



westwood
COMMERCIAL
REAL ESTATE CO.

For Sale

\$839,900

APN: 001-000696-00.000;
001-000696-00.004

Residence: 2,152 SF

Shop: 1,200 SF

Pole Barn/Storage: 720 SF

Acres: 23.06 Acres

Contact:

Douglas D. Smith

Realtor®

Westwood Commercial

Real Estate Co.

doug.smith@westwoodohio.com

(614) 869-7139

8263 Bennington Chapel Road

Centerburg, OH 43011

2,152 SF Residence with

1,200 SF Climate Controlled Shop and 720 SF Pole Barn Garage

Property Highlights

- **Beautiful 3 Bedroom, 2 Bath ranch** with hardwood floors, a 4 season sunroom, wood burning fireplace and a wrap around porch, perfect for relaxing in the countryside.
- **The beautiful 23 acres** includes an incredible 2+ acre stocked pond, a variety of woods, prairies, streams, and trails throughout the property and 4 acres of tillable land.
- Includes a **30 x 40 climate controlled shop** which is waiting for your year round hobbies and a **24 x 30 Pole Barn** for mower/tractor storage and a 200 SF wood/storage shed!
- **120 SF Chicken Coop** conveys (and 6 chickens if the Buyer wants them). They lay over a dozen eggs a week!
- The property is a **short 8 miles to Johnstown**, 16 miles to New Albany and 11 miles to Intel
- The home is on a private well and septic and has a **backup generator**
- **Northridge Local School District** including Northridge Elementary, Northridge Middle, and Northridge High School, all within 4 miles of the property.

