

# **FOR SALE** **OUTSTANDING LIVESTOCK FARM**

## **167 ACRES**

### **2 STORY CHALET STYLE HOME**



**Located at 3475 Denver Road  
Waverly, Pee Pee Township  
Pike County, Ohio  
4.4 miles NW of Waverly, OH  
on Denver Road, on left.**

# **\$899,000**



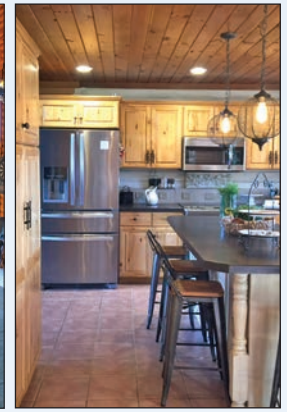
## **WILSON NATIONAL LLC**

**A REAL ESTATE & AUCTION GROUP**

Mark Wilson 937.402.1961  
Brandon Wilson 937.763.1993

800.450.3440 | [www.wilnat.com](http://www.wilnat.com)





## 2 STORY CHALET STYLE HOME



### INTERIOR FEATURES

#### FIRST FLOOR

- 27x28 Great room w/28' high cathedral ceilings, large stone fireplace, lg. windows, walk-out to wrap-around deck.
- 14x27 eat-in kitchen, lots of base & wall pecan wood cabinets, double sink, built-in dishwasher, range and microwave
- 13x18 master bedroom with large walk-in closet, 8x12 full bath
- 12x13 Bedroom
- 7x16 sitting room
- 2 Full baths with tile floor
- 6x7 utility room with wood cabinets, tile floor

#### SECOND FLOOR

- 12x15 bedroom with carpet and 6x12 full bath
- 12x15 bedroom with carpet and 7x10 full bath, tile floor
- 14x27 loft/rec room with carpet

### EXTERIOR FEATURES

- 3 car attached garage with concrete floor
- Large wrap-around deck
- 2x6 walls with log siding
- Geothermal heating system with air with 3 zone controls
- Aeration septic system
- Pike County water
- Architectural shingle roof
- Covered porch off den
- Large concrete patio





