

THE PRAIRIES at WEBER
WALKER FARMS
*-A legacy vision of the Weber
Family*

The FINAL 3 Beautiful Estate
Lots For Sale by Owner, the
Weber Family

Contact: Dale Weber Pfeifer
317-366-8033 or
dalepfeifer1@gmail.com

Watch our Video: (ctrl click link)

[Last Lots at The Prairies](#)



The Prairies

at Weber/Walker Farms
Estate Lots For Sale



 A Setting You'll Never Replace. Forever Protected Beauty.

-Nestled amid one of Ohio's most biologically diverse watersheds, this property backs to permanently protected conservation land under the Big Darby Accord.

-Ride, hike, fish, or simply watch the sunset from your porch knowing your view will remain unspoiled for generations.



Your Private Country Estate Awaits

- Fenced pastureland ideal for horses or a private hobby farm
- Panoramic views of mature trees and the Big Darby Scenic River corridor
- Gently rolling topography with perfect build sites for a custom home and barn
- Exclusive privacy — large neighboring homes already complete and beautifully landscaped-
- No HOA. No restrictions on your creativity



Your Dream Estate, Your Builder

- Bring your own custom builder and vision — whether you imagine a luxury farmhouse, equestrian estate, or modern country retreat.
- Utilities ready. Soil and septic pending approval. Build when you're ready.
- Don't miss your last opportunity to be part of The Prairies — where legacy and landscape meet.



The Final Legacy Lots — Once They're Gone, They're Gone Forever.

All other estate homesites are sold — this is your last chance to build in The Prairies.



The final subdivided tract, once the Weber family homestead, is now available — a rare estate parcel surrounded by stunning luxury homes and framed by the forever-protected woodlands of Big Darby Creek.



- 5 – 20 acre lots along Hayden Run Road, Hilliard, Ohio
- Historic Weber/Walker red barn across the street
- Nice mixture of open fields, streams and mature boundary woods
- Well-drained gently rolling terrain
- Covenants and restrictions to protect your investment
- Sold with fully-approved well and septic and platted home sites
- Soil testing available for approved onsite septic
- No HOA
- Well and septic, electric utilities available
- Walking distance Big Darby Creek
- Walking distance to Metro Parks land and boat launch
- Prime Location — Minutes from Everything
 - 5 minutes to Hilliard
 - 10 minutes to Dublin
 - 20 minutes to Downtown Columbus
 - Top-rated Hilliard City Schools

The Prairies

8777 Hayden Run Rd.
Hilliard, OH



Lot #	Frontage Width (ft)	Acres	Price
1	300	10.70	SOLD
2	775	26.23	SOLD
3	300	10.15	SOLD
4	300	9.91	SOLD
5	300	9.69	SOLD
6	306	7.98	SOLD
7	335	12.74	SOLD
8	386	11.47	SOLD
9	315	9.09	SOLD
10	300	8.29	SOLD
11	275	6.74	SOLD
12	300	6.19	\$800,000
13	300	5.33	\$750,000
14	893	8.44	\$995,000

Weber / Walker Farms

3 Estate Lots For Sale

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Available Estate Homesites

Lot 12 – The Former Homestead Site (6.19 Acres) — \$800,000

- Historic site of the original Weber family home — now cleared and ready for your vision.
- Features mature shade trees, a legacy silo, and vintage outbuildings including a large storage barn (perfect for RV or equipment) and milkhouse.
- Ideal for those who value heritage, craftsmanship, and the blend of history with modern luxury.