Exterior Photos



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3



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4



C

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5



D

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6



E



720 SF Pole Barn/Storage



1,200 SF Climate Controlled Shop

Exterior Photos



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7



120 SF Chicken Coop



200 SF Wood Storage/Shed



Serene Resting Spot

Home Floor Plan

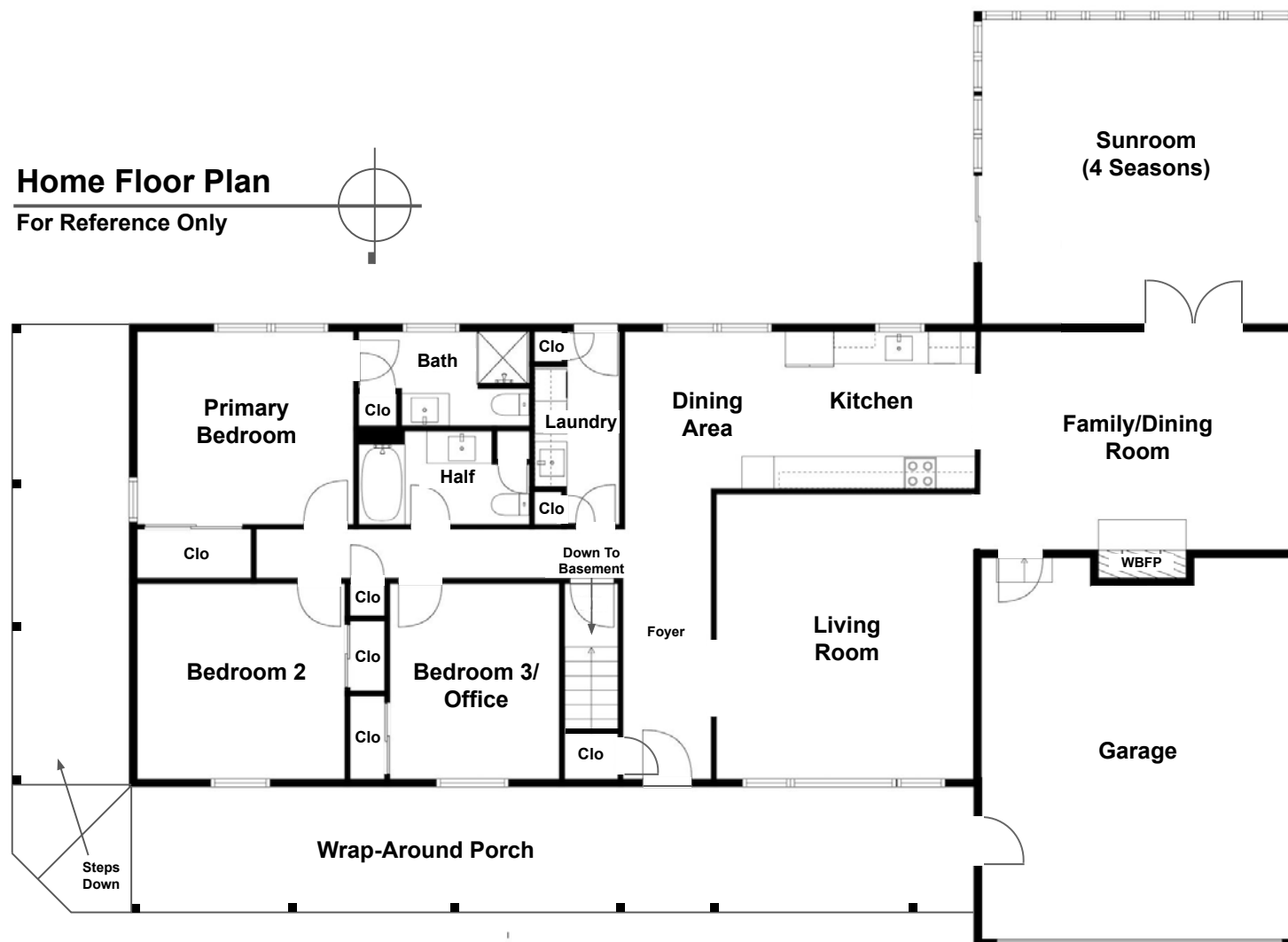


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8

Home Floor Plan
For Reference Only



Home Photo Key



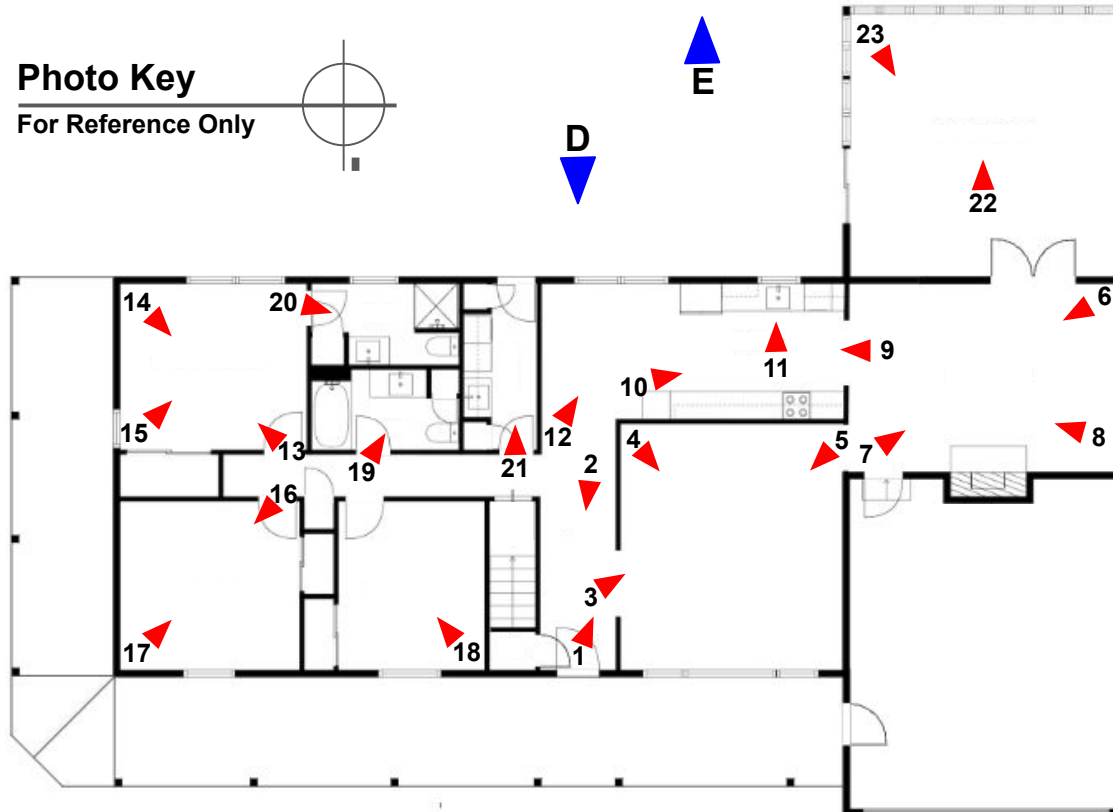
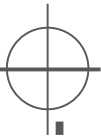
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9

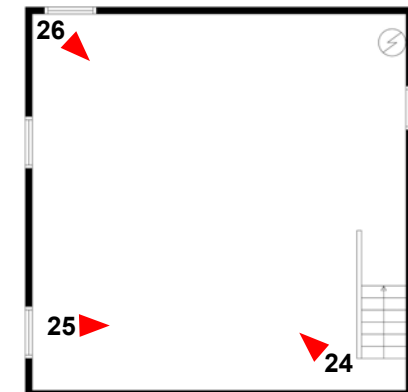
Photo Key

For Reference Only



First Floor

*See photos on the following/
preceding pages for corresponding
keyed numbers/letters.*



