



827 DARNOLD ROAD

VINCENT, OHIO 45784

AN ALL-IN-ONE LIFESTYLE PROPERTY

69 Acres | Residence | Farm | Equestrian | Recreation



Victoriea Spiroff, REALTOR®

“Elevated Real Estate. Everytime.”

Impact Realty Group | Eddie Mylar, Broker WV & OH



The Property at a Glance

One residence. Purpose-built agriculture. Recreational acreage. Countless possibilities.



Approx. 69 acres across six tracts

Separate matching chicken coop with utilities

Thoughtfully remodeled residence + new wraparound deck

Multiple fenced pastures + electric fencing

60' x 100' main barn with free-standing trusses

Creek, seasonal waterfalls, stone ridges & caves

60' x 60' indoor riding arena

Trails, mature timber, wildlife & hunting

25' x 25' finished heated farm/vet office

Multiple potential building sites

32' x 32' matching secondary outbuilding

One-half mineral rights reported to convey

The property has been extensively renovated, updated, expanded, and thoughtfully developed since the sellers took ownership. The residence, agricultural infrastructure, outdoor spaces, and supporting improvements reflect years of intentional planning designed to create a property that is as functional as it is beautiful.

Inside Specs - Full Scope Property

				
Floor +1 (Below grade) Building 1		Floor 1 Building 1		
				
Floor 2 Building 1		Floor 1 Building 2		
				Main building GLA* 1879.63 sq' Main building total 3742.62 sq' Bonus space 7217.85 sq' (1) Footprint, above grade Exc. wall thickness assumed: 6 in Reduced headroom — Below 5 ft Areas with headroom below 5 ft are excluded Calculations reference the ANSI Z395 standard. Measurements are approximate and not to scale. This floor plan is provided for illustration only. CR00011300
Floor 1 Building 3				

Designed for the Life You Want to Build

827 Darnold Rd. is difficult to place into a single category because its strength is the way the property works as a whole. The residence, barns, pastures, trails, recreational features, and supporting infrastructure create an all-in-one property capable of supporting many different visions.

**EQUESTRIAN ESTATE • WORKING FARM • HOMESTEAD
RECREATIONAL RETREAT • MULTIGENERATIONAL VISION**

The improvements were developed with functionality in mind, including livestock access, watering systems, maintenance space around fencing, equipment access, office space, and multiple areas for animals and recreation. Much of the difficult groundwork has already been done.



Comfortable Country Living

Remodeled living spaces designed to function as well as the land surrounding them.



A welcoming mudroom provides a practical transition from farm life into the home and opens to the updated eat-in kitchen with warm wood cabinetry, double ovens, new appliances, and an open-concept connection to the main living area.