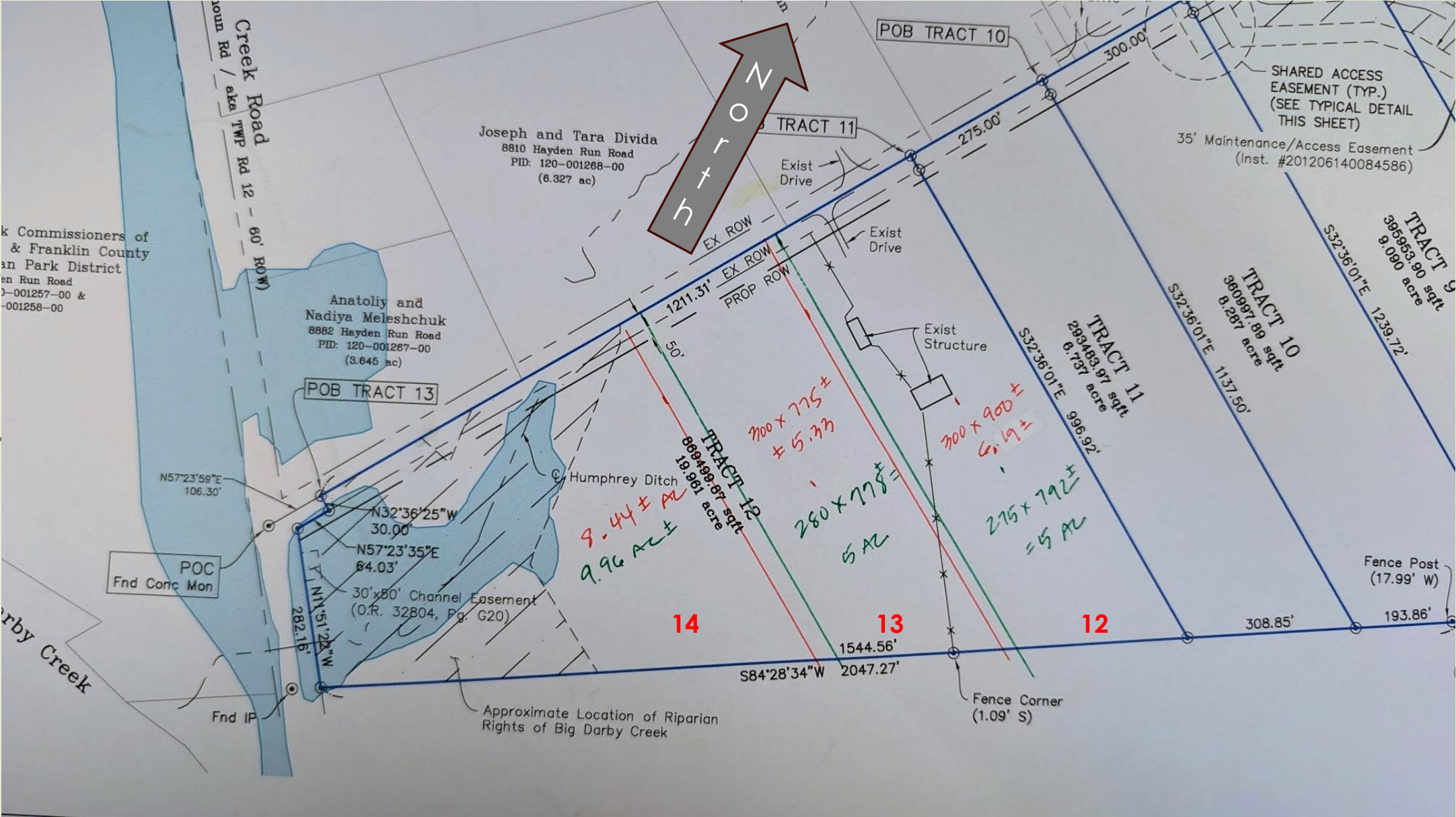
Lot 13 – The Pastoral Retreat (5.33 Acres) — \$750,000

- Open, gently rolling pastureland offering limitless design potential.
- Perfect for equestrian use, small livestock, or a private country garden estate.
- Wide-open skies and scenic simplicity make this an exceptional escape for those seeking privacy and natural beauty.

Lot 14 – The Crown Jewel (8.44 Acres) — \$995,000

- Perhaps the most dramatic estate setting in the region — elevated and expansive.
- Nearly **900 feet of frontage on two sides**, forever overlooking the **Big Darby tree line backdrop** for unspoiled panoramic views.
- A once-in-a-lifetime homesite offering unmatched privacy, prestige, and permanence.