Basement

B

A

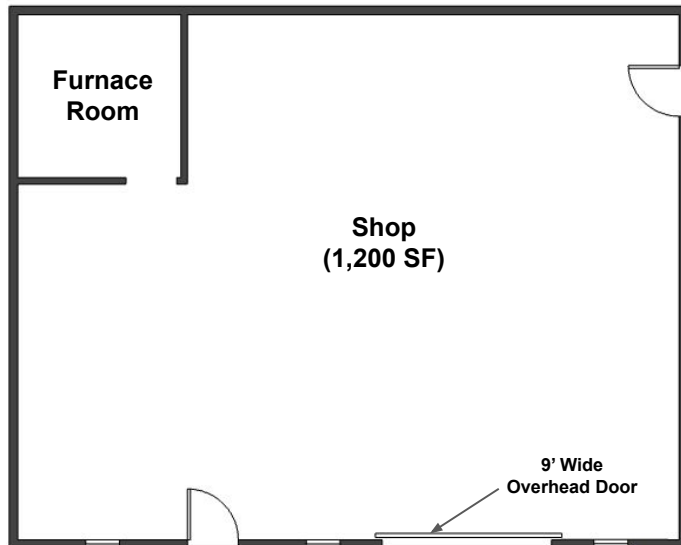
Floor Plans



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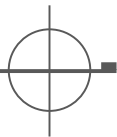
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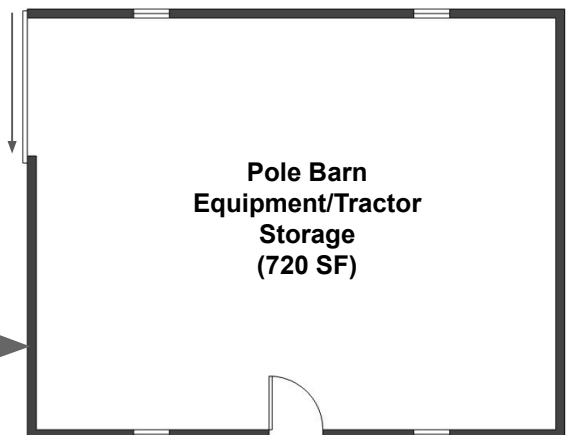