Approx. 1,879sq. ft. reported

Oversized second-floor suite

Main-floor primary suite

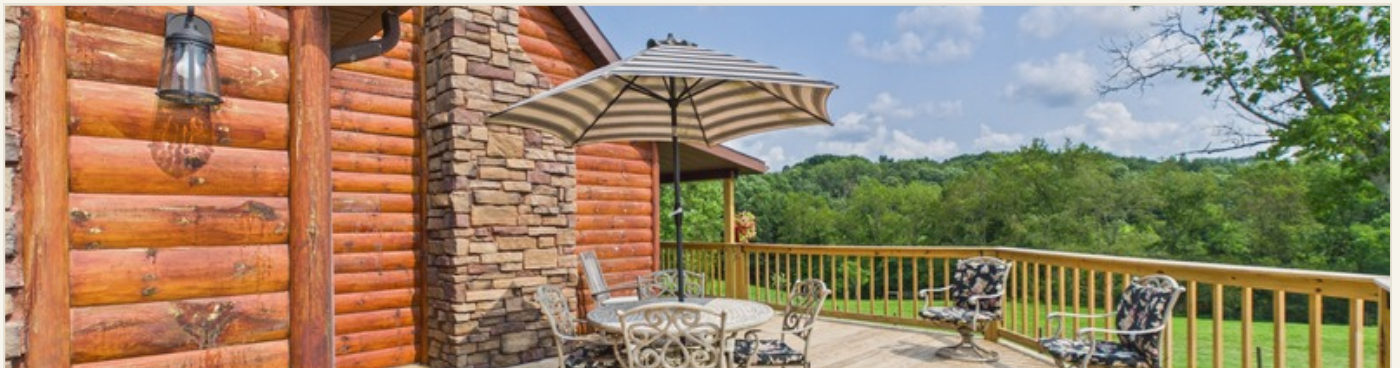
Walk-in closet + Jack-and-Jill bath

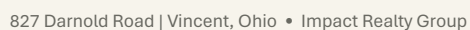
Soaking tub + separate double shower

Walkout basement with half bath

Newly updated eat-in kitchen Spring 2026

Brand new wrap around porch Spring 2026

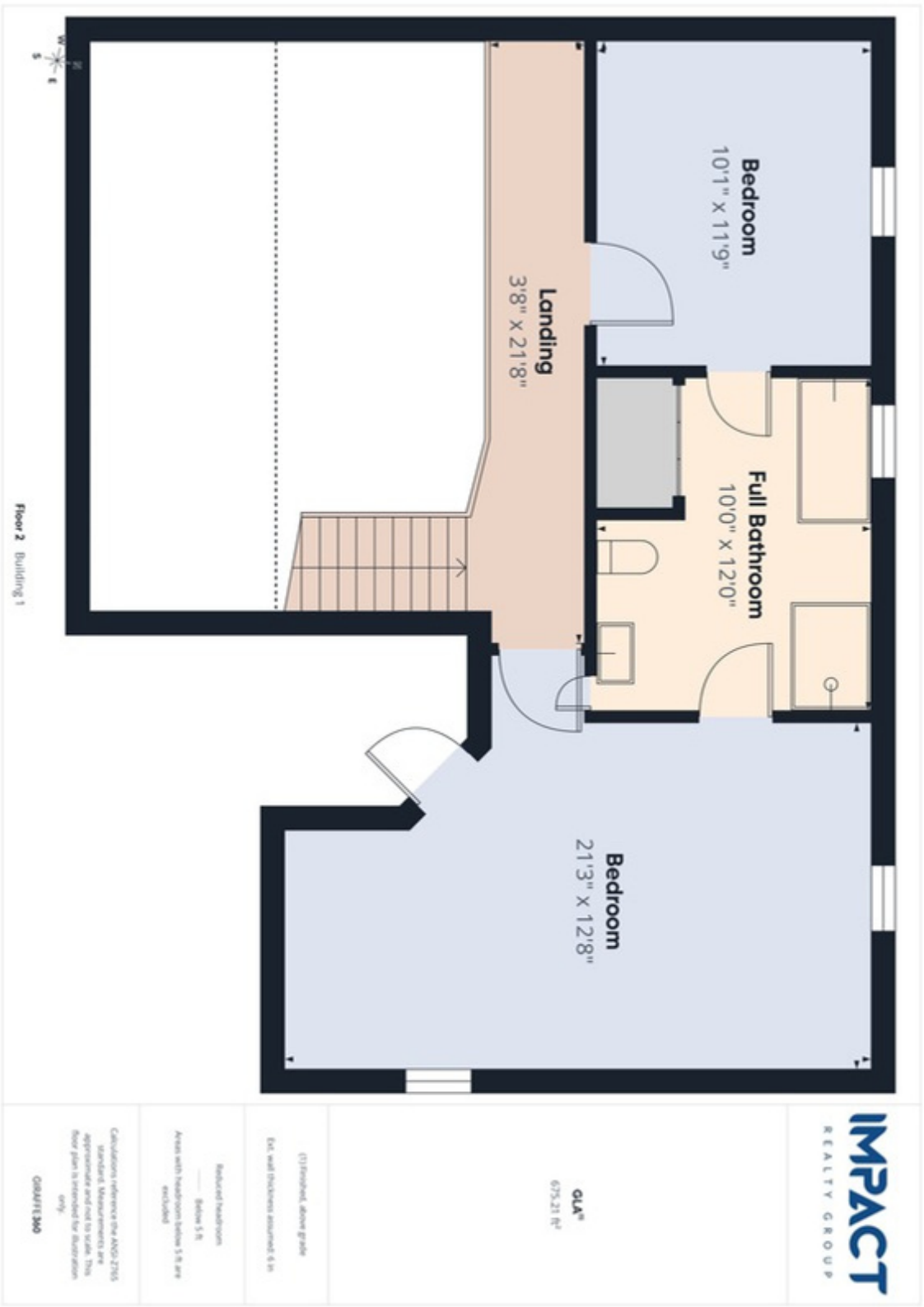




Inside Specs - Residential Main Floor



Inside Specs - Residential 2nd Floor



Inside Specs - Residential Unfinished Basement



The 60' x 100' Main Barn



The main barn anchors the agricultural operation. Free-standing trusses preserve usable interior space, while the layout supports livestock handling, storage, riding, and equipment access.

