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**H07191601
36851 Vales Mill Road, Albany, Ohio 45710
\$875,000**

Located on the Banks of Beautiful Raccoon Creek

One of the finest farms in southern Ohio is located just 20 minutes from Athens and is hidden in the hills of Vinton County. The property is one mile off of US Highway 32 (James A. Rhodes Appalachian Highway), providing easy access to all major Ohio cities. It is a short drive to cultural activities at Ohio University, comprehensive healthcare at Obleness Hospital and Holzer Clinic, outdoor activities at Wayne National Forest, Lake Hope and Zaleski State park, Hocking Hills and Vinton Furnace State Experimental Farm.

Approximately two miles of Raccoon Creek form a boundary around the periphery of the 155-acre property. Over 3,000 swamp oak trees have been planted along its scenic banks.

Included with this family farm are two dwellings, each accessible by private, quarter-mile lanes. Views are pastoral in all directions: open hay fields, hills, ravines, gorges, forest.

One home is a circa 1900 farm house which has been completely restored. Its charming rooms include a kitchen, living room with wood burning fireplace, dining room with wood burning fireplace, library, three bedrooms and 1 ½ bathrooms. Near this home sits a finished Morton garage/workshop.

The other custom built home was built in 2005 and is a 2,160 sq. ft. commercial steel construction Morton home. Its open floor plan features a living room with vaulted ceiling and wood burning fireplace, dining room, kitchen, utility room, two bedrooms and two full baths. Attached to this home is a finished two-car garage.

There are two supporting buildings designed to house the equipment to manage the farm. One building is a Morton barn, 36'x 55'. This building has two finished rooms on the front; one is currently used as a party room, while the other is used as an office. The main portion of the barn houses the equipment. In addition, there is an original pole barn, 50 X 75, which has a new Morton steel roof.

This property has not been hunted in 20 years. No pesticides have been applied. The owners have made every effort to preserve the flora and fauna indigenous to beautiful southern Ohio. This certified tree farm is truly a private secluded sanctuary for family and wildlife alike.

This property will only be shown by appointment to qualified buyers.











