

25241 East Fork Road (Salt Creek Township), Laurelville, OH 43135

Main House Facts

Year Built: 1995
Type: Appalachian Log Structure Kit - one floor plan on 52" crawl.
Size: 1800 sq. ft.- 30'x60'
Bedrooms: Master 14'x18' with new carpeting - walk in closet off master bath (5'x10') with built-in shelving.
2nd bedroom 12'x13' with new carpeting.
3rd bedroom 13'x13' with new carpeting.
Bathrooms: Master bathroom 11'x14' with a built-in whirlpool tub, separate shower unit, pine vanity with double sinks & ceramic floor tile.
2nd Bathroom 6'x12' with a tub/shower unit & ceramic floor tile.
Laundry: 6'x13'6" with large pantry cabinet & wall cabinets with door to back porch. **Maytag Electric Dryer/2010, Speed Queen Electric Washing Machine/2012 & a 50 Gallon Whirlpool Hot Water Heater/2006.**
Great Room: 20'x30' with oak flooring which includes:
Kitchen with pine cabinets, a 4'x6' island, new counter tops, GE dishwasher, **Whirlpool range/2004 & Kenmore refrigerator/2006.**
Dining room with double French doors leading to the screened-in back porch,
Living room area and stone hearth with **Englander** wood burning stove & built-in bookcases.
Porches: 8' x 42' covered screened-in back porch and an 8' x 28' covered front porch.
HVAC: Dual fuel - Rheem forced air propane furnace and Rheem heat pump with central air conditioning.
Security: GE Security system (main house & garage).
Garage: 1200 sq. ft. - 30'x40' - double garage door with a Genie garage door opener.
18'x30' insulated shop heated with 240v electric heater & 100 amp electric panel with 240v.
30'x10' fenced (chain link) dog run (2 compartments).
Utilities: Water: Well water (excellent quality water)
Septic: Aerator system
Electric: South Central Power Co.
Telephone: Horizon Telephone Co.
Internet: Fiber Optics High Speed through Horizon Telephone Co.
School Dist: Logan Elm
Taxes: \$1770.16 **per half** (both homes)
Land: Approximately 91 acres plus or minus which includes about 7 acres cleared in yard, pasture, streams and the balance in woods. Recent estimate of \$18,000. of mature trees ready to be select cut.

Other Buildings

Garden Shed: 8'x8' with fire wood storage area, work counter, shelves and wired for electric hook up. Deck 8'x12' attached to garden shed. Fenced garden.
Nature/Hunting blind: 8'x8' & elevated 8' high, located in woods. Includes carpeting & 4 push out windows.

Big Maple Log Cabin - Hocking Hills Rental Cabin (operating since 2008) with all rights to customer lists, web site, brochure & files.

<http://www.hockinghills.com/bigmaplelogcabin/>

25295 East Fork Road (Salt Creek Township), Laurelville, OH 43135

Year Built: mid to late 1800's and **renovated in 2000.**
Type: Poplar Log timbered from the property with Perma Chink Chinking.
Size: 1000 sq. ft - 20'x25' original historic log cabin - stone foundation on crawl. Knotty Pine flooring throughout the cabin.
Bedrooms 1: Queen bed, antique dresser, 2 slip covered chairs, side table, 3 lamps, custom made bed side tables & blanket chest.
Bedroom 2: 1 Full bed & 1 twin bed, chest of drawers, custom made blanket chest & 2 small side tables.
Living room/ Dining area: Electralog Electric compact stove unit, full-sized sofa bed, 2 slip covered wing chairs, entertainment cabinet with tv, 2 small end tables, coffee table, dining table & 6 chairs.
Kitchen: Custom made bead board recessed panel cabinets, Corian counter top, Maytag range/2000, Frigidaire refrigerator/2000.
Laundry: Frigidaire stacking washer/dryer/2000, 30 gallon American compact hot water heater.
Bathroom: Single sink in a custom made vanity with marble top & antique claw foot tub/shower unit, natural ceramic floor tile.
Porches: 25'x8' covered front porch with a rocking chair, side table, 36" square table & 4 lawn chairs. The 25'x10' back deck with a South Pacific 4-person hot tub, 2 lawn chairs, picnic table & grill.
HVAC: Honeywell forced air propane furnace with central air conditioning.
Garage: None
Utilities: Water: Ross County Water Co (min monthly water bill - \$18.48)
Septic: Leach bed
Electric: South Central Power Co.
Telephone: Chillicothe Telephone Co (cabin wired for telephones)
School Dist: Logan Elm
Taxes: \$-0- included in main house tax bill
Note: All items/furnishings currently in this house (furniture, decorations, appliances, stackable washer and dryer, fully equipped kitchen, bed linens, towels, outdoor furniture & grill) will be included in the purchase price. **(ONLY EXCLUSIONS: All games in the entertainment center & the antique wooden high chair in the master bedroom closet.)**

