

FOR SALE



\$ 1,435,000

6200 Johnson Road, Galloway, OH 43119

- Approx. +/- 148 acres of farmland with farm home and wooded acreage
- Located along beautiful Hellbranch Run Tributary
- Updated farmhouse with multiple barns and outbuildings
- Income producing property with farming income, yearly conservation payments, and home rental
- Path of future development of southwestern portion of Franklin County in Prairie Township
- Large portion of acreage available for organic farming
- Close proximity to Bolton Field Airport



Click Here for Video

BEST CORPORATE REAL ESTATE
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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.

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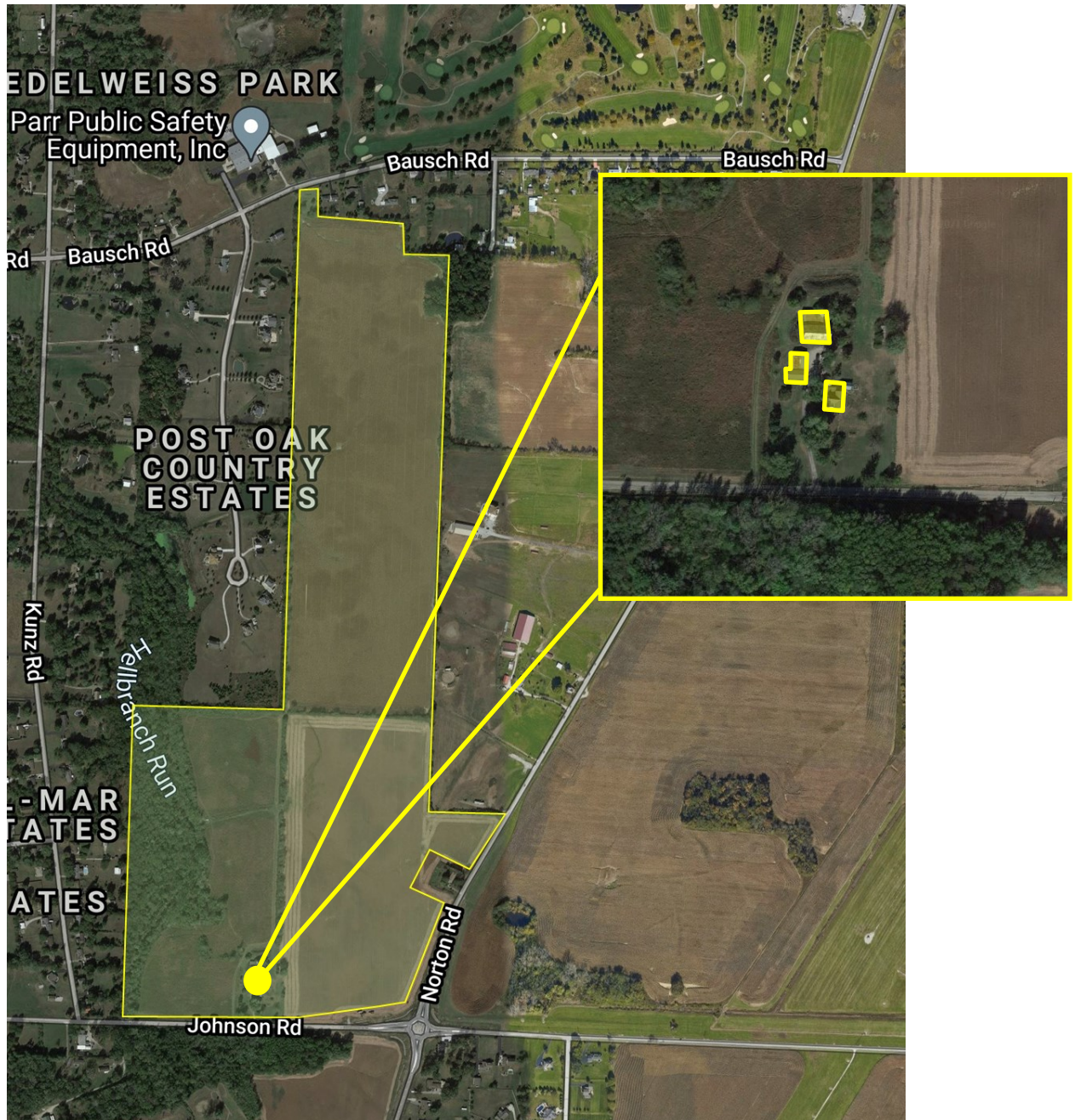
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Aerial View



