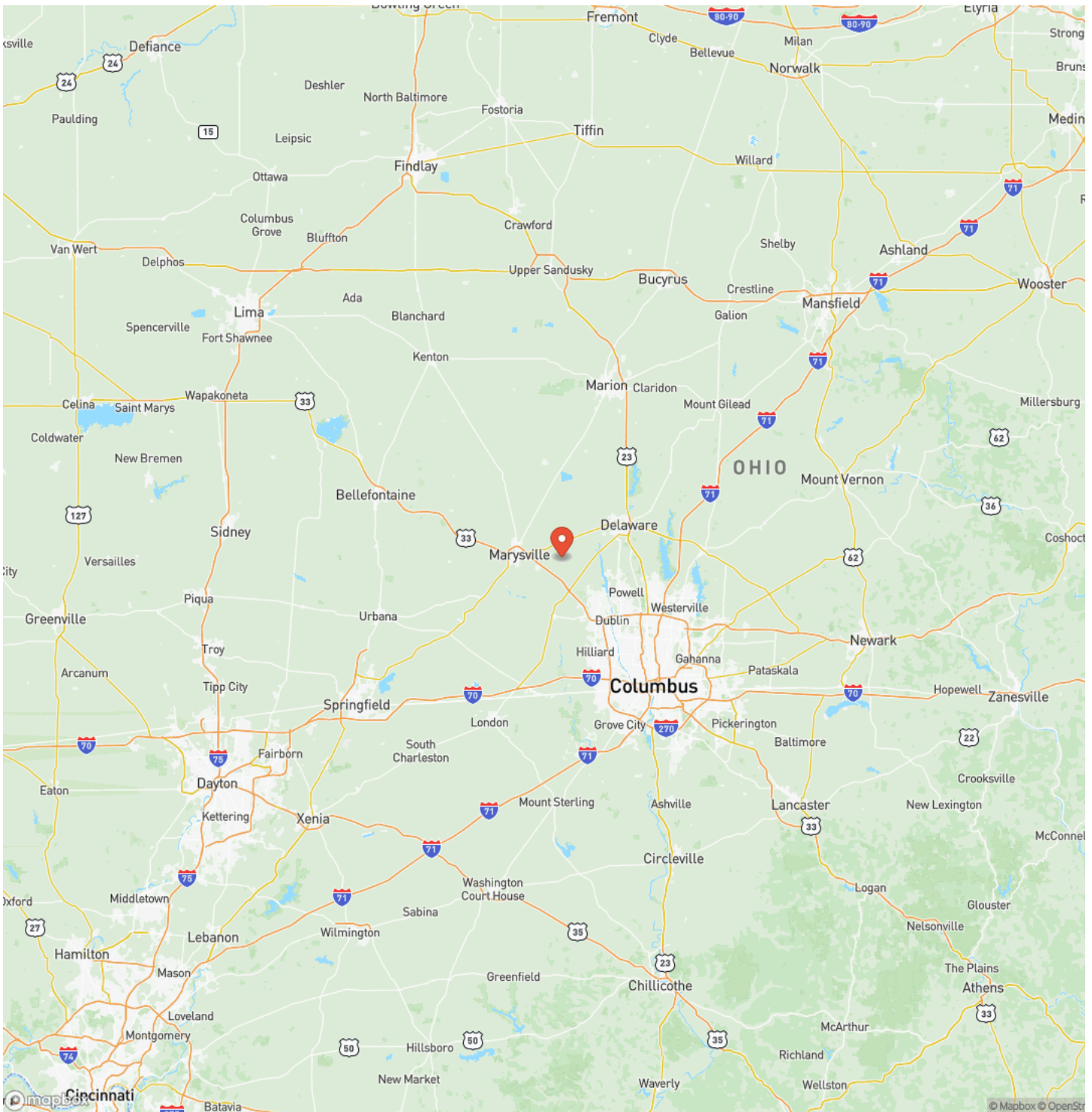
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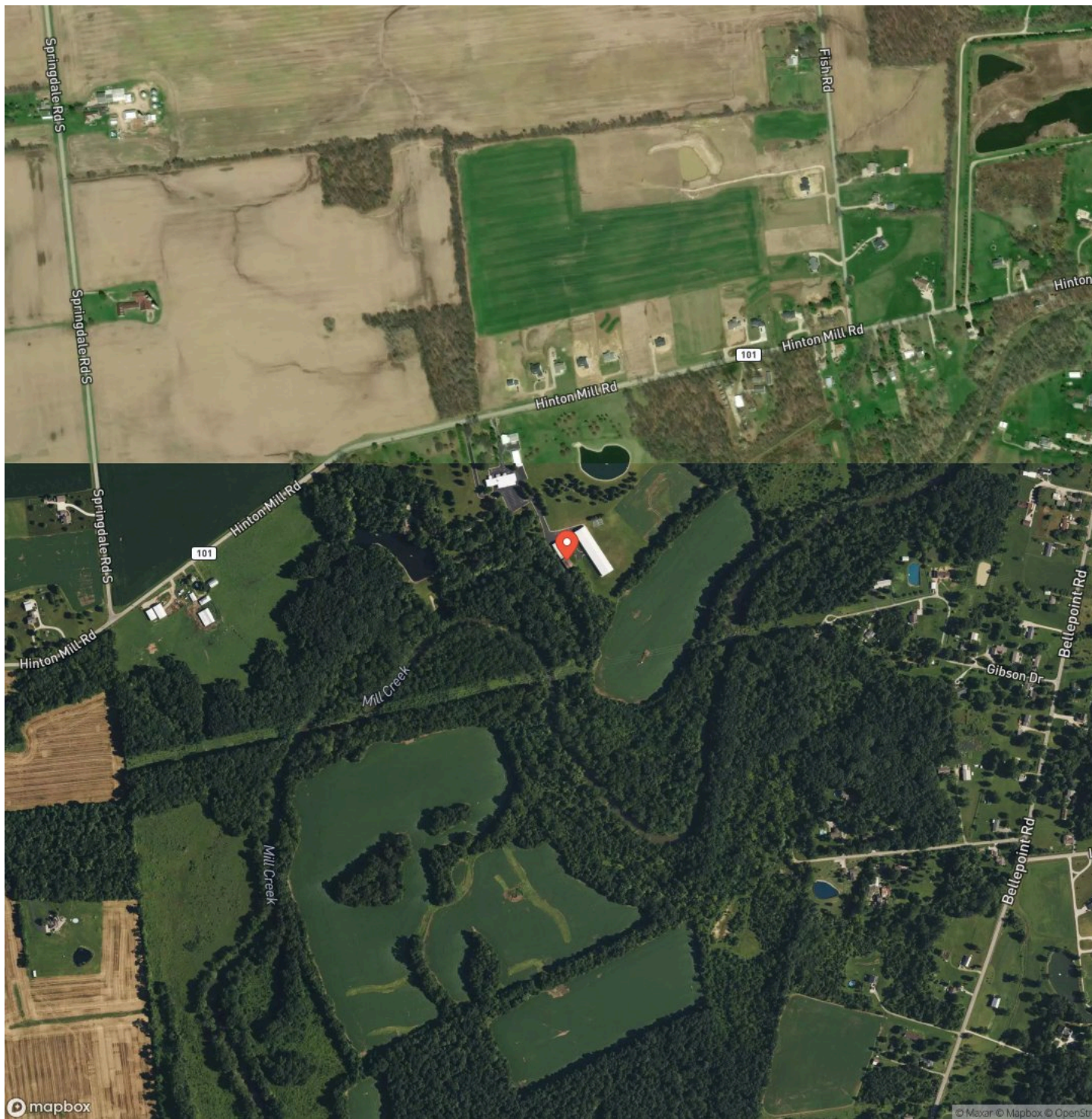
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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