Main House - list of the following items to be included in purchase price *(garage/shop/yard equipment excluded but negotiable):

Master Bedroom

- Queen size bed with headboard, mattresses and linens
- matching dresser
- matching chest
- matching night stands
- (2) night stand lamps
- open bookcase
- Sharp 13" color television
- all window treatments

2nd Bedroom

- (1) full size bed with headboard, mattresses and linens
- (2) matching night stands
- (1) night stand lamp
- (2) wall mounted lamps
- (1) custom computer desk
- (1) wing chair with slip cover
- all window treatments
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3rd Bedroom

- (2) sets bunk beds with mattresses and linens
- (1) table with sewing machine base
- (1) black wood chair
- (2) table lamps
- built in wall shelves
- all window treatments

Master Bathroom

- (1) wicker chair
- (2) wall mounted oval mirrors
- all window treatments
- all throw rugs
- walk in closet - built in shelving

2nd Bathroom

- (1) linen cabinet with door
- shower curtain with rod
- (1) wall mounted mirror

Great room

- Queen sleeper sofa with matching love seat
- recliner
- coffee table and (2) matching end tables
- (1) end table lamp

- entrance table with (1) lamp
- Television cabinet with doors
- (2) Bookcase cabinets with doors below
- (1) Liberty gun safe
- (1) custom gun supply cabinet
- wood burning stove
- (2) open bookcases
- (1) dining table with 8 chairs
- hutch
- (1) small wood side table
- Kenmore refrigerator/freezer
- Whirlpool self cleaning range/oven
- GE dishwasher
- Panasonic microwave oven
- all window treatments
- Sony 40" flat screen television with surround sound
- JVC stereo receiver
- JVC cassette deck
- JVC CD player

Laundry Room

- Speed Queen Washer and Maytag Dryer
- door window treatment
- (1) wall mounted shelf
- all throw rugs

Back Porch

- (1) round 48" wrought iron patio table with 4 chairs and seat cushions
- (1) matching wrought iron 48" glider with cushions
- (1) matching wrought iron 30" coffee table
- (1) matching wrought iron chair with cushion
- (1) matching wrought iron serving cart
- (1) fire wood box on casters
- porch curtains with rod
- daybed with mattresses, pillows and linens
- (2) post mounted oil lamps
- (2) wall mounted shelves
- Gas Grill

Front Porch

- (1) matching wrought iron lounge chair with cushion
- (1) matching wrought iron 24" side table
- (2) post mounted oil lamps
- (3) benches
- (2) rocking chairs

Garage

- built in shelving
- (1) upright Frigidaire Freezer
- all built in shop cabinets and shelving units

***Garage/shop equipment (NEGOTIABLE – not included in listing price)**

- 240v electric heater
- post hole digger fits PTO
- ATV snow plow
- gas powered leaf vacuum
- gas powered log splitter
- garden tiller
- 1995 Honda ATV 4WD
- 2003 Kubota tractor B78-4WD with front end loader
- Woods 72" finish mower fits PTO
- Brush Hog 60" fits PTO