



# FOR SALE

## HIGHLAND COUNTY

**23 Acres**  
**WITH IMPROVEMENTS**  
**COUNTRY HOME, TWO BARNES &**  
**ACREAGE IN HIGHLAND COUNTY**  
**1100 FT. ROAD FRONTAGE**



LOCATED AT  
8476 SR 73  
HILLSBORO, OH

### LOCATION! LOCATION! LOCATION!

Prime 23 acres with 1100 sq. ft. of road frontage on SR 73, just 1 mile north of Hillsboro. Totally remodeled 1480 sq. ft. ranch home with 3 bedrooms, 1.5 baths in excellent condition. Further improved with 36'x36' pole building and older 42'x50 barn. Both barns have horse stalls. Older barn has a 14' lean to.

This property could be a great lifestyle farm with open pasture and woods or potential for commercial use.



# WILSON

NATIONAL

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)

## 3 BEDROOM RANCH HOME



**8476 STATE ROUTE 73, HILLSBORO, OH**



Address: 8476 SR 73, HILLSBORO, OH 45133  
 Lot/Tract Size: 23 acres Township: Liberty County: Highland School District: Hillsboro  
**RESIDENCE EXTERIOR:** **RESIDENCE INTERIOR:**  
 Style: Conventional Screens: \_\_\_\_\_ Living Space: 148045 sq. ft. Walls: \_\_\_\_\_  
 Finish: \_\_\_\_\_ Insulation: \_\_\_\_\_ No. Rooms: 5 Laundry Fac. yes  
 Approx. Age: 1944 Foundation: block No. Bedrooms: 3 Heating: natural gas  
 Condition: Excellent Landscaping: \_\_\_\_\_ No. Baths: 1.5 Heating Cost: \_\_\_\_\_  
 Roof: shingle Sidewalks: \_\_\_\_\_ Fireplaces: \_\_\_\_\_ Air Cond. Yes  
 Storm Windows: \_\_\_\_\_ Driveway: \_\_\_\_\_ Floors: \_\_\_\_\_ Basement: Partial  
 Kitchen Features: \_\_\_\_\_

| Rooms     | 1st floor | FL | 2nd floor | FL | Basement | FL | UTILITIES  |
|-----------|-----------|----|-----------|----|----------|----|--|
| Living    | 16x14     | C  |           |    |          |    | Water Supply: <u>Public</u> Sewer: <u>2 Septic</u> |
| Dining    |           |    |           |    |          |    | Extra Features: <u>Further improved with</u>       |
| Kitchen   | 22x12     | V  |           |    |          |    | <u>36' x36' pole building and older 42' x50'</u>   |
| Baths     | 7x7       | V  |           |    |          |    | <u>barn with 14' lean to. Both barns have</u>      |
| Bedroom   | 13x11     | C  |           |    |          |    | <u>horse stalls.</u>                               |
| Bedroom   | 10x10     | C  |           |    |          |    |  |
| Bedroom   | 14x11     | C  |           |    |          |    |  |
| Family Rm | 21x12     | C  |           |    |          |    |  |
| Utility   | 7x5       | V  |           |    |          |    |  |



Discover 23 acres of Ohio land for sale along State Route 73 in Hillsboro, Highland County - a versatile rural property that blends a comfortable country home, useful outbuildings, open ground, and wooded acreage into one rarely available package.

The single-story frame home (built in 1944, 1,480 sq ft) offers three bedrooms, full bath, and convenient half bath off the laundry room. A spacious living room opens to a first-floor bedroom, while a back living/dining area and an oversized kitchen/dining room give the home plenty of everyday living space. Central heat and air keep it comfortable year-round, and a wood deck extends the living space outdoors.

# 23 Acres with Improvements



**Parcel No.**  
**23-10-000-219.00**  
**Taxes:**  
**\$2,668.86**  
**per year**



## OUTBUILDINGS

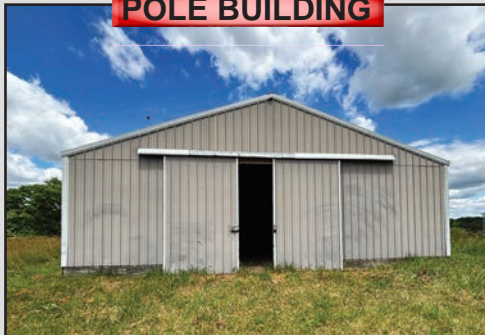
Beyond the home, two barns and a detached garage provide ample room for equipment, livestock, hobbies, or storage — ideal for a small farm, homestead, or workshop setup. The acreage itself is a strong mix of open, gently rolling pasture and tillable ground transitioning into wooded acreage, offering both usable agricultural land and excellent recreational and hunting potential right out the back door.

With 1,100 feet of frontage on State Route 73 and quick access to Hillsboro, Rocky Fork Lake, and points toward Cincinnati, this Highland County acreage suits buyers searching for rural land in Ohio, recreational land, hunting land, or a country home with room to roam. Properties combining a home, barns, and diverse acreage like this don't last long.

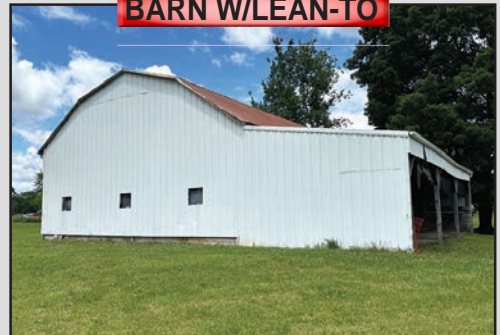
**GARAGE**



**POLE BUILDING**



**BARN W/LEAN-TO**





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**ASKING PRICE \$450,000**