Shop Floor Plan

For Reference Only



Sliding Door



Pole Barn Floor Plan

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Interior Photos



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12



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13



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14



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15



13



14



15

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16



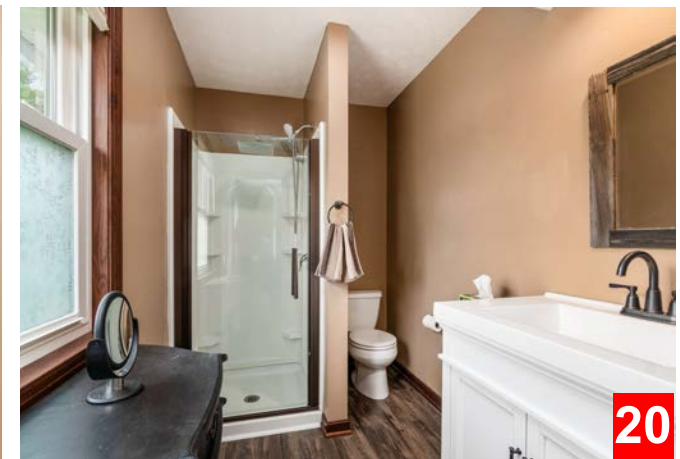
Interior Photos



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17



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18



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19



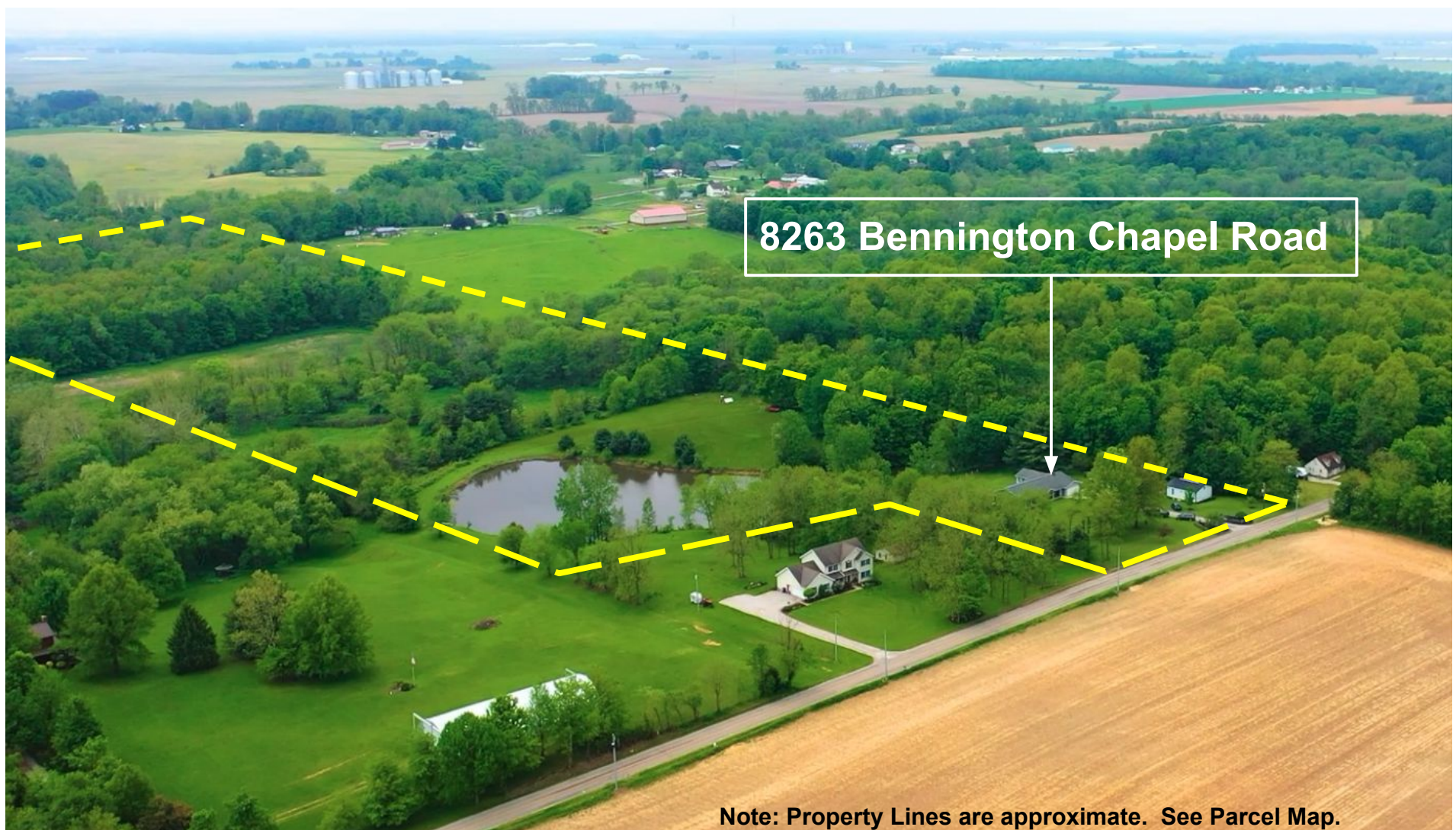
Aerial Photos



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20



Note: Property Lines are approximate. See Parcel Map.