60' x 60' indoor riding arena

Plumbed watering troughs

Livestock pens + turnout paddocks

De-icer outlets reported

Hay storage

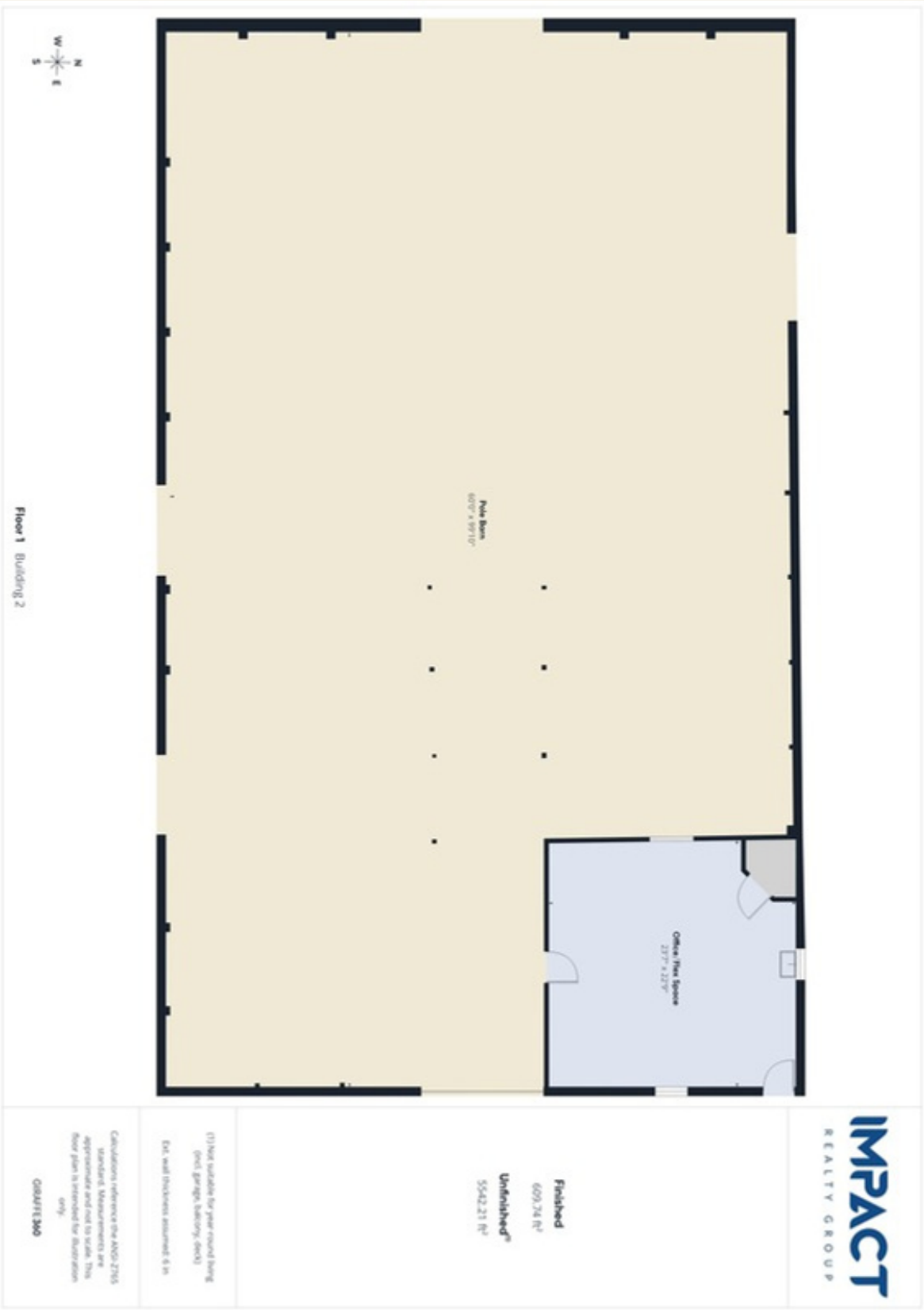
Maintenance access around fencing

Loading and equipment access

Flexible livestock configuration



Inside Specs - 60 x 100 Pole Barn w/ Office



WITHIN THE MAIN BARN

A Finished 25' x 25' Farm Office

A comfortable command center for managing animals, business, records, or daily farm operations.



Heated finished interior

Window air conditioning

Kitchenette area

Closet storage

Movable island with storage

Interior barn viewing window

Hardwired internet

Prior farm/veterinary workspace

APPROX. 625 SQ. FT. OF FINISHED WORKSPACE WITHIN THE BARN

Additional Farm Infrastructure

Supporting improvements expand the property's versatility beyond the main barn. The 32' x 32' outbuilding was designed to match the main barn and includes an existing horse stall, electric, and water, with additional space for livestock or storage.



