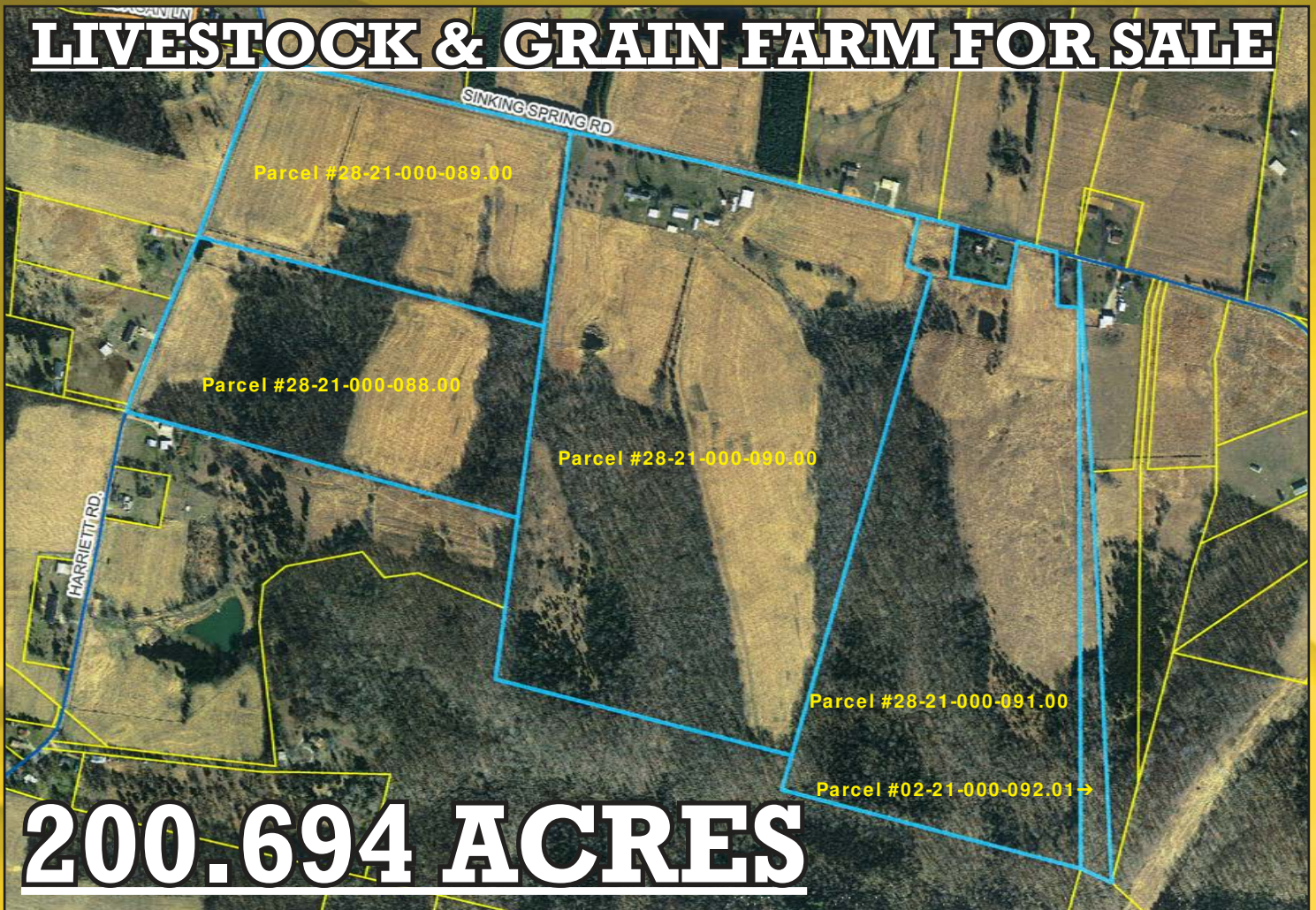
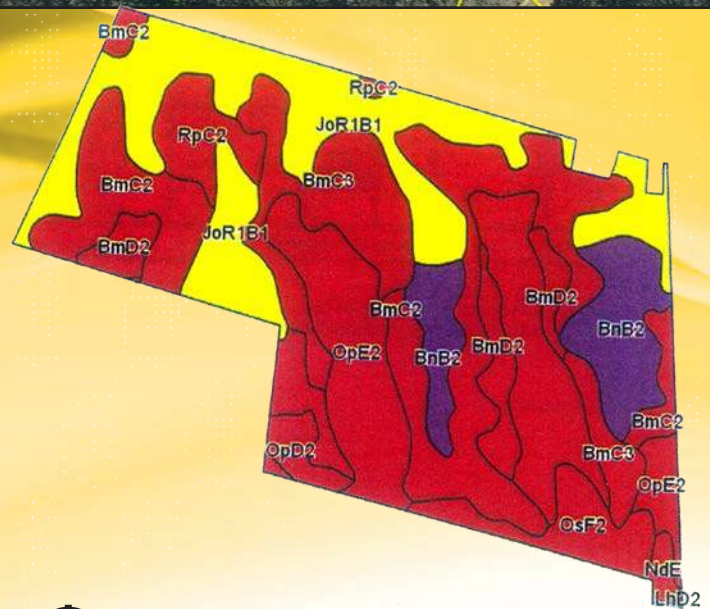


