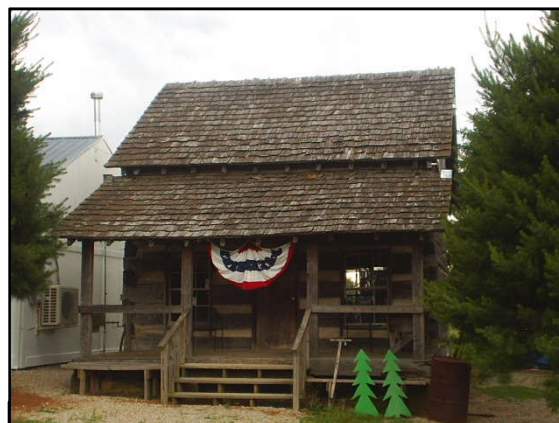


Excellent Business Opportunity!
For sale: \$765,000
8656 NW State Route 13
Somerset Ohio 43783



- ❖ Working Christmas Tree Farm with over 70 acres, over 25,000 + trees!
- ❖ Log cabin retail sales area and on-site fully operating restaurant building
- ❖ Beautiful Updated 4 Bedroom, 2 story home with 3 bathrooms and large deck!
- ❖ New spacious multi-purpose building
- ❖ New six stall horse barn and picturesque irrigation pond
- ❖ Garage and outdoor storage buildings
- ❖ New Horse Fencing, High Tensile, installed 2018



Marketed Exclusively by:
Randy Best, Best Corporate Real Estate
Valerie Tivin, Best Corporate Real Estate

For a private Showing: 614-716-8953
rbest@bestcorporaterealestate.com
vtivin@bestcorporaterealestate.com

**8656 NW State Route 13
Somerset, Ohio 43783**



\$765,000

Welcome to 8656 NW State Route 13 in Somerset, Ohio! This unique property offers 70+ acres, over 25,000 trees, a log cabin retail sales area, an updated home, storage buildings and a fully operating restaurant on site!



Marketed exclusively by:

Randy Best, Best Corporate Real Estate

Valerie Tivin, Best Corporate Real Estate

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vtivin@bestcorporaterealestate.com

Property Features:
8656 NW State Route 13
Somerset Ohio 43783



- Spacious storage buildings that can be used for multiple uses
- Picturesque Irrigation pond
- Six stall horse barn
- Updated 2 Story home with 4 Bedrooms, 3 bathrooms, and large deck
- Log Cabin for retail sales
- Full Kitchen and restaurant on site
- Northern School District Schools
- Zoning AGR/RE, Perry County OH
- New High Tensile Fence, Horse Fencing installed 2018
- RE Taxes: \$3911.00



Marketed exclusively by:

Randy Best, Best Corporate Real Estate

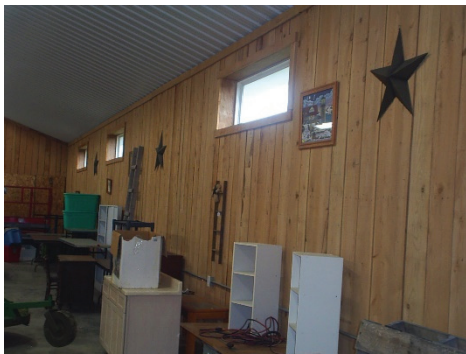
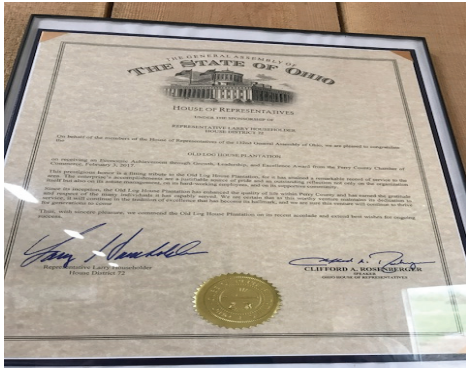
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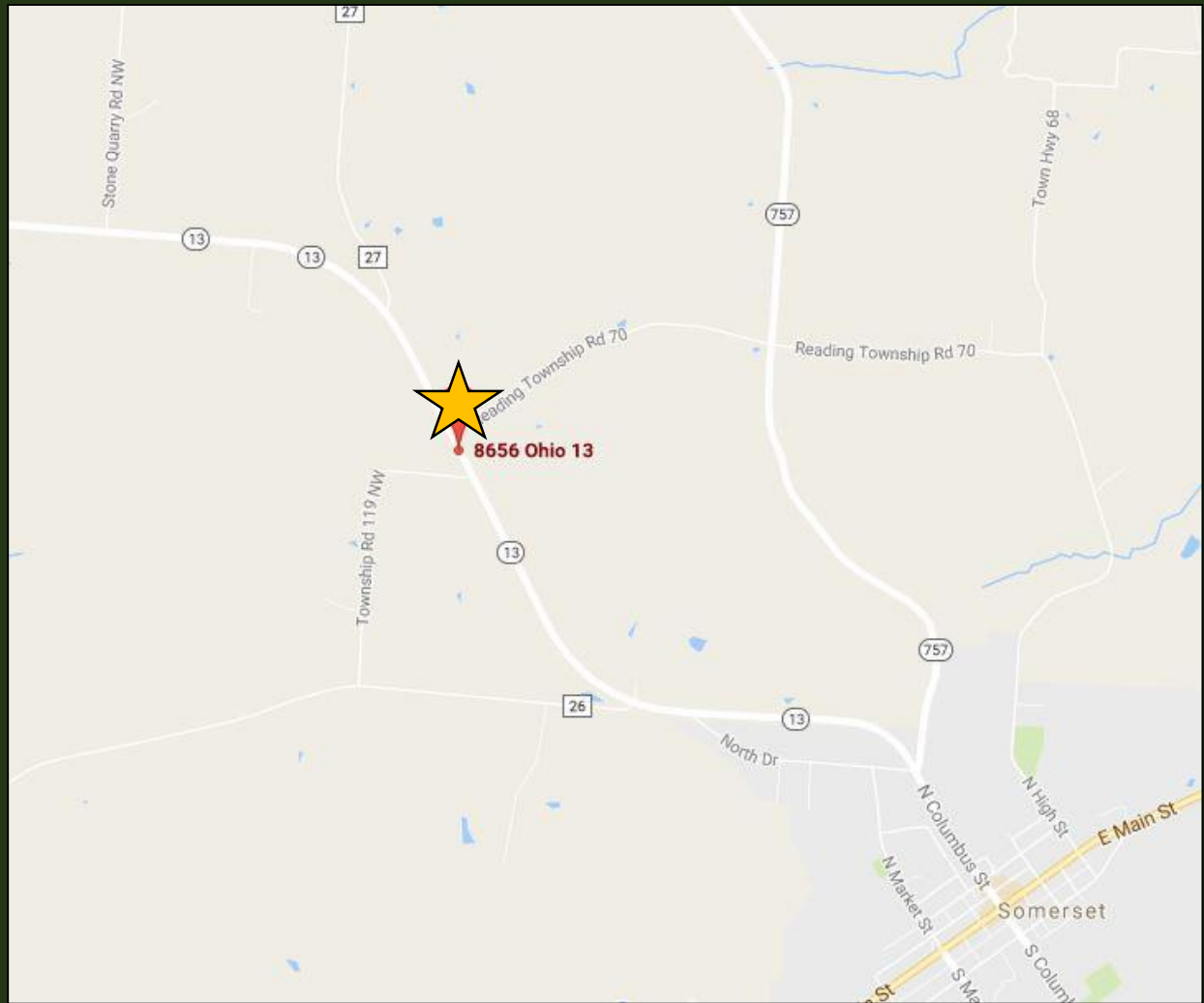




Map

8656 NW State Route 13

Somerset Ohio 43783



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Randy Best, Best Corporate Real Estate

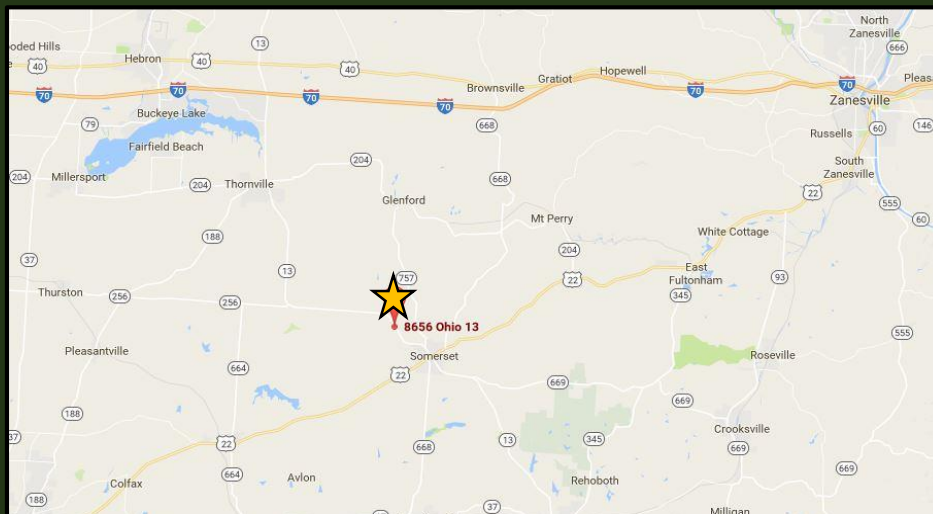
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vtivin@bestcorporaterealestate.com