Lots shown in Red pending survey



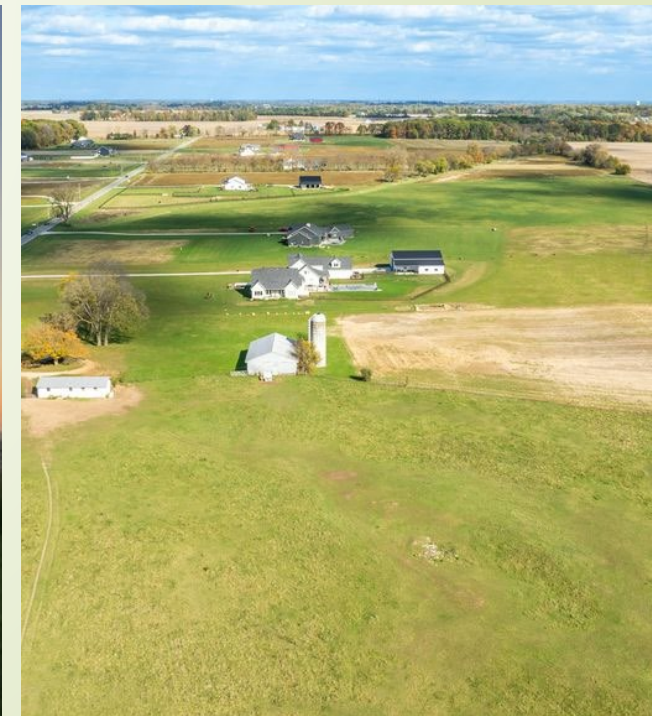
Lot 12 – The Former Homestead Site

- Historic location of the original Weber family home (now cleared and ready for your vision)
- Mature shade trees, a **legacy silo**, and **vintage outbuildings** including a **large storage barn for RV and equipment parking and milkhouse**
- Ideal for those who appreciate a blend of history and modern luxury



