

# 52.849 Acre Grain & Cattle Farm



- 4500+ Sq. Ft. Executive, Brick Home with Full Finished Basement!
- 7 Bedrooms, 4 Full Bathrooms, Formal Living Room, Formal Dining Room & Lower Level Family Room Describes the Floorplan!
- Oak Kitchen Features a Breakfast Area & Window Seat Highlighted by 2 Pantries, Ceramic Tile & Durable Corian Countertops!
- Home Office with Outside Entrance & Convenient Mud Room!
- 2 Red Brick Wood Burning Fireplaces, Natural Woodwork, Crown Molding & Solid 6 Panel Wood Doors Accent the Home!
- Master Bedroom Suite with Walk-In Closet, Jet Tub & Corner Walk-In Shower... Total of 3 Bedroom/Bathroom Suites!
- 54x64 Multipurpose Metal Pole Barn, 54x96 Machinery & Livestock Barn with 2 Lean-Tos... Electric & Water are Available at Barns!
- 8000 Bushel Grain Bin Equipped with a Dryer & Stirrall!
- 15x30 Chicken House & 2 Additional Matching Storage Barns!
- Decorative Split Rail Fence Creates Attractive Border to Property & Tree Lined Blacktop Driveway Leads to a Brick 2 Car Garage!
- 40 Acres are Tillable... Remainder is Pasture, Woods & Creek!
- Soybeans have Averaged 60 Bushel/Acre!
- Corn Yields have been 160 to 180 Bushels/Acre!
- Fields are Tiled & Soil is Managed for Maximum Productivity!
- Owner will Consider Dividing the Farm... Call for Details!



937-393-7222

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**FREE** 24-Hour Recorded Information  
1-800-595-3294 EXT 2685

**FREE** Visual Tour on our Website  
[www.TheDickeyGroup.com](http://www.TheDickeyGroup.com)



Jeff Dickey ABR, CRS, GRI, e-PRO  
8990 State Route 785  
Hillsboro, OH 45133  
937-393-7222  
Jeff@TheDickeyGroup.com  
[www.TheDickeyGroup.com](http://www.TheDickeyGroup.com)



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