Existing horse stall

Water + electric

Multiple fenced pasture areas

Electric fencing



Chicken coop utilities + fencing

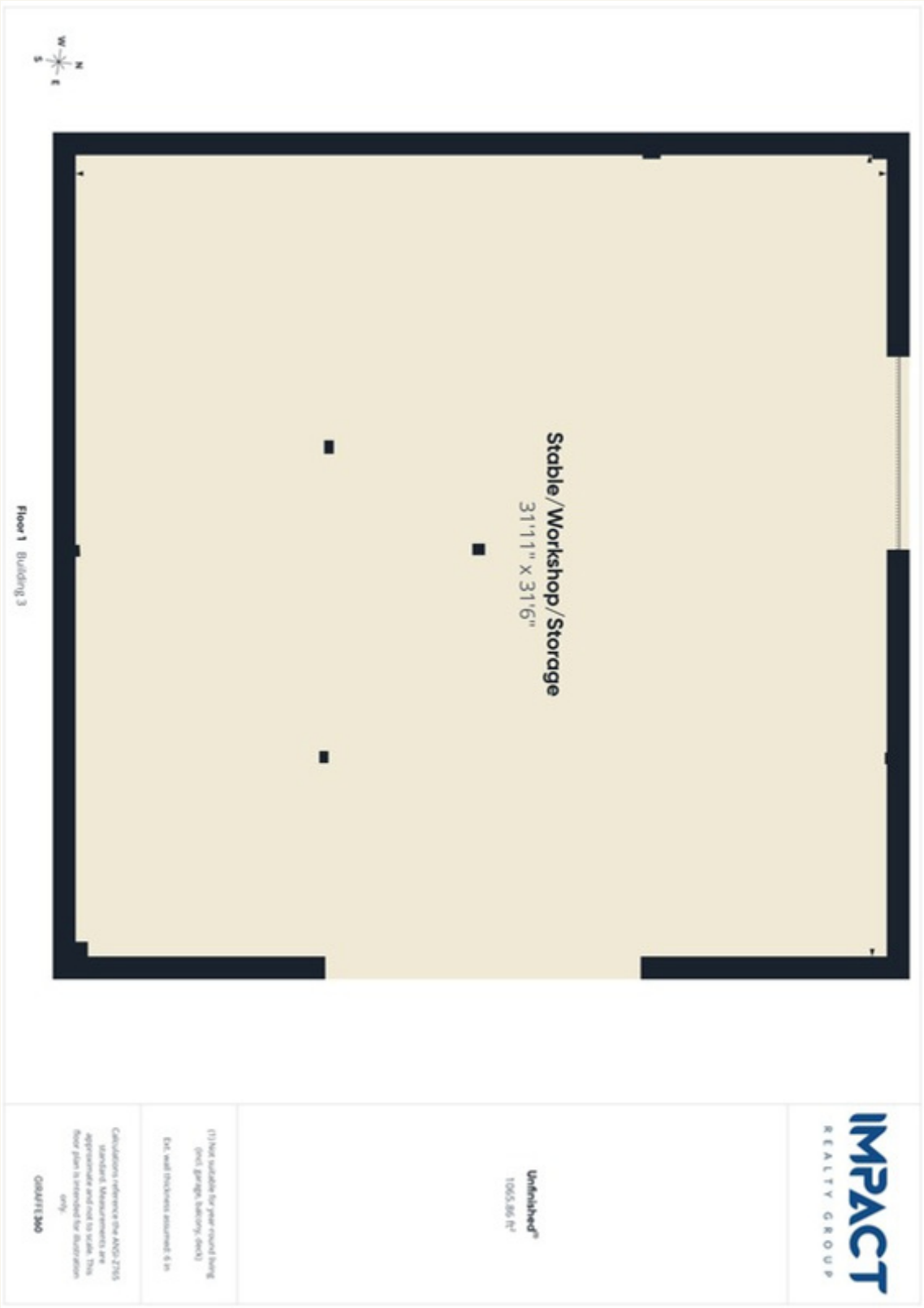
Prepared 3-car garage pad

Private drive + parking

Heated hunting shack



Inside Specs - 32 x 32 Stable/Outbuilding



69 Acres That Invite You Outside



Pasture, timber, water, trails, wildlife, and natural features create an experience that cannot be reproduced with construction alone. Established routes wind through the acreage, while additional areas offer pasture and future-use potential.

Mature timber

Buggy trails

Creek + seasonal waterfalls

Wildlife + hunting

Natural stone ridges + caves

Foraging opportunities

Hiking + horseback riding trails

Additional pasture potential



Private Hunting & Foraging



Tucked into the wooded acreage, the property's private hunting shack provides a dedicated place for hunting, wildlife observation, or simply settling in and watching the woods come alive. Surrounded by mature timber, established trails, natural water sources, and abundant wildlife, the recreational side of this property offers just as much opportunity as its agricultural improvements.

Insulated hunting shack

Accommodates up to 4 people

Foraging opportunities

Wildlife observation & photography



A Property With More Than One Future



With six tracts and at least three potential additional building sites surrounding the main residence, the property offers exciting possibilities beyond its current configuration. The layout lends itself particularly well to a multigenerational or family-compound vision, allowing for additional residences near the existing home while maintaining access to the property's shared land and amenities. A future owner may also envision expanded agricultural uses, additional pasture, recreational improvements, or simply preserving the acreage as it exists today.

Potential building locations are not represented as approved building sites. Buyers should independently investigate zoning, access, utilities, septic suitability, surveys, and other requirements.

Reported Railroad History & Natural Character



The property includes reported historic remnants associated with the former Dunbar railroad passenger route in the region. These features add another layer of character to land already distinguished by its creek, rock formations, trails, caves, timber, and wildlife. The historical remnants may still be owned by the railroad and there are 3 identified structures out of 4 on the land.

Historical designation, origin, and significance should be independently verified by buyers. These features are presented as reported property history rather than a certified historical finding. Photos pulled from public source: Clio at theclio.com



Mineral Rights, Gas Well & Utilities

ONE-HALF OF THE MINERAL RIGHTS ARE REPORTED TO CONVEY

An existing gas well is present, with potential for future restoration or use. No representation is made regarding production, condition, economic value, free-gas availability, or feasibility of restoration. Buyers should independently verify ownership, leases, well status, regulatory requirements, condition, and proposed future use.