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

**8656 NW State Route 13
Somerset, Ohio 43783**



Marketed exclusively by:

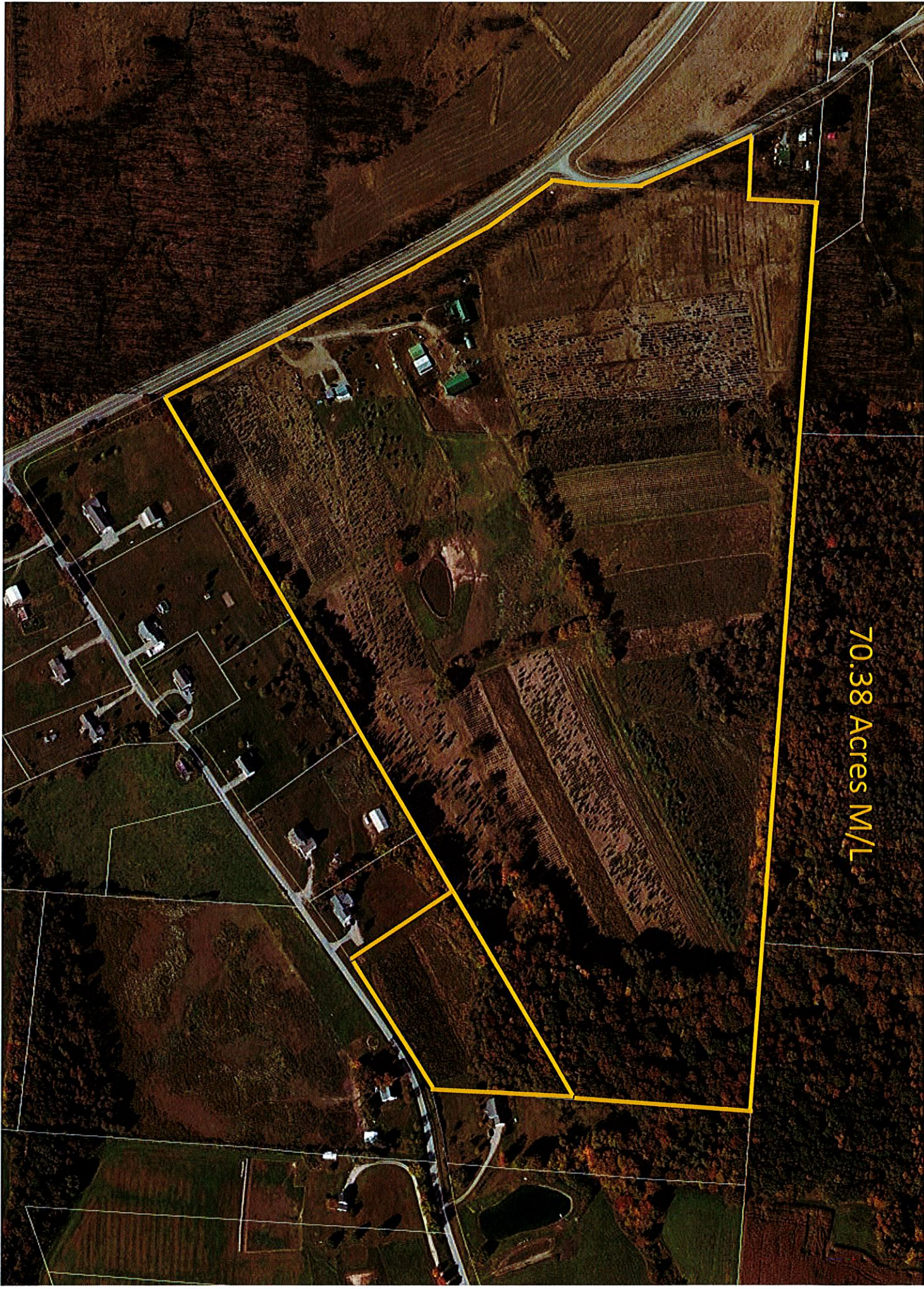
Randy Best, Best Corporate Real Estate

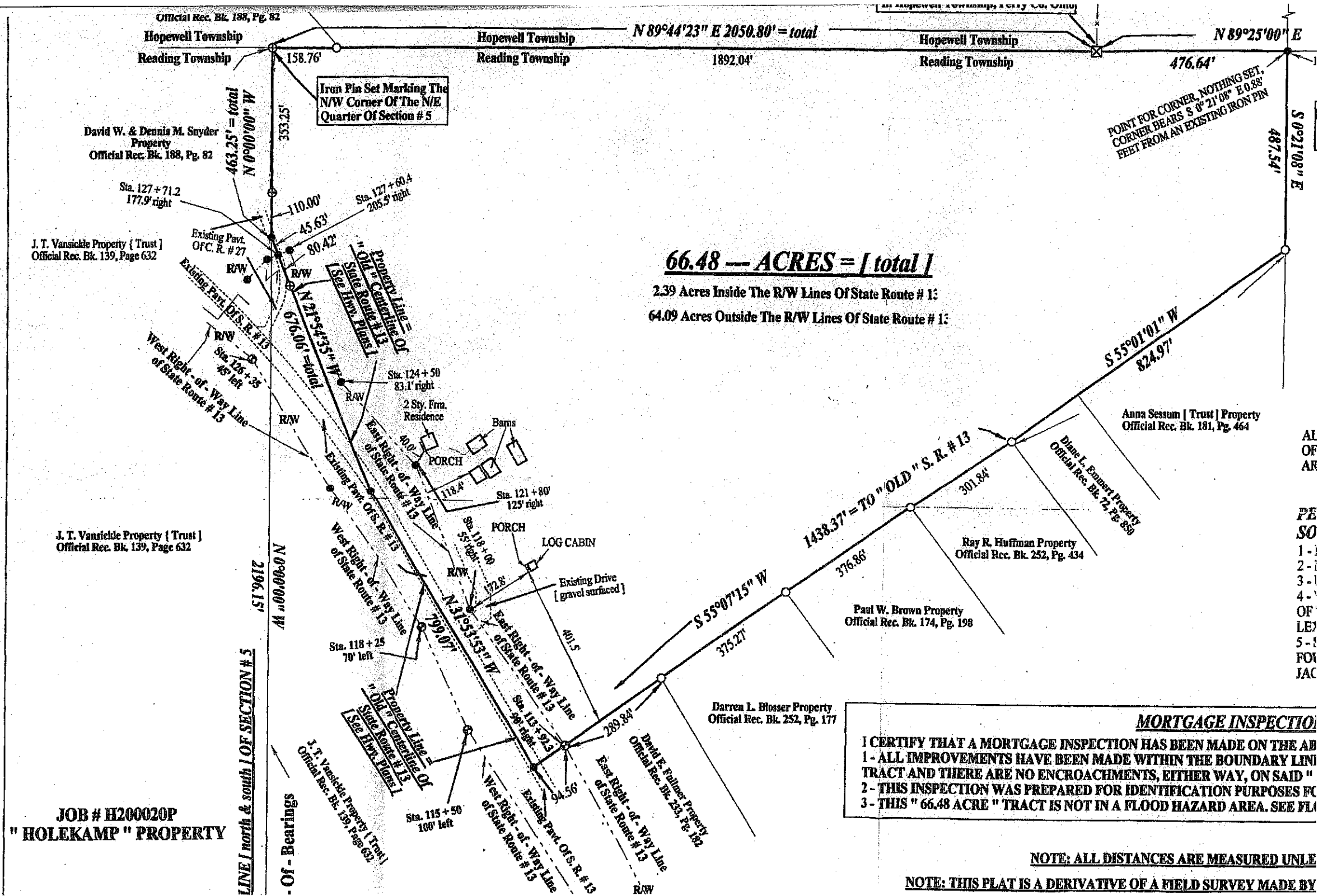
Valerie Tivin, Best Corporate Real Estate

