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Presented by

*DeLena
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Special Features

HOME

- Hardiplank Exterior
- Extended, Asphalt Drive
 - Coach Lights
- Keyless Garage Entry
- Exterior Painted ~ 2025
 - Fenced Garden
 - White, 6 Panel Doors
- New Central Vacuum ~ 2023
- New Dishwasher in Kitchen ~ 2023
 - Steam Sauna in Primary Bath
- New Steam Shower Controller ~ 2023
 - New Heat Pump ~ 2020/2022
 - Laundry Chute
 - (2) HVAC Units
 - Continuous Pressure Well Pump
- Home was Remodeled & Expanded in 2005/2006
- Indoor/Outdoor Dog Runs with Gravel & Two Grass Yard Areas

COMMERCIAL MEDICAL CLINIC

- Gravel Drive
- 3 Phase Electric
- Front Covered Porch
- Window Shutters
- Rolling Land with Woods
- (10) 1 Acre Paddocks
- 3 Larger Paddocks with Run-in Sheds
 - Well & Septic
 - Nelson® Waterers

All information is believed to be accurate but is not warranted.

Additional Details

Sales Price: \$2,199,900

HOME SQUARE FOOTAGE

Main Level Square Footage (Per Architect): 2,171
Upper Level Square Footage (Per Architect): 1,986
Dog Kennel (Per Architect): 225

Total Square Footage: 4,382

BARNs SQUARE FOOTAGE/DIMENSIONS

Clinic: 5,210 SF
Barn 2: 38 x 80
Barn 3: 38 x 80
Barn 4: 36 x 40
Run-in Shed: 12 x 64

Year Built (Home): 1971 / Year Built (Barns): 1998

Home Style: Two Story

Subdivision: Hocking Township

Lot Size: Irregular

Residential Acreage: 5.01 / Farm Acreage: 34

County: Fairfield

Tax Parcel & District: (Res) 0170002110 / (Com) 0170002100

Residential Annual Taxes: \$5,598.73

Commercial Annual Taxes: \$20,243.98

Residential MLS #: 225030107 / Commercial MLS #: 225030106

Possession: Negotiable

Bedrooms: Four Bedrooms Upper Level

Baths: One Half Main Level & Three Full Upper Level

Garage/Storage: 3+ Car Attached Garage

Home Construction: Original Home - Cedar Siding
Renovation/Addition - Hardiplank Exterior

Clinic Lobby

- 21'8 x 18'2

- Neutral vinyl flooring with central carpet insert

- Ivory painted walls

- Tray ceiling

- Can lighting



Reception Area

- 13'2 x 9'5

- Neutral vinyl flooring

- Ivory painted walls

- Planning desk

- Ceiling lights



Hall (Right)

- 13'7 x 7'4
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling light
- Generac® generator



Scrub Room

- 7'7 x 11'7
- Neutral vinyl flooring
- Ivory painted walls
- Door to Surgery Room
- Wall cabinets
- Ceiling light
- Single bowl, stainless steel sink



Mechanical Closet

- Lennox® electric furnace



Half Bath

- 6'0 x 9'2
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling light
- Open vanity
- Ceiling exhaust



Shower Room

- 7'7 x 4'11
- Neutral vinyl flooring
- Ivory painted walls
- Shower stall
- Lighted ceiling exhaust



Surgery Room

- 24'5 x 20'5
- 14 foot ceiling
- All block walls
- Hoist system
- Hot & cold water spigots
- Access to recovery stalls
- Ceiling lights
- (2) surgery lights



Hall (Left)

- 9'7 x 8'0
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling lights
- Lighted storage closet
- Oxygen room



Office #1 (Front Center)

- 14'7 x 9'2
- Blue carpet
- Ivory painted walls
- (2) ceiling lights
- Wall shelves



Office #2 (Front Left)

- 10'5 x 14'0
- Blue carpet
- Ivory painted walls
- (4) ceiling lights
- Full wall closet with lock box



Treatment Room/Garage

- 23'11 x 19'8
- Block walls
- Ceiling lights
- Wall cabinets
- Hot & cold water spigot
- Service door
- Double bowl, stainless steel sink
- (2) doors to barn
- Door to hall



Center Hall

- 7'10 x 28'8
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling lights
- (2) storage closets
- Door to Dark Room
- Door to Barn



Dark Room

- Neutral vinyl flooring
- Ivory painted walls
- Wall cabinets
- Cold water
- **Mechanical closet**
- York® electric furnace



Laundry Room

• 8'9 x 11'3

- Electric dryer hookup
- Well-X-Trol® pressure tank
- Rheem® electric water heater
- Carrier® electric furnace
- Washer & dryer remain



Lab/Kitchenette

• 6'2 x 17'1

- Neutral vinyl flooring
- Ivory painted walls
- Ceiling light
- Double bowl, stainless steel sink
- Refrigerator
- Microwave
- Wall cabinets
- Pass through window to Surgery Room



Recovery Barn

- 63'4 x 28'9
- 7 stalls total:
(5) stalls & (2) recovery stalls
- 12 x 12 stalls
- Matted over concrete
- Drains in each stall & aisle
- Ceiling lights
- 14 foot ceiling
- (5) stalls
- (1) stall with outdoor door
- (2) exit doors
- (2) overhead rolling doors



2 Recovery Stalls

- 12 x 12
- Matted & padded
- Ceiling lights
- Hoist
- Door to Surgery Room
- (2) custom made stall doors



Storage/Feed Room

- 11'0 x 11'3
- Wall shelves
- 14 foot ceilings



Wet Stall

- Bath stall
- Matted
- Hot & cold water



Barn #2

- 38' x 80'
- Steel exterior
- (12) stalls
- Paved aisle and stalls
- Stalls are matted
- 12 x 12 stalls with windows
- (1) foaling stall
- Wood stall sides
- Feed room
- Man door
- (2) hydrants



Barn #3

- 38' x 80'
- Steel exterior
- (10) stalls
- Paved aisle and stalls
- Stalls are matted
- 12 x 12 stalls
- (2) hydrants
- Feed room



Apartment

- Mini split for heating & cooling
- Wall cabinets & counter
- Double bowl, stainless steel sink
- Refrigerator
- Microwave
- Ceiling light
- Separate exterior door



Barn 4

- 36 x 40
- Steel exterior
- Exterior water hydrant
- Feed area open
- (1) stall
- Hay racks for hay storage
- Fluorescent lighting
- Rear run-in for horses
- Nelson® waterer



Run-In Shed

- 12 x 64
- 12 x 64 with 6 foot aisle
- Nelson® waterer



Medical Clinic Exterior



Pastures & Exterior Views



Aerial Views



Med Clinic Floorplan



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

Aerial View



Notes

All materials presented are believed to the best of our ability to be accurate and true as represented but is not warranted.

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