

# MAGNIFICENT 102.37 RIVERVIEW ACRES



## ***SPECTACULAR BIG HILL COUNTRY FARM*** ***93 Gift Ridge Road, Manchester, OH 45144***

*Once in generation legacy offering with views, income, development, and recreation is rarely on the market. Convenient to Cincinnati at the Unity Road Exit of SR 32, with 45 acres tillable in beans & hay, 40 acres in pasture, 17 acres in timber, Features include: 3 barns, two ponds, springs with one developed, corn crib, smoke house, and tenant home. A reported 1892 front feet on Gift Ridge (county water/2 meters) intersects an almost equidistant frontage on Bar Stool. Renowned for wild life, this spectacular Big Hill Country Farm with Ohio River Views is a recreational and investment find. *Survey & Value Opinion available to qualified buyer**

ADDRESS: 93 Gift Ridge Road  
SUBURB: Manchester  
LOT SIZE: 112.579 Acres  
SEMI-ANNUAL TAX: \$951.30  
EASEMENTS: Of Record

STYLE: Tenant w 1064 SF  
CONSTRUCTION: Frame  
HEAT: Propane  
RESTRICTIONS: Of Record

Barn: 3  
SCHOOL: Manchester  
WATER: County 2 Meters  
SEWER: Septic

**Quoting: Available Upon Request**



**GLOBAL  
LUXURY**

***Exclusively Represented By: Gail S. Coughlin***  
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