

3859 U.S. Highway 52 – 60.495 Acres



Embrace limitless possibilities with this unique 60.495-acre estate featuring nearly 1/2 mile of Ohio River frontage! Imagine waking up to panoramic river views, stretching as far as the eye can see. The existing 3-bedroom, 2-bathroom home is situated on a full walkout basement and blends rustic charm with modern living. You'll love the open floor plan, accented by knotty pine walls, vaulted ceilings, and full-view windows that maximize the incredible vistas.

Outdoor amenities are abundant and versatile, from the 26x44 shelter house and gazebo—perfect for hosting events—to the vintage 36x48 tobacco barn, which offers ample storage space for equipment or conversion into a unique business space.

The property boasts three separate septic systems, enhancing its adaptability for various ventures. There's also ample blacktop and gravel parking, with capacity for over 40 cars, facilitating large gatherings or business operations.

The land itself is a blend of tillable riverside acres ideal for cultivation, and mature woodlands that offer both beauty and privacy. Formally known as Moyer Winery and Restaurant, this estate has already demonstrated its potential as a go-to destination.

Whether your dream is a private sanctuary, an agricultural undertaking, or a business venture like a B&B, winery, or event space, this property stands as a canvas for your imagination. Here's your chance to own a rare, versatile gem on the iconic Ohio River. Seize the opportunity to make this unparalleled haven your own.



8990 State Route 785
Hillsboro, OH 45133
Office: 937-393-7222
Jeff@TheDickeyGroup.com
TheDickeyGroup.com



"Systems to Create a Moving Experience"



3859 U.S. Highway 52 – 60.495 Acres