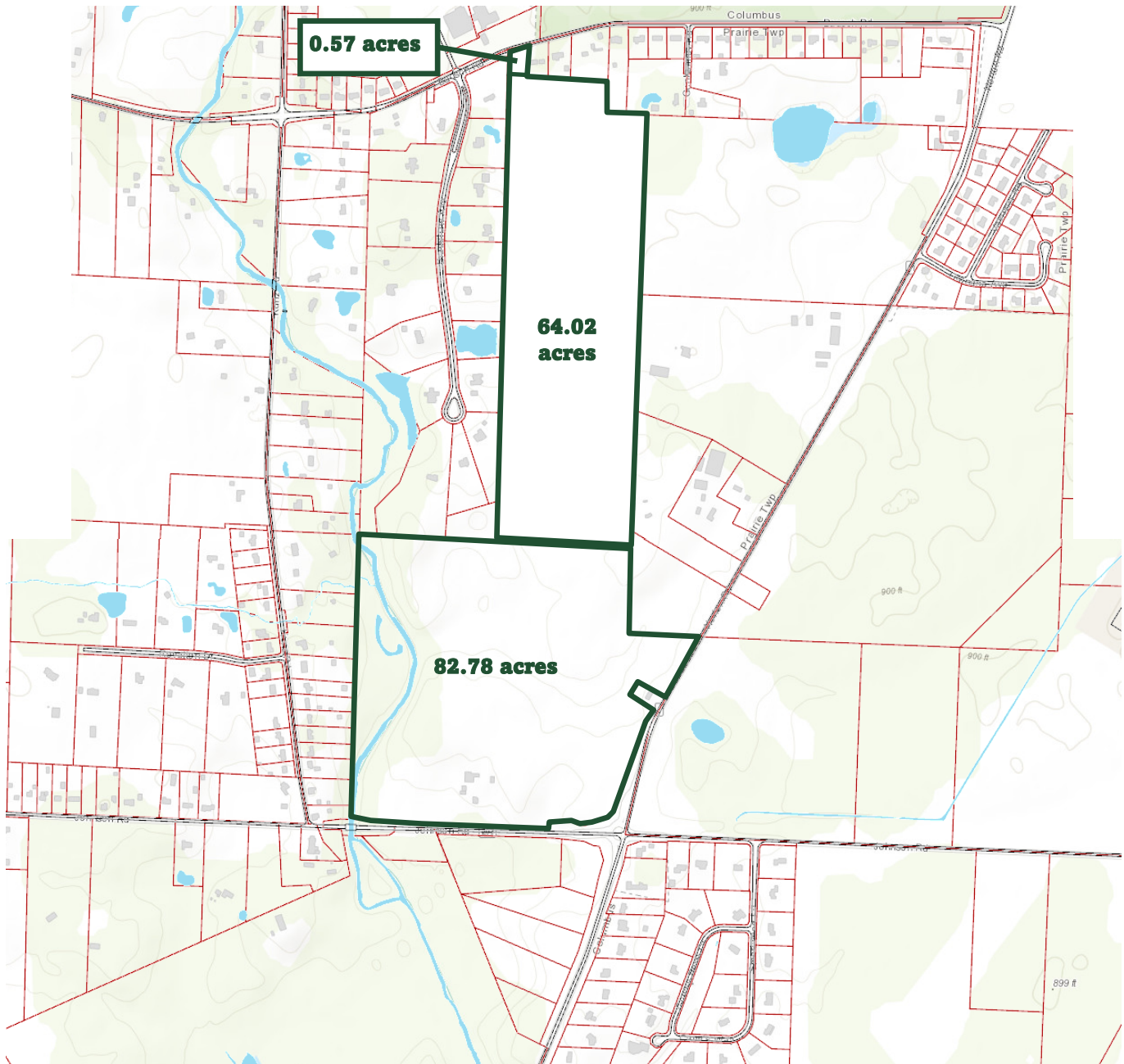
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Parcel