500-gallon propane tank reported

Propane furnace

Propane fireplace

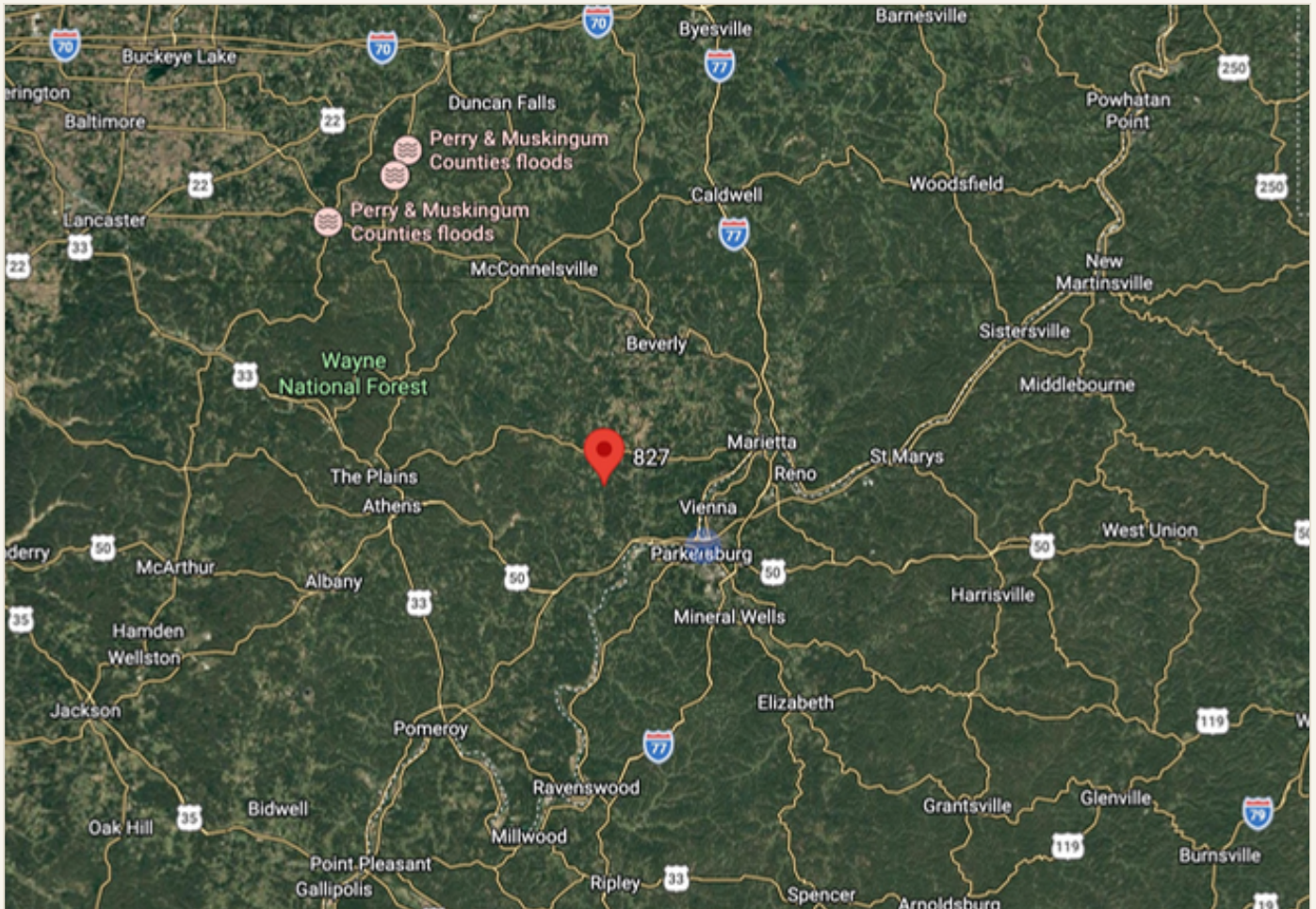
Wood-burning stove

Water and electric serving agricultural buildings



Country Living With Access to Surrounding Communities

One of Darnold Road's lifestyle advantages is the privacy created by the acreage without requiring an hours-long trip for everyday needs. The property is reported to be approximately 25 minutes to the closest town and slightly further to various surrounding communities, depending on destination.



Property to Athens, OH = 40 mins
Property to Belpre, OH = 24 mins
Property to Marietta, OH = 31 mins
Property to Parkersburg, WV = 25 mins

6 Tracts Comprising Nearly 70 Acres

The property is comprised of six individual tracts that together create the approximately 69-acre offering. This parcel overview provides a visual reference for how the tracts relate to one another and helps illustrate the overall configuration of the land.

Together, the tracts encompass the residence, agricultural improvements, pasture, wooded acreage, recreational areas, trails, and additional land offering opportunities for continued agricultural, recreational, or future use.



MAP FOR REFERENCE ONLY: Parcel boundaries, tract outlines, acreage, dimensions, locations, and other information shown are approximate and provided for general illustrative purposes only. This map is not a survey and should not be relied upon to establish property boundaries, acreage, easements, rights-of-way, access, or the location of improvements. Information is based on available parcel mapping and/or seller-provided information. Buyers should independently verify all parcel information and obtain a professional survey if exact boundaries or acreage are material to their purchase.