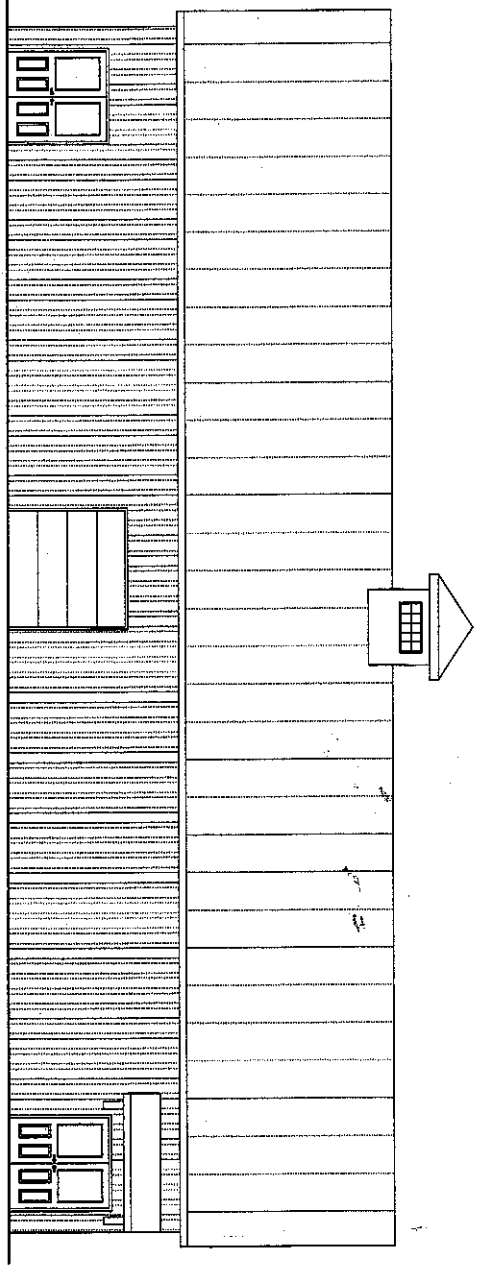
For a private showing: 614-716-8953

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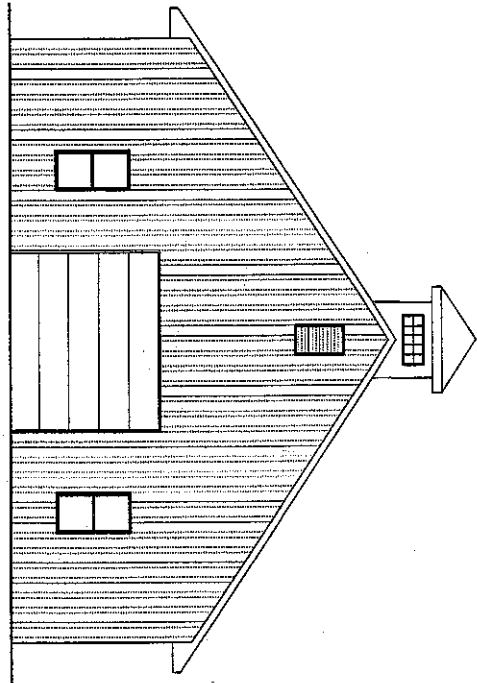
70.38 Acres M/L