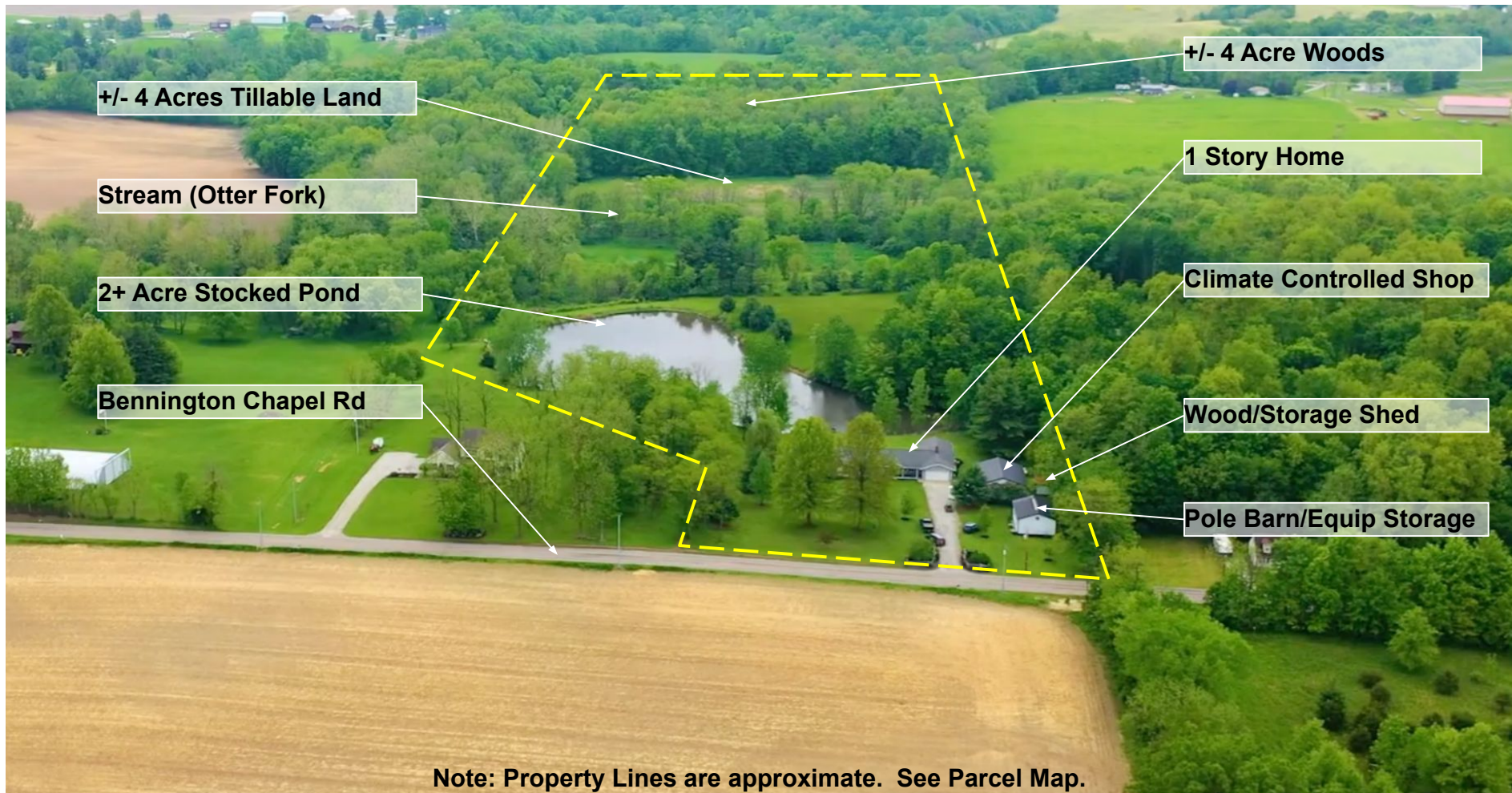
Aerial Photos



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21



Home & Land Details



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22

Home Summary

- 2,152 SF Ranch 3 BR; 2 Bath
- Hardwood floors with inlay border
- Four season southern facing Sunroom has glass on three sides and faces pond
- Dry unfinished basement
- Both bathrooms have new sink/vanities (April 2025)
- Two Car Garage
- Windows replaced in 2014

Land Summary

- Property is on two parcels with 23 total acres
- Two acre pond (25' Deep). Fountain and aerators convey with sale
- Stream runs through the back half of the property (Otter Fork - Licking River)
- Four acres on the southern parcel is tillable
- Wildlife includes Deer, Rabbit, Geese, and Ducks

Three Outbuildings + Chicken Coop

- 30 x 40 Shop - Insulated and Climate Controlled
- 24 x 30 Pole Barn Garage/Tractor Storage
- 200 SF Wood/Storage Shed
- 120 SF Chicken Coop conveys (and 6 chickens if the Buyer wants them). They lay over a dozen eggs a week!

Utility Details

- 500 Gallon Propane Tank (Leased)
- Private Well (New Well Pump 2016; New Water Softener 2022)
- Septic (pumped 9/24 - \$450)
- Electric Hot Water Heater
- Back-up Generator (Propane Powered)
- New Garage Door Opener - 2024
- Utility Costs Average \$445/Month (Electric & Propane)

Comparables - Sold



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23

Address		List Price	List Price/ SF	Square Footage*	Acreage	List Price/Acre	Year Built	Style	BRs	Baths F:H	School District	Garage/ Enclosed Spaces	DOM
8263 Bennington Chapel Rd Centerburg, OH 43011	Subject Property	\$839,900	\$390.29	2152	23.06	\$36,422	1976	1 Story	3	2	NORTHRIDGE LSD 4509	3	108

SOLD PROPERTIES

Address	Sold Date	Sold Price	Sold Price/ SqFt	Square Footage	Acreage	SOLD Price/Acre	Year Built	Style	BRs	Baths F:H	School District	Garage/ Enclosed Spaces	DOM
10347 Shipley Road, Johnstown, OH 43031	5/6/25	\$810,000	\$283.51	2857	9.56	\$84,728	1998	2 Story	3	3:0	NORTHRIDGE LSD 4509	3	30
3753 Home Road NW Utica, OH 43080	11/3/25	\$560,000	\$261.19	2144	10	\$56,000	1994	1 Story	3	2:1	NORTHRIDGE LSD 4510	3	105
4433 Van Fossen Road, Johnstown, OH 43031	4/17/25	\$1,200,000	\$557.62	2152	39.5	\$30,380	1870	2 Story	3	1:0	NORTHRIDGE LSD 4509	3	6
8116 Johnstown Utica Rd Johnstown, OH 43031	7/14/25	\$650,000	\$284.59	2284	9.97	\$65,196	1900	Farm Hous e	3	2	JOHNSTOWN MONROE LSD 4503	2	6
3100 Larimore Mt Vernon, OH 43050	4/1/25	\$390,000	\$220.59	1768	10.2	\$38,235	1994	1 Story	3	2:0	NORTHRIDGE LSD 4510	2	140
9111 Clover Valley Road, Johnstown, OH 43031	7/15/24	\$675,000	\$203.56	3316	11.78	\$57,301	1994	2 Story	3	3:1	JOHNSTOWN MONROE LSD 4503	6	71
6301 Columbus Road Centerburg, OH 43031	7/30/25	\$568,000	\$314.86	1804	16.56	\$34,300	1997	Split	3	3	CENTERBURG LSD 4201	5	65
Averages:		\$693,286	\$303.70	2332	15.37	\$52,306							60.43

