

Online only Real Estate Auction

Bidding Ends: Wednesday, December 17th @ 6pm

Addresses: 579 Township Rd. 78-W,

Willow Wood, OH 45696

Beautiful Country Home on 56.5 Acres

Escape to the peace and privacy of the countryside with this beautiful **1,344 +/- sq. ft.**, 3-bedroom, 2-bath home nestled on **56.5 +/- acres** in scenic **Lawrence County, Ohio**. This property offers the perfect mix of open space, comfort, and modern convenience—ready for your next chapter.

Property Highlights

- **56.5 +/- Acres** – Mostly fenced-in property offering endless possibilities for farming, livestock, recreation, or simply enjoying nature.
- **1,344 +/- Sq. Ft.** of comfortable living space
- **Detached Garage**– Great for vehicles, equipment, or a storage.
- **Septic Sewage & City Water/Utilities** – Convenience meets country charm with modern amenities already in place.
- **Two Storage Sheds** – One shed is equipped with **electric**, offering great potential for a workshop or hobby space.
- **Mineral Rights Convey** – A valuable bonus for the new owner.

Home Features

- **3 Bedrooms | 2 Full Bathrooms** – Spacious layout with comfort for family or guests.
- **Master Suite with Attached Full Bath & Laundry Hookups** – Convenience and privacy combined.
- **Open Floor Plan** – A bright and airy feel connecting the kitchen, dining, and living areas.
- **Cozy Wood Burner in Front Living Room** – Keeps you warm and adds rustic charm all winter long.
- **Two Large Living Spaces** – Perfect for entertaining or relaxing.

- **Cozy Fireplace** – Adds warmth and charm to your main living area.
- **Mudroom** – A functional entry space for boots, coats, and outdoor gear off the back porch.
- **Large Front & Back Porches** – Ideal spots to unwind, entertain, or enjoy scenic country views.
- **Dining Room** – A comfortable space for family meals or gatherings.

Auction & Viewing Details

Don't miss this incredible opportunity to own a slice of the countryside! Whether you're looking for a homestead, hobby farm, or investment property, this home checks every box.