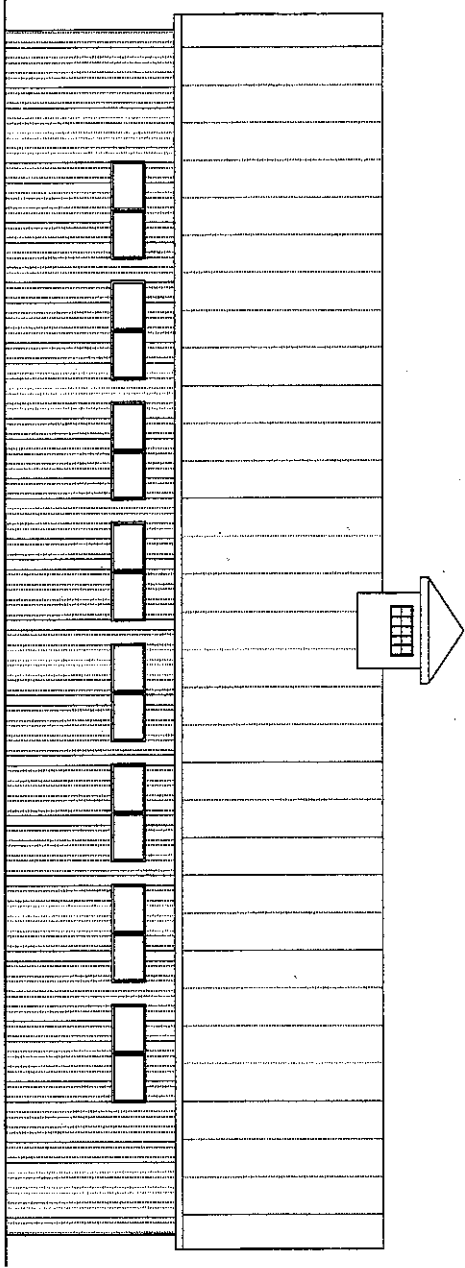




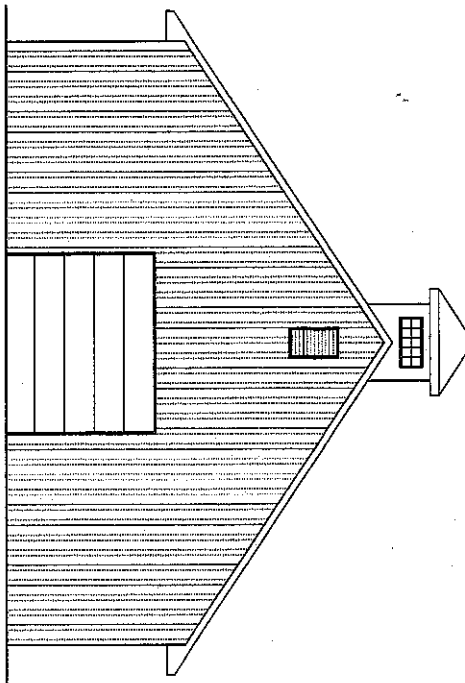
NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



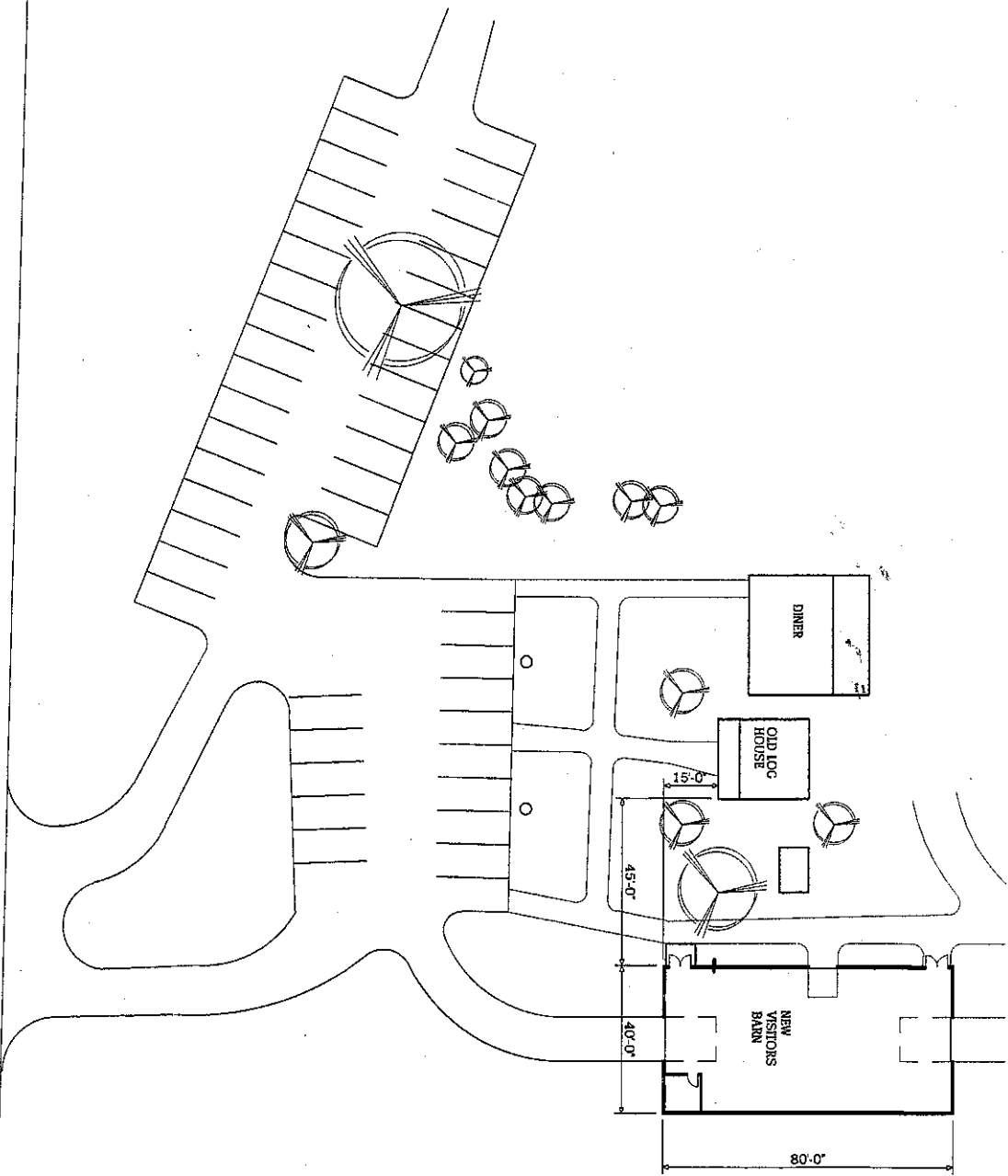
SOUTH ELEVATION
1/8" = 1'-0"