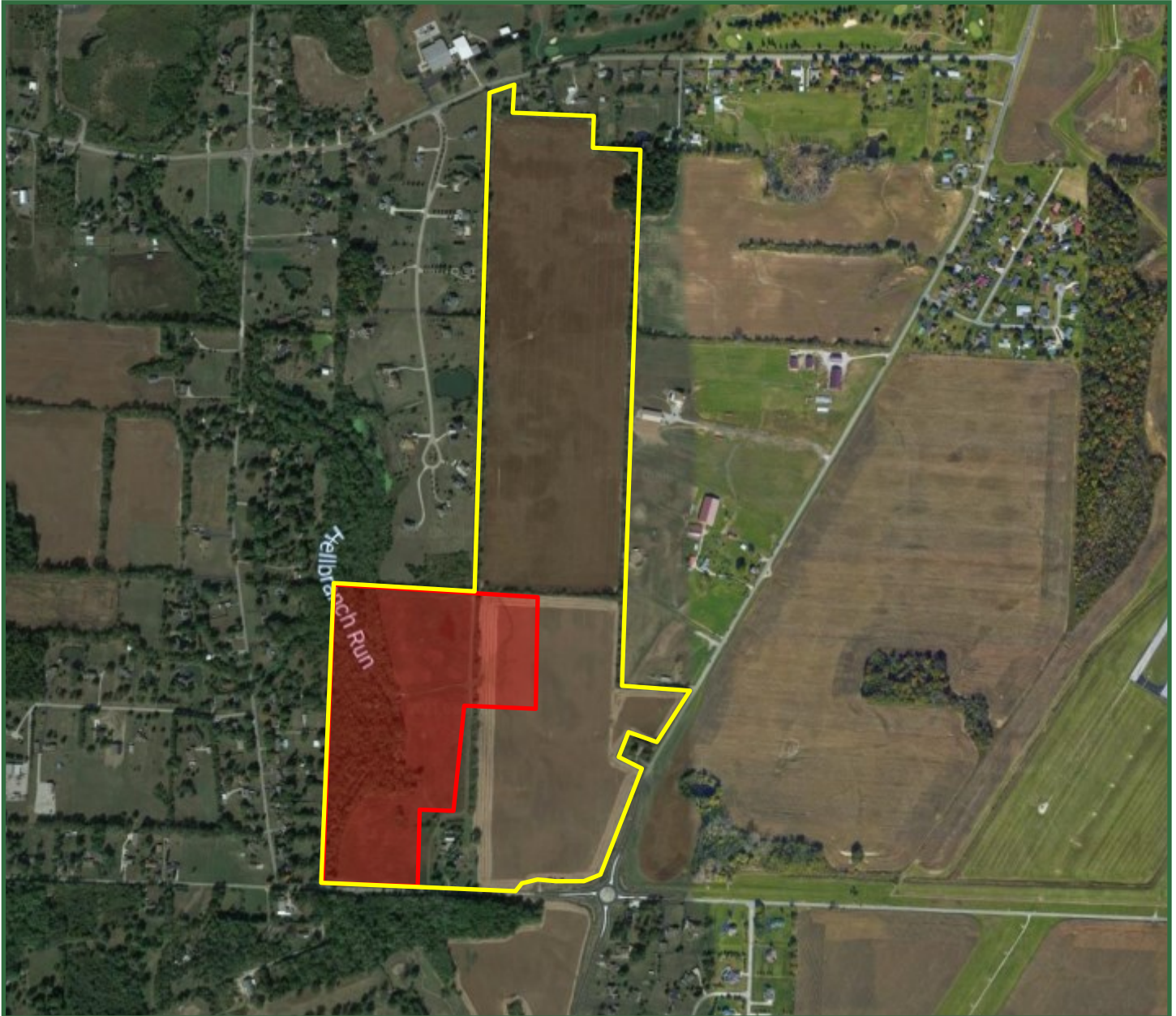
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Conservation Easement



Conservation Area

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Conservation Easement Details

A **CONSERVATION EASEMENT** is a “deed restriction placed on a piece of land to hold that section in conservation in perpetuity.”

This conservation easement is located along the Hellbranch Run creek. The conservation area is still owned by the purchaser, however it will be monitored by the Franklin Soil and Water Conservation District.

As the owner, you will be responsible for upkeep and maintenance as well as abiding to the easement restrictions. With this easement, the owner can use the land for uses that adhere to the guidelines set forth and maintain the “natural integrity” of the conservation area.

