



**Serving Southeastern
Ohio Since 1953**

**P.O. Box 480
111 S. Market Street
McArthur, Ohio 45651
740-596-5815 800-880-0809**



**H09231101
9655 East SR 56, Circleville OH 43113
\$680,000**

Horse/Livestock Farm near Circleville

Forty acres (+/-) with a contemporary dwelling and three rental units. The farm features an accommodating 216x112 horse barn with several stalls, indoor riding arena, washing facility, tack rooms and office. The property includes an outdoor riding arena with judges podium and concession, a 60x64 hay/equipment storage barn and a garage. Rental income is approximately \$1,500 per month.

| | | | | | |
|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------|---|
| Bedrooms: | 3 | Garage: | | Lot Size: | 40 acres (+/-) |
| Bathrooms: | 1 | Detached | <input type="checkbox"/> | Taxes: | \$6303.98 |
| Kitchen: | <input checked="" type="checkbox"/> | One-Car | <input checked="" type="checkbox"/> | Schools: | Circleville |
| Living Room: | <input checked="" type="checkbox"/> | Two-Car | <input checked="" type="checkbox"/> | Water: | |
| Family Room: | <input checked="" type="checkbox"/> | Carport | <input type="checkbox"/> | Septic: | |
| Recreation Room: | <input type="checkbox"/> | Central Heat/Air: | <input type="checkbox"/> | Gas: | |
| Sun Room: | <input checked="" type="checkbox"/> | Appliances: | | Electric: | |
| Basement: | | Refrigerator | <input type="checkbox"/> | Possession: | Negotiable |
| Full | <input type="checkbox"/> | Stove | <input type="checkbox"/> | Other: | LPG furnace only; no central air 216X112 stable 60X64 equipment/ hay barn |
| Half | <input type="checkbox"/> | Dishwasher | <input type="checkbox"/> | Showing: | By appointment with 24-hour notice |
| Finished | <input type="checkbox"/> | Washer | <input type="checkbox"/> | | |
| Crawl Space | <input checked="" type="checkbox"/> | Dryer | <input type="checkbox"/> | | |
| Fireplace: | <input type="checkbox"/> | Swimming Pool: | <input type="checkbox"/> | | |
| Front Porch: | <input type="checkbox"/> | Fence: | <input type="checkbox"/> | | |
| Covered | <input type="checkbox"/> | Pond: | <input type="checkbox"/> | | |
| Back Porch/Deck: | <input checked="" type="checkbox"/> | Wooded: | <input type="checkbox"/> | | |
| Covered | <input type="checkbox"/> | | | | |



Main Dwelling Rear



Equipment/Hay Barn



Horse Barn