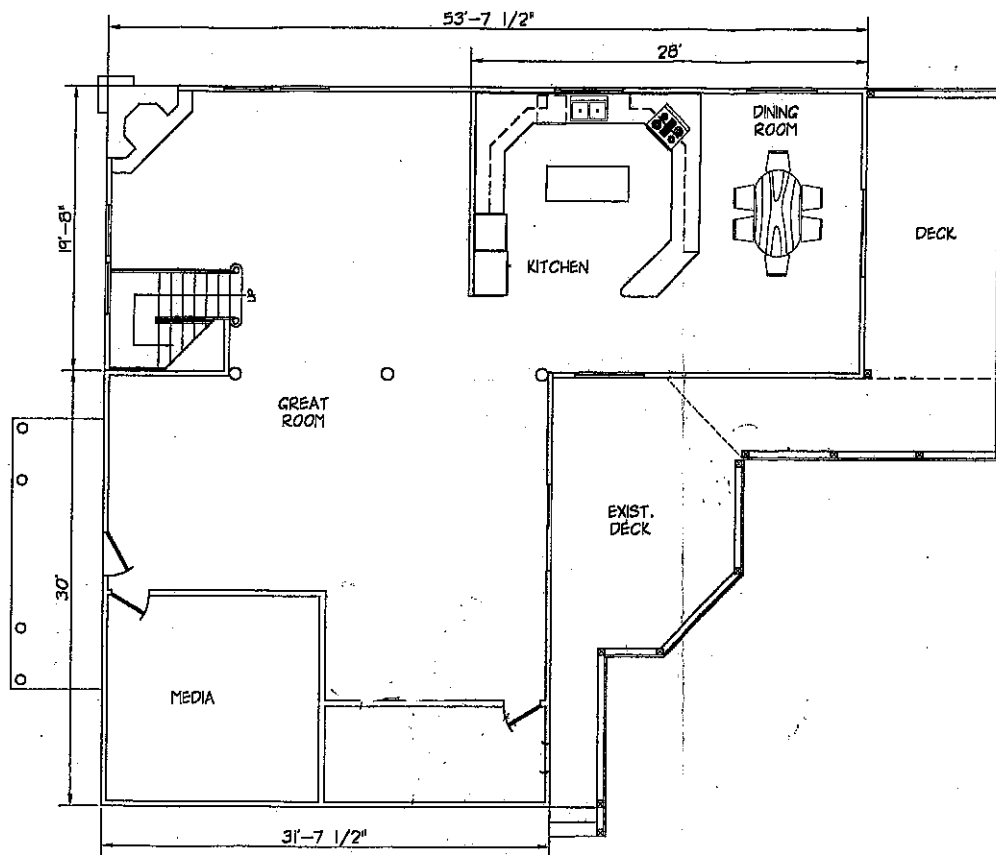


EAST ELEVATION
1/8" = 1'-0"

SCHEMATIC SITE PLAN

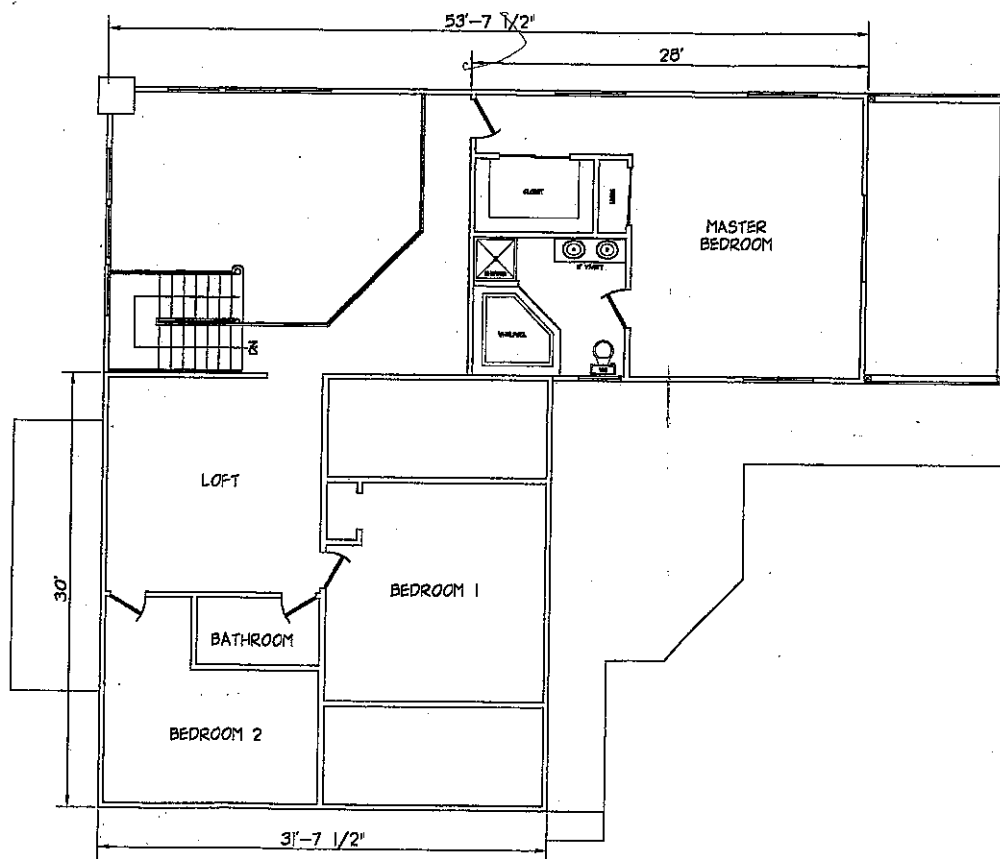
1" = 30.0'





