

FOR SALE | 108.571 ACRE FARM PACKAGE | \$1,300,000

948 MOUNT OLIVE ROAD, SOUTH SALEM, OH 45681



Welcome to your dream farm in the Appalachian foothills of Southern Ohio - 108.571 stunning acres offering a perfect mix of tillable land, mature timber, natural water sources, and updated infrastructure. Whether you're looking for a productive farm, recreational paradise, or the ideal prepper's homestead, this property delivers.

LAND BREAKDOWN:

- Approx. 71 acres tillable
- Approx. 35 acres mature hardwood
- 7 natural springs including pond (per previous owner)
- 20 acres fully fenced for cattle
- Extensive road frontage with potential for lot splits
- Located in the Appalachian foothills - rolling terrain, beautiful views.
- Loaded with wildlife - massive deer population, excellent hunting.
- Previously used for cattle and pigs; most recently held cattle (not active now)
- Extensive ATV Trails



UPDATED FARMHOUSE & PROPERTY FEATURES:

- Updated farmhouse with:
- Updated Heating and Air
- Updated plumbing
- New electrical panels by Remington Electric
- New water heater
- 1,000-gallon leased propane tank
- RV - Camper Electrical hookup on side of home.
- New 80x30 pole barn with wood furnace + water line from main well (Size is Approx.)
- Solid concrete floor and a 1,000 sq ft loft in the barn



Kyle Savoie®
REAL ESTATE AGENT



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