Parcel Map

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24



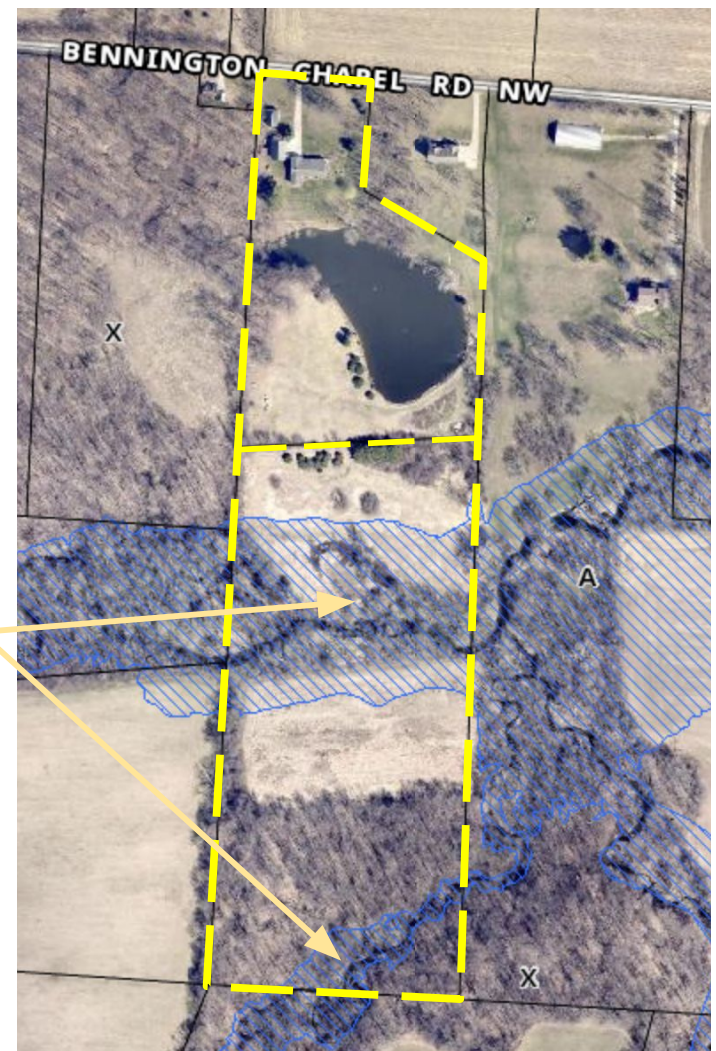
Parcel No:
001-000696-00.000
Acres:
7.74 Acres

Parcel No:
001-000696-00.004
Acres:
15.32 Acres

Flood Plain
(Hatched)