For more information, visit www.franklinswcd.org/conservationeasements

* Information gathered from Franklin Soil and Water Conservation District*

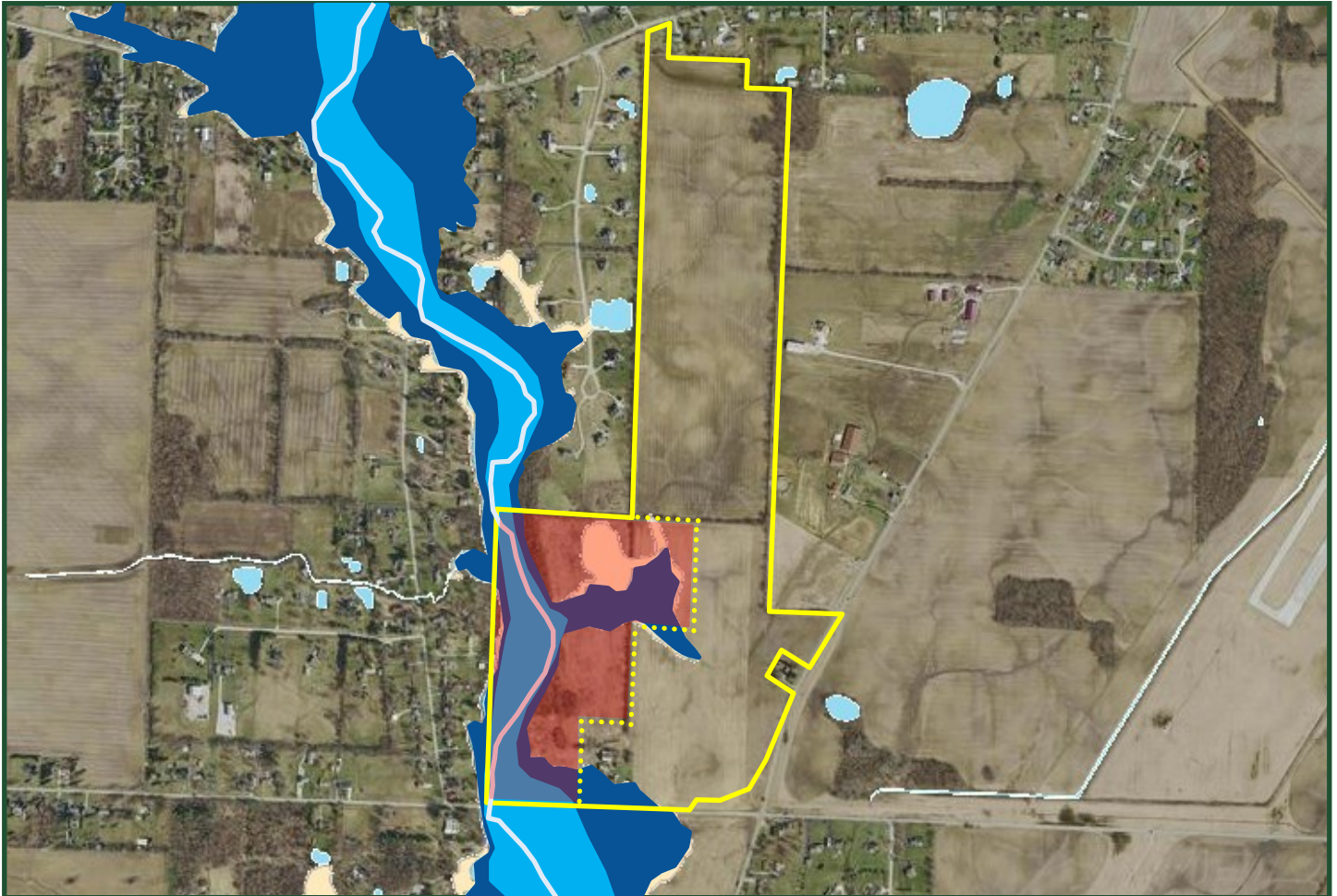
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Flood Plain Map