**Parcel**  
#161326000000  
#161325000000  
#161329040000

**Taxes**  
\$6,396.32

DENVER RD

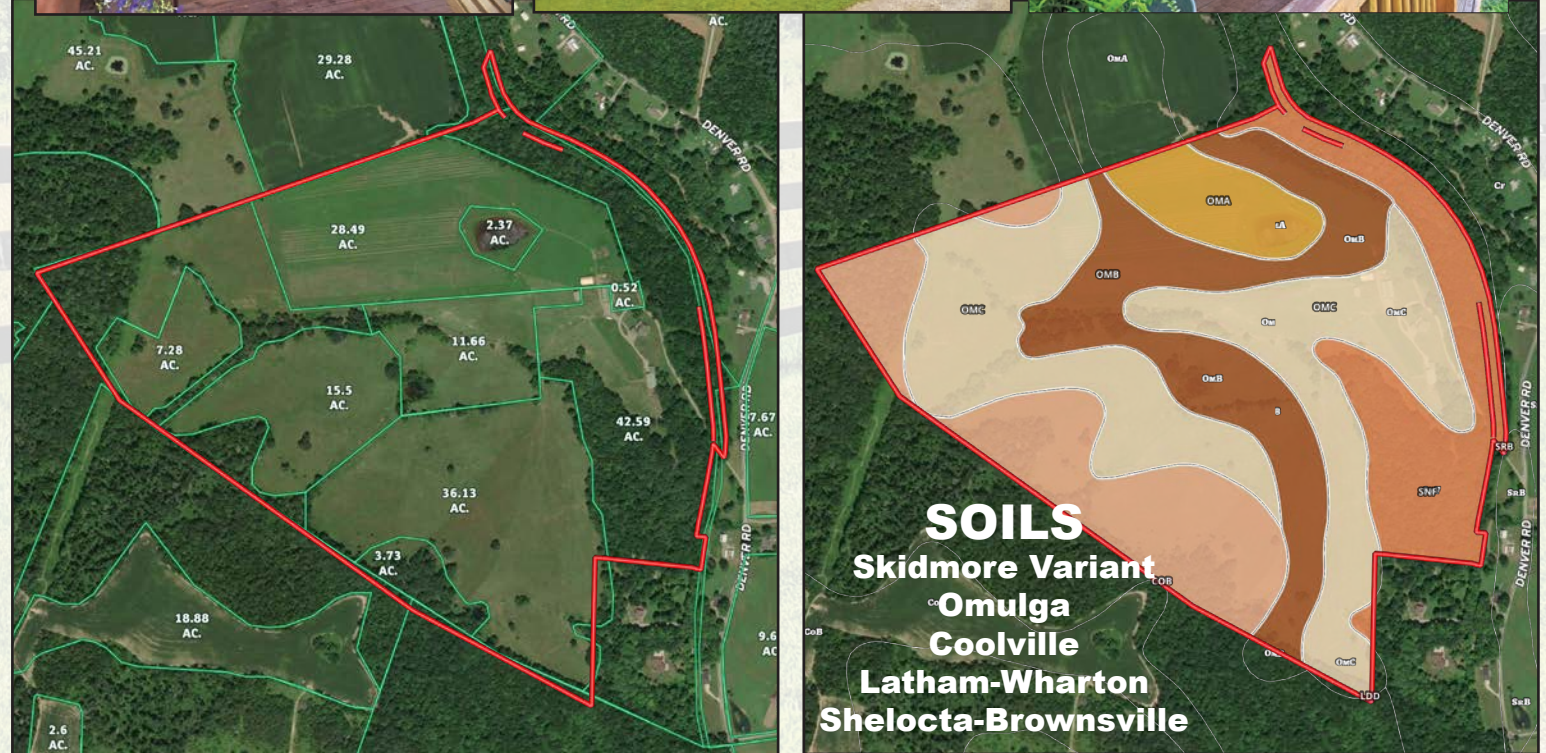
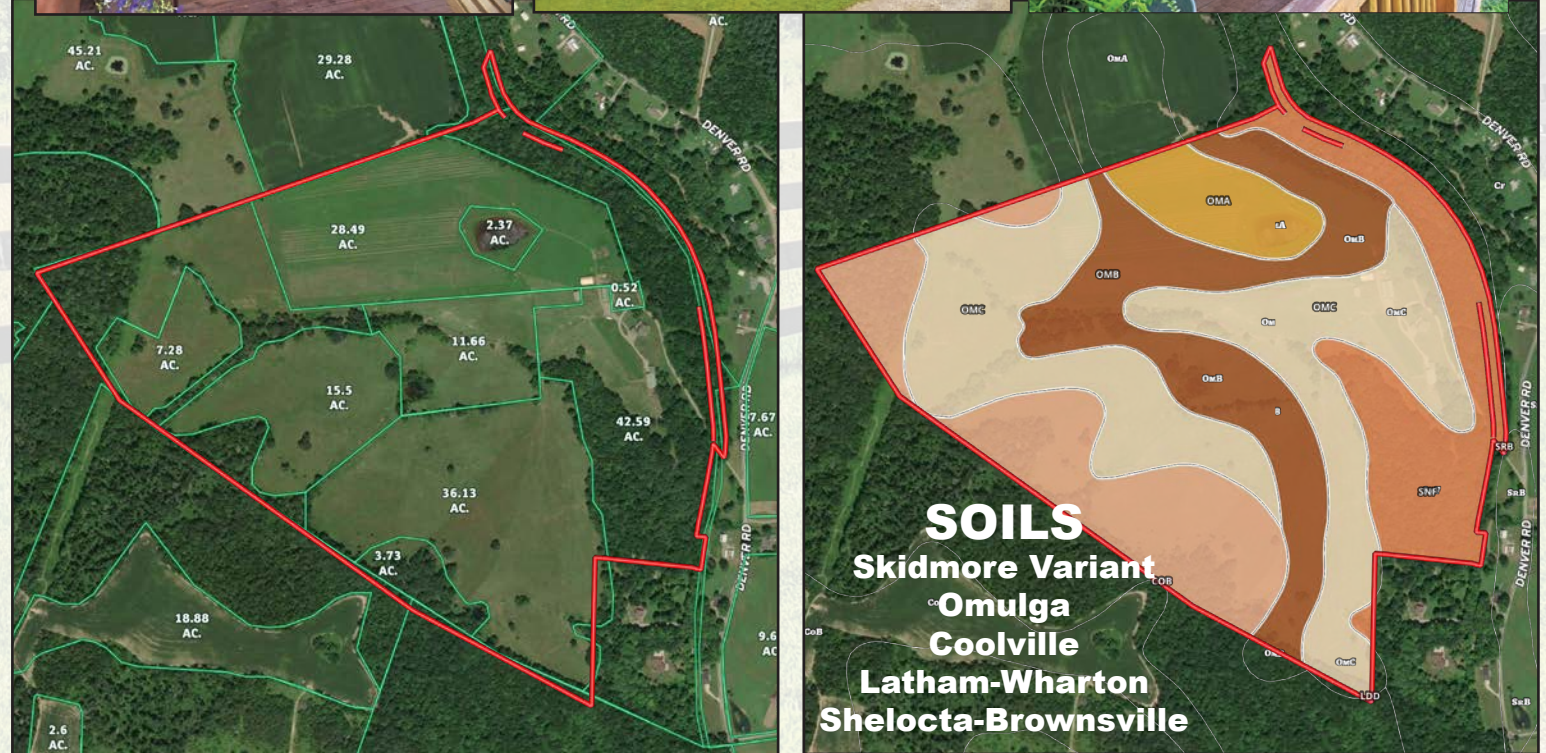
DENVER RD

DENVER RD

**Parcel**  
**#161326000000**  
**#161325000000**  
**#161329040000**

**Taxes**  
**\$6,396.32**

DENVER RD







## OUTBUILDING & FARM FEATURES

- 30x48 livestock/machinery barn
- 34x86 livestock barn with large office/lounge area addition
- 32x90 equipment barn with added enclosed lean to
- Large hoop building for hay or equipment storage
- Automatic waterers throughout livestock barns and corrals
- Pond gravity feeds 3 water stock tanks in pasture and fills cistern for auto waterers
- Lots of good fencing
- Approx. 120 acres of pasture/hay ground, balance in woods