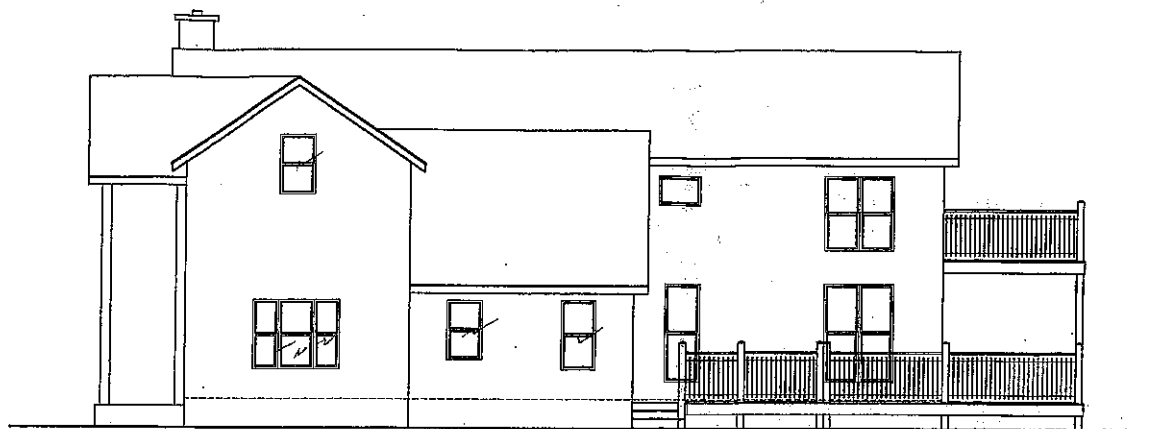
FIRST LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



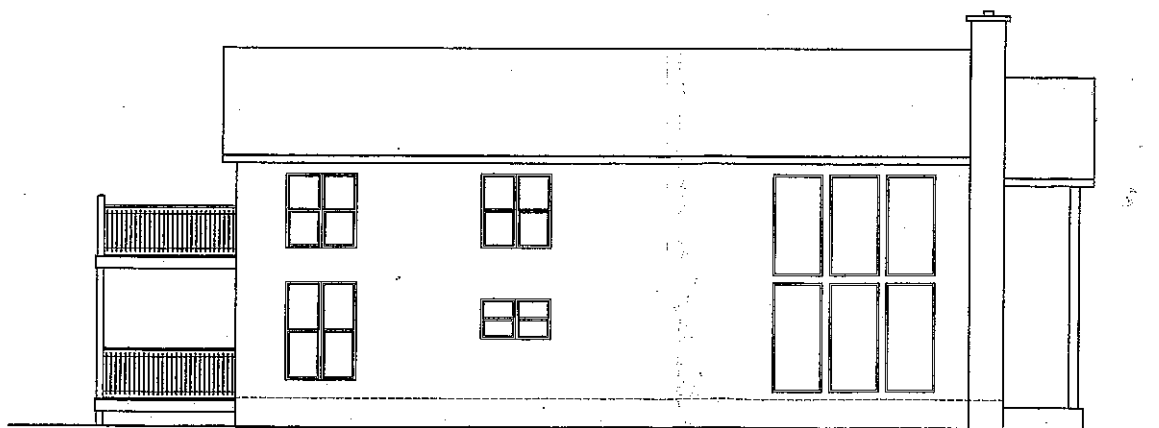
SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: $1/8" = 1'-0"$



NORTH ELEVATION

SCALE: $1/8" = 1'-0"$

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.