Floodway



100 Year Flood Zone



500 Year Flood Zone



Site Boundaries



Conservation Area Boundary

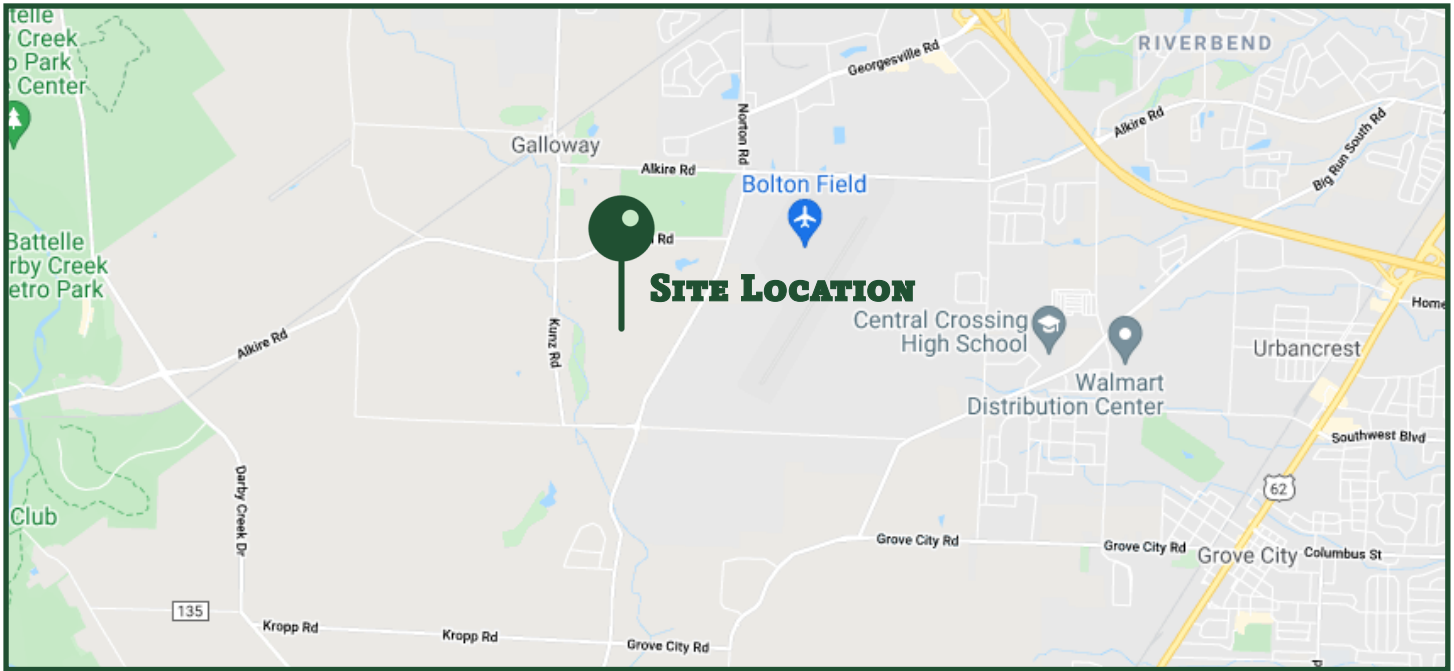


Hellbranch Run

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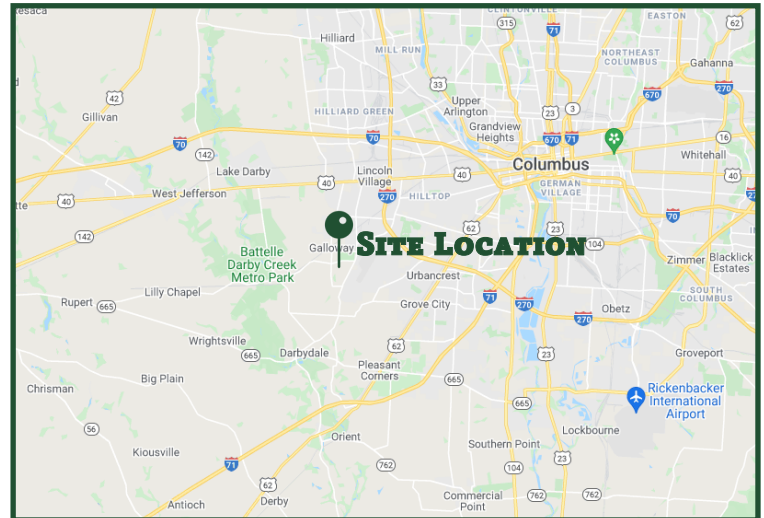


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TRAFFIC COUNT

Street	Avg Daily Volume
JOHNSON ROAD	1,314
NORTON ROAD	5,585
BAUSCH ROAD	5,123



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2021)		938	25,311	110,778
Households (2021)		326	9,300	41,772
Avg Household Income (2021)		\$126,572	\$81,702	\$71,846

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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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