# LIVESTOCK & GRAIN FARM FOR SALE



## 200.694 ACRES

**Very nice hard to find farm with 100 acres tillable, balance in pasture and woods. Several barns for livestock and equipment. A good 1968 sq. ft. 3 bedroom, 2 bath brick ranch home with full basement, partially finished. Good fence for livestock. Lots of road frontage.**



## \$775,000



### WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Call Mark Wilson 937-393-3440 or 937-402-1961

652 N. High St. Hillsboro, OH 45133  
937-393-3440 | [www.wilnat.com](http://www.wilnat.com)





# 200.694 ACRES

Address: 11248 Sinking Springs Rd., Hillsboro, Ohio									
Lot/Tract Size: 200.694 Acres Township: Marshall County: Highland School District: Hillsboro									
RESIDENCE EXTERIOR:				RESIDENCE INTERIOR:					
Style: Ranch		Screens: _____		Living Space: 1,968 sq.ft.		Walls: _____			
Finish: Brick		Insulation: _____		No. Rooms: 11		Laundry Fac. _____			
Approx. Age: 43		Foundation: Block		No. Bedrooms: 3		Heating: Electric			
Condition: Good		Landscaping: _____		No. Baths: 2		Heating Cost: _____			
Roof: Shingle		Sidewalks: _____		Fireplaces: 1 (wood insert)		Air Cond. Central Air			
Storm Windows: Yes		Driveway: Yes		Floors: Carpet/Vinyl		Basement: Full			
Kitchen Features: Vinyl Floor, Country, Wood Cabinets, Counter Bar, Oven, Refrig., Dishwasher, Disposal									
		Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
Box Codes		Living	15x27	C					Water Supply: Public Sewer: Septic
		Dining	12x13						Extra Features: _____
C - Carpet		Kitchen	12x12	V					
T - Tile		Baths	2 Full						
W - Hardwood		Bedroom	13x16	C					
V - Vinyl		Bedroom	11x12	C					
		Bedroom	10x12	C					
		Family	21x28	C					
							Rec Rm.		
									Taxes(Annual) \$3,018.76

## HOME:

- 20x24 Covered Patio**
- Chain link Fenced in Backyard**
- Apple & Pear Orchard, Grape Arbor**
- Oak Cabinets in Kitchen**
- Dry Bar with Stools in Rec Room**
- Knotty Pine Tongue & Groove**
- Boards on Walls in Basement**
- New Elec. Forced Air Furnace**
- Heat Pump**
- West Wall of Basement Supported w/I-Beams**
- Breezeway Between Attached Garage and Home**

## FARM & BARN:

- 32X40 Pole Bldg. Detached Garage w/Concrete Floor, 2 Overhead Doors & Service Door**
- 27x45 Implement Bldg.**
- 48x80 Cattle/Equipment Barn**
- Approx. 90' Feed Bunk on Concrete**
- Approx. 40' Concrete Silo**
- Tobacco Barn**
- Old Barn w/Loft**
- Drive-Thru Corncrib**
- Well Water to Barns 110' Drilled**
- Lots of Food Fencing, Water, Approx. 85 Acres Wooded**



# WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Call Mark Wilson 937-393-3440 or 937-402-1961

652 N. High St. Hillsboro, OH 45133  
937-393-3440 | www.wilnat.com