Preliminary Cost-to-Recreate Perspective

A property like Darnold Road represents more than the sum of its buildings. Recreating a similar setup would require land acquisition, residence improvements, barn construction, finished farm office, secondary outbuildings, fencing, livestock watering, drive and site work, trails, pasture development, and years of planning.

PRELIMINARY ILLUSTRATIVE RANGE

\$1.75M – \$2.15M

This marketing-oriented estimate is intended to illustrate the scale of improvements and infrastructure already in place. Actual costs depend heavily on specifications, contractor pricing, site conditions, fencing quantities, and land acquisition costs.



NOT AN APPRAISAL OR OPINION OF MARKET VALUE. Cost to recreate does not equal market value and this is not a contractor bid or guarantee of replacement cost.

Important Property Information

This portfolio is a marketing overview based on information supplied regarding the property. Buyers and their professionals should independently verify all facts material to their purchase and intended use.

Exact acreage, boundaries, parcel configuration, and survey matters

Square footage and room configuration

Condition and permitted status of structures and improvements

Potential building sites, zoning, septic suitability, and future development

Mineral ownership, leases, gas-well status, restoration feasibility, and future use

Reported railroad remnants and associated historical significance

Timber quantity, species, marketability, and value

Water sources, drainage, fencing, utilities, and agricultural systems

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. BUYER TO VERIFY.

Final Verification Page

ADDRESS	827 Darnold Rd., Vincent, OH 45784
ACREAGE	69.528 acres 6 tracts
RESIDENCE	Approx. 1,879 sq. ft. finished living space
MAIN BARN	60' x 100'
INDOOR RIDING AREA	60' x 60'
FINISHED BARN OFFICE	25' x 25'
SECONDARY OUTBUILDING	32' x 32'
MINERAL RIGHTS	One-half reported to convey
TIMBER RIGHTS	Yes, full.
ANNUAL TAXES	\$5,505.16
SCHOOL DISTRICT	Warren CSD
POSSESSION	45+ Days After Closing, Negotiable
INCLUSIONS / EXCLUSIONS	Inclusions: Real property & items afixed to the land. Exclusions: Animals, personal property, though some animals may be for sale separately.

We Loved Living Here



A Note From Lotus Haven Ranch

When we first began creating Lotus Haven Ranch, we weren't simply building a farm. We were creating a place where our home, our animals, the land, and the way we wanted to live could all work together.

Over the years, so much thought, experience, and care has gone into this property. The placement of the barns, the pastures and pens, the watering systems, the trails, and even the space around the fence lines were considered with everyday functionality in mind. We wanted caring for the animals and maintaining the property to feel as natural and manageable as possible, while still preserving everything that makes this land so beautiful.

Some of our favorite memories here weren't planned at all. They happened while riding the trails, working with the animals, walking along the creek, discovering another beautiful corner of the property, or simply sitting quietly and appreciating how peaceful it can be here.

This land has given us room to raise animals, work, explore, gather, dream, and build a life that felt uniquely ours.

The name Lotus Haven Ranch will travel with us when we leave, but everything that made this land such a special place to call home will remain.

Our hope is that the next owners don't simply try to recreate our life here. We hope they make it entirely their own. Maybe that means horses, livestock, gardens, family compound, hunting, homesteading, or simply having enough land to breathe and enjoy the outdoors. There is so much possibility here.

We have poured years of work, planning, and love into this property, and while saying goodbye to a place that has been such an important part of our lives is bittersweet, we're excited to imagine someone new discovering what it can become for them.

Lotus Haven Ranch was our chapter.

Now the land is ready for yours.

With gratitude,
The Sellers of Lotus Haven Ranch





ONE PROPERTY. COUNTLESS POSSIBILITIES.

827 Darnold Road | Vincent, Ohio 45784



Victoria Spiroff

WV & OH Licensed Salesperson, REALTOR®

304-210-3645 | Homes@WildAndRootedRealEstate.com

WildAndRootedRealEstate.com

"Elevated Real Estate. Everytime."



Impact Realty Group | Eddie Mylar, Broker WV & OH
413 27th Street, Vienna, WV 26105 | 304-410-0655