

FOR SALE

Country Living Meets Orchard Dreams in Bath Township!



PROPERTY SNAPSHOT:

Priced at \$277,900

- 7.47 Total Acres
- Allen County | Bath Township
- 5025 N. Cool Rd., Lima, OH 45801
- 1,850 sq ft
- Pole Barn with Apartment



SCHEDULE A SHOWING TODAY!

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DON'T MISS OUT!
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7 ACRES

IN BATH TOWNSHIP
– BUILD YOUR
DREAM & GROW
YOUR ORCHARD!

Escape to the country! This property offers 7 acres of producing apple trees, space to build your dream home, and a pole barn with a small barndo apartment. Utilities already on site—electric, sewer, water & internet. Earn a little extra income from the orchard or expand with a market in the barn. So much potential for your quiet country lifestyle!



THE LAND & ORCHARD

- Approximately 7 acres of established apple trees—work the orchard just a few hours a week and enjoy the reward of fresh apples and a little extra income.
- Wide-open space for gardening or expanding the orchard—the potential is endless!



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BUILD YOUR DREAM HOME

- Utilities are already in place: electric, sewer, water, and internet.
- While your home is being built, you have an option to stay in the barn's barndo-style "tiny" apartment.



"Looking for peace, space, and a new passion? This 7-acre apple orchard is the perfect escape from the city and an incredible opportunity to create the quiet country lifestyle you've always imagined."

THE BARN & BEYOND

- A versatile pole barn includes a full bathroom and a small 200 sq. ft. apartment, that is space ready to be reimaged as a farm market, workshop, or even an airbnb.





**This is more than land—
it's a lifestyle waiting for
you. Whether you want
to sip coffee overlooking
your orchard, sell apples
at your own farm stand,
or simply enjoy the
wide-open spaces, this
property is ready to
make it happen.**



WHY YOU'LL LOVE IT

- Tucked away in Bath Township—a quiet, welcoming community, with a golf-course view.
- A rare chance to combine country serenity with a fun, rewarding hobby as an orchardist.
- Plenty of room for your vision: homestead, farm stand, or simply a private retreat.

**Call today to see this unique
property and start dreaming
about your orchard lifestyle!**

