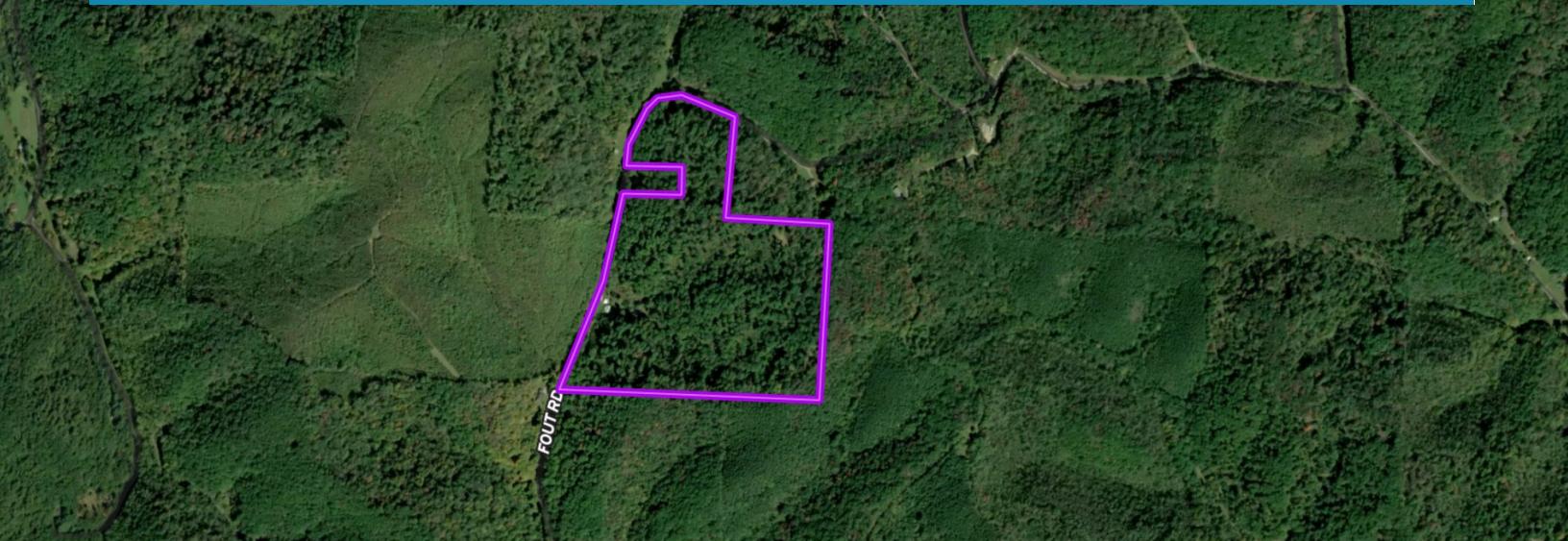


63.163 ACRE LAND LISTING

Vinton County | Harrison Township



**REAL ESTATE
& LAND COMPANY**

INFORMATION:

Total Acres: 63.163

County: Vinton

Township: Harrison

Wooded: 61.923

School District:

Vinton County Local School

Annual Real Estate Taxes:

\$2,861.70

Location: 13 Miles East of
Chillicothe

Parcel Number:

07-00377.000 & 07-00378.000

Address: 32120 Fout Rd.
Londonderry, OH 45647



MATT BOWERS
567-204-7462

ASKING PRICE: \$635,000.00

DESCRIPTION:

This 1,600-sqft log home is situated on 63.163 acres of scenic, rolling woodland, offering an exceptional opportunity for outdoor enthusiasts. Constructed in 1999, the residence features numerous enhancements designed for comfortable living, including an inviting open floor plan that highlights the quality wood interior, hardwood floors, and cathedral ceiling with exposed beams. The home consists of three spacious bedrooms and two full bathrooms, as well as a kitchen equipped with a centrally located island stove and modern appliances. Additional amenities include a whole-home generator and dual heating options with a propane furnace and outdoor wood boiler, ensuring reliable climate control throughout all seasons with central air conditioning. The property includes a detached three-car garage and a 32 x 48 pole building, providing ample storage for vehicles and recreational equipment. Outdoor features consist of established trails, a tower blind, diverse terrain elements, open areas suitable for food plots, and abundant wildlife, making this acreage ideal for recreational pursuits. This property presents an excellent opportunity as either a primary residence or a secondary retreat.



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