

NEW



## Ihle Farm

104 +/- Acres | Meigs County, OH | \$682,000



### ADDRESS

33126 Dexter Road  
Rutland, OH 45775

### LOCATION

Just off of SR 124 in Rutland Ohio, on each side of Dexter Road, and along Leading Creek.

### PROPERTY SUMMARY

This beautiful 104 +/- acre farm has been owned, operated, and managed by the same family for the last several decades, and is now being offered for sale for the first time in over 50 years! Opportunities to own a working farm this size, with all the amenities it has to offer doesn't come around very often these days, so don't miss out! Boasting an amazing 2,576 square foot, two story, four bedroom home with attached garage; a separate 24x26 garage, equipment shed, large livestock barn with lean-to, 22 acres of fenced pasture, corral, and 12 +/- acres of fields currently in hay production. Looking for the ultimate hunting property? With large stands of mixed hard woods, thick bedding areas, benches, and ridge tops, the deer and turkey hunting here is dynamite! Encompassing .7 miles of Leading Creek, you'll be able fish, kayak, swim, and camp without ever leaving your property. There is a solid stand of marketable timber, the oil, gas, and mineral rights transfer as well.

[nationalland.com/listing/ihle-farm](https://nationalland.com/listing/ihle-farm)



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