

Sold 07/27/17 Contingency Pending **CD** 09/21/17
F1546602p+ E37PI **899 Dick Rd**
TaxDist/Muni Peeble Twp **Cnty** Pike
Subd **Twp** Pebble

DOM 6/6 **SO** WILN01 **CASH** **S/L%** 257.86 **SP\$** 2,050,000
Unit# **Subu** Pike County **LP\$** 795,000
State OH **Zip** 45690 **OP\$** 795,000

Farm **Rooms** 19 **Bedrms** 5 **Baths** 4-1

Family Rm Yes **BedRm Lev1** Yes
Formal Din No **BthRm Lev1** Yes Full,Partial
Type **Bsmt** Full
Levels Two **Garage** 3 Garage Attached,Front,Over
Arch Traditional **Parking** Driveway
Const Stone,Cedar **Firepl** 2 Wood,Stone
Found Poured **Gas** None
Roof Shingle **Water** Public
Windows Insulated,Storm **Sewer** Septic
Heating Electric **Zoning** Unzoned
Cooling Central Air **Sa-Tax** 3239.82
Year Built 1995 **Realist2 Census Tract**
New No Completed **Asmnt** of record
Lot Irr **Occupy** Negotiable
Acreeage 56.3000 **Transp**



Five miles NW of Waverly from St. Rt. 270 take Pleasant Hill Rd to right on Dick Rd to deadend.

Cross Street

Open House	
Date	Time
TaxID 14046400000001	Other

Bldg Floor# **HOA Fee** No
HOA Amt\$ Other
Mgt Comp
Mgt Phn
Auction No
Spec Fin No
Realist2 SqFt TotFin **AbvGrd** **Bsmt** **Lot**
School Waverly City SD
District Call SD 740-947-4770
Available for Lease No
Access/Disability Features
Energy/Green Features

Marketing Remarks and Agent Remarks

Gorgeous 15 room stone & cedar showplace. Cathedral ceilings, cherry cabinets in kitchen & multiple porches. Consisting of 4800 sq. ft. plus a full 2400 sq. ft. finished basement. All encompassing on 56.3 acres of pasture & wooded ground with a fully stocked pond. Secluded home with panoramic views. One of Southern Ohio's premier properties.

(Agent) Price variance reflects 494ac. sold vs. 56ac. offered. There is saleable timber. Home may be purchased with up to 484 acres of land including tillable, pasture and wooded ground. Taxes are based off of home with 2.19 acres, not 56.

Dim	Lev	Features	Realist2 Tax Information for Tax ID#
Entry 11 X 11	1	Wood Floor,Open Foyer,Double Doors	Owner Name Legal Descrip Tax Year Total Fin SqFt Annual Taxes Abv Grd SqFt Land Asmnt Bsmt SqFt Improved Asmnt Lot Area Total Asmnt Lot Frontage % Improved 0.00% Lot Depth Asmnt Year Year Built Last Sale Date Township Last Sale Price Census Tract Document Deed Type
Living/Great 18 X 26	1	Wood Floor,Fireplace,Walkout,Window	
Dining		Wood Floor	
Kitchen 13 X 16	1	Tile Floor,Wood Cabinets,Island	
BreakfstRm			
FamRm 18 X 21	L	Wood Floor	
Study 11 X 16	1		
MasterBd 20 X 25	1	WW Carpet,Bath Adjoins,Walk-in Clos	
BedRm2 18 X 24	2		
BedRm3 20 X 20	2		
BedRm4 13 X 15	L		
BedRm5 12 X 23	L		
Bath #1 Full	1		
Bath #2 Full	1		
Bath #3 Full	2		
Bath #4 Full	L		
LaundryRm			
RecRm 18 X 26	L		
Flex Rooms		Bedroom,Media,Game Room,Exercise Room,Screened Porch,	
Appliances		Refrigerator,Microwave,Dryer,Washer	
Misc		Ceiling Fan,Attic Storage	
Inside		Cathedral Ceiling	
Outside		Patio,Deck,Porch,Enclosed Porch,Wooded Lot,Hot Tub	
		Views Woods,Lake/Pond	

This Listing is Sold

Call Listing Office	WILN01	Wilson National LLC	Agt must be present	937-393-3440	FAX 937-393-3442	Please call listing office	ER	Lmtd Srvc	No
LO	288810	Mark F Wilson		937-393-3440	markwilson@wilnat.com		Coop Comm	3%	
Co-LO	WILN01	Wilson National LLC		937-393-3440		Internet Y	Agt Hits	79	Pub Hits 3
Co-LAgt	215412	Brandon J Wilson		937-393-3440		Property Owner	Consumer		
List Date	07/21/17	Exp Date	07/21/18	Est Close Date	09/15/17				
SO	WILN01	Wilson National LLC		937-393-3440		Seller Pd Clo Costs	No	Short Sale	No
Selling A	288810	Mark F Wilson		937-393-3440		\$ Amount or %		3rd Party Approval Req	No