Tillable Area
+/- 4 Acres

Woods
4+ Acres



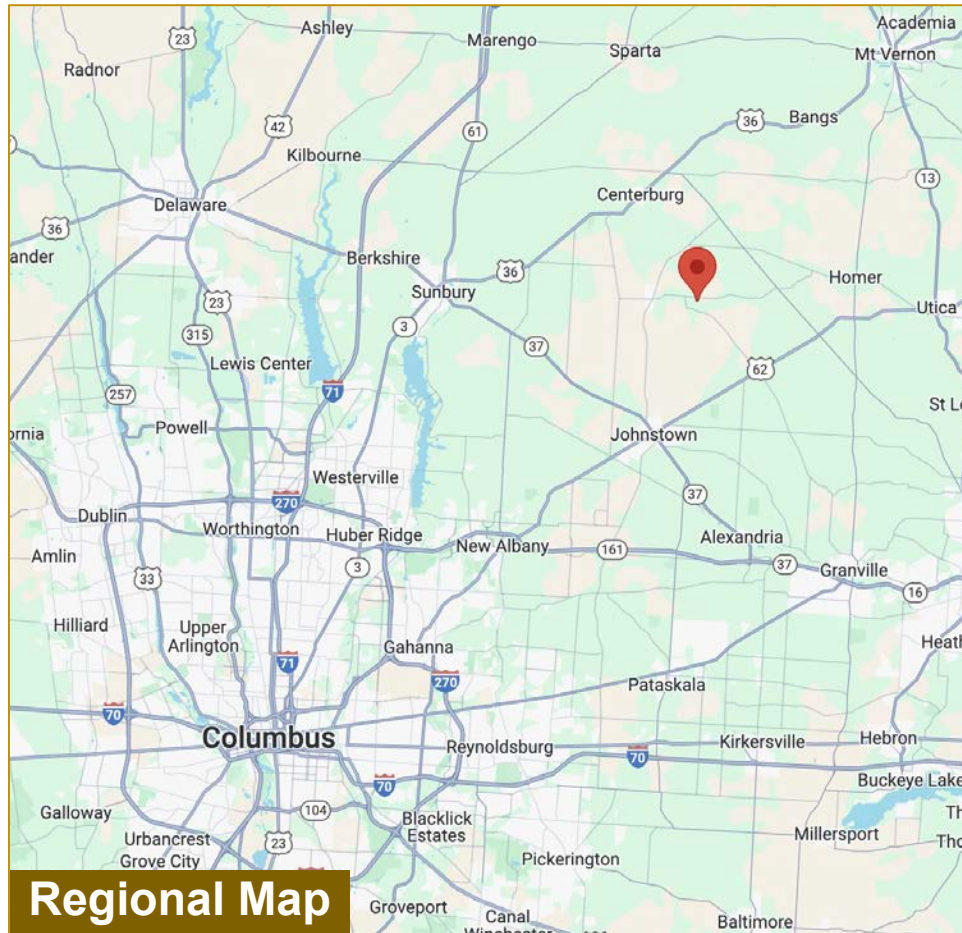
Location



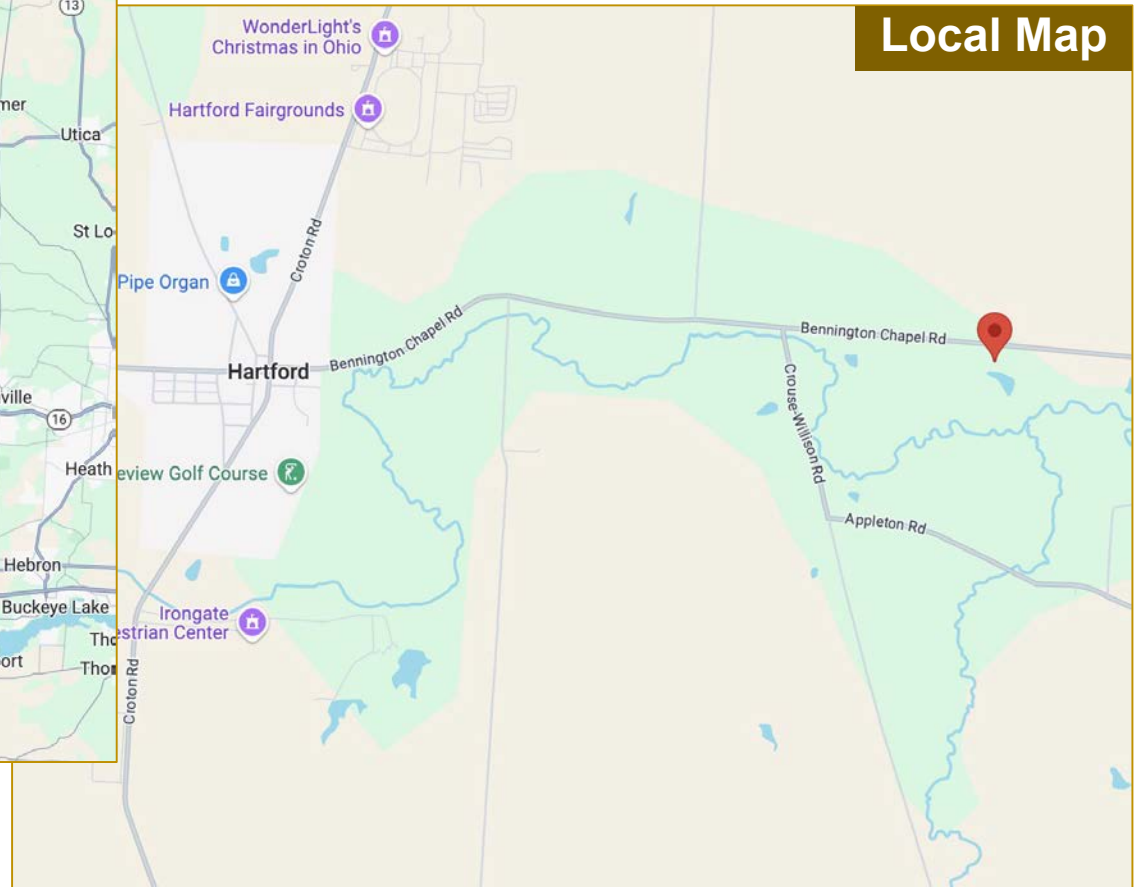
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25



Regional Map



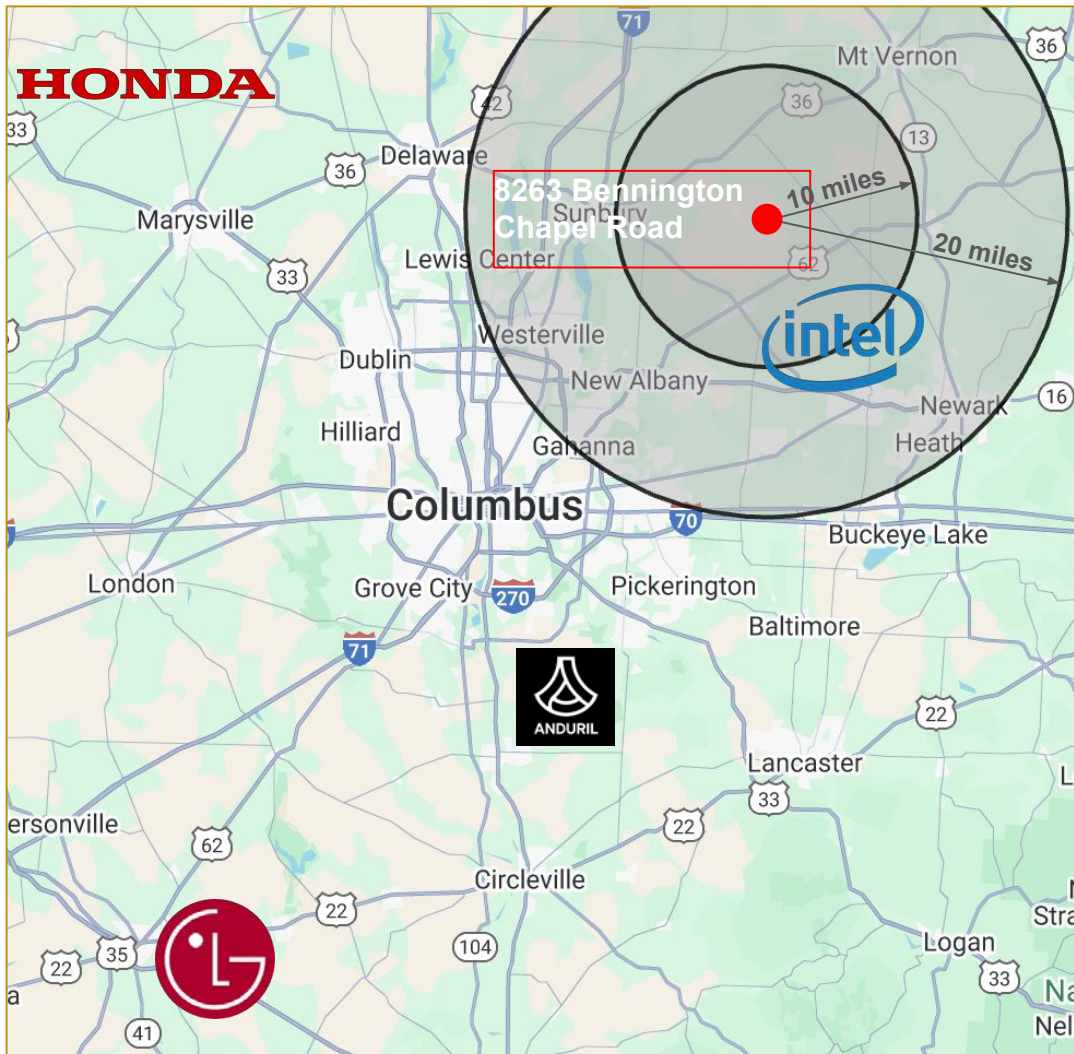
Local Map

Drive Times



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26



This property, enjoys a strategic location in proximity to four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' advanced Battery Plant in Jeffersonville. This prime location places the property at the heart of a rapidly evolving economic corridor, offering convenient drive times to any of these work opportunities as well as several vibrant, nearby communities.

Drive Times to the following landmarks:

Miles	To	Miles	To
8	Johnstown	21	I-270
11	Intel - Ohio One	24	Delaware
13	Sunbury	28	John Glenn Airport
16	New Albany	33	Downtown Columbus
16	Mt. Vernon	38	Anduril Industries
19	I-71	54	Honda America
21	Newark	73	LGES Battery Plant

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EXCLUSIVELY LISTED BY:

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Thank you!