Lot 13 – The Pastoral Retreat

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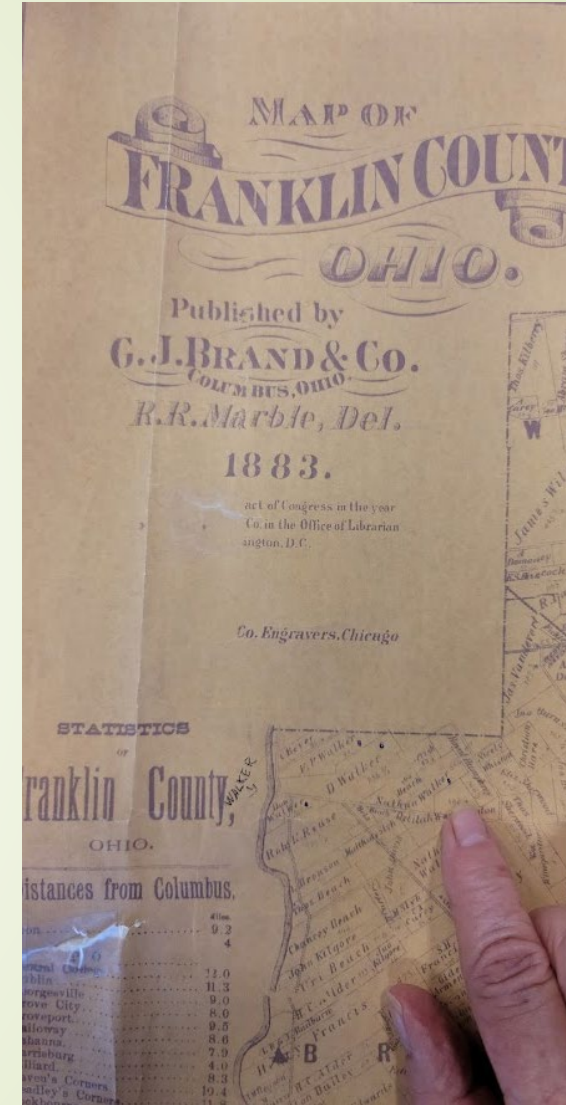
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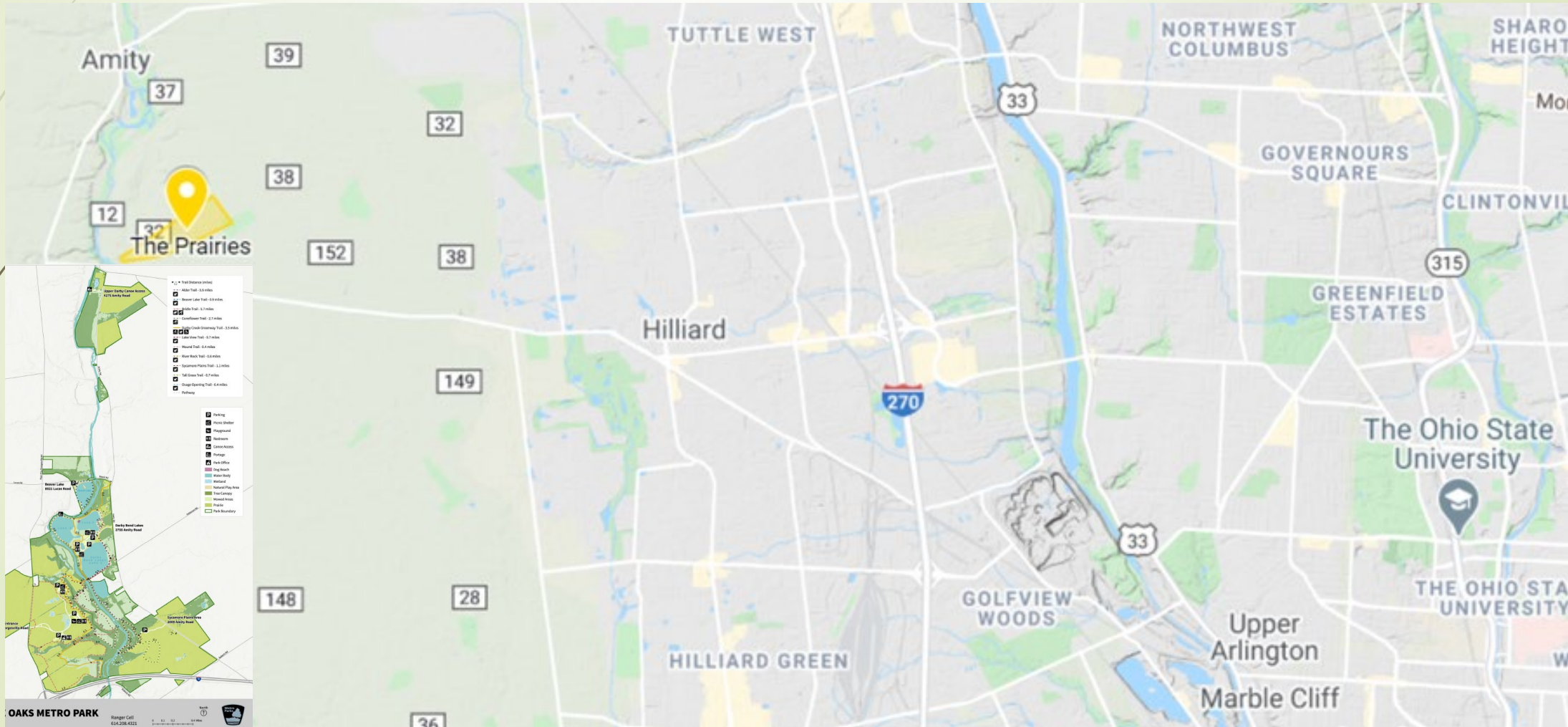
The Weber–Walker Family Heritage & Legacy Lives On

- A Family Tradition Rooted in the Land and Spanning 6 Generations
- The Weber–Walker farm traces its roots to Daniel Price Walker (1818–1885), who settled in Brown Township, Franklin County, Ohio, around 1870 on 256 acres acquired through a Virginia Military Grant.
- His son Frank P. Walker (1852–1931) purchased the homestead of approximately 142 acres in 1875. Frank's son, Walter Hamilton Walker (1876–1964), continued the family tradition and later transferred the property to his daughter Martha Katherine Walker (1913–2003).
- In 1937, Martha married Elmer F. Weber, and together they expanded the farm by acquiring an additional 150 acres across Hayden Run Road in the 1940s — creating the foundation of what is now Weber Walker Farms.
- Elmer F. Weber, the eldest of twelve children — six boys and six girls — helped forge what became Weber Family Farms, a lineage of hard-working farmers whose values continue to shape the community.
- From its early days as a diversified operation producing milk, eggs, and crops for Columbus, the Weber legacy has endured. Today, our cousin Steve Weber proudly continues that tradition, cultivating over 2,000 acres of farmland in the same region.
- In 2025, the Weber family celebrated their 95th consecutive annual family reunion — a testament to their deep roots, enduring connection, and shared pride in the land that has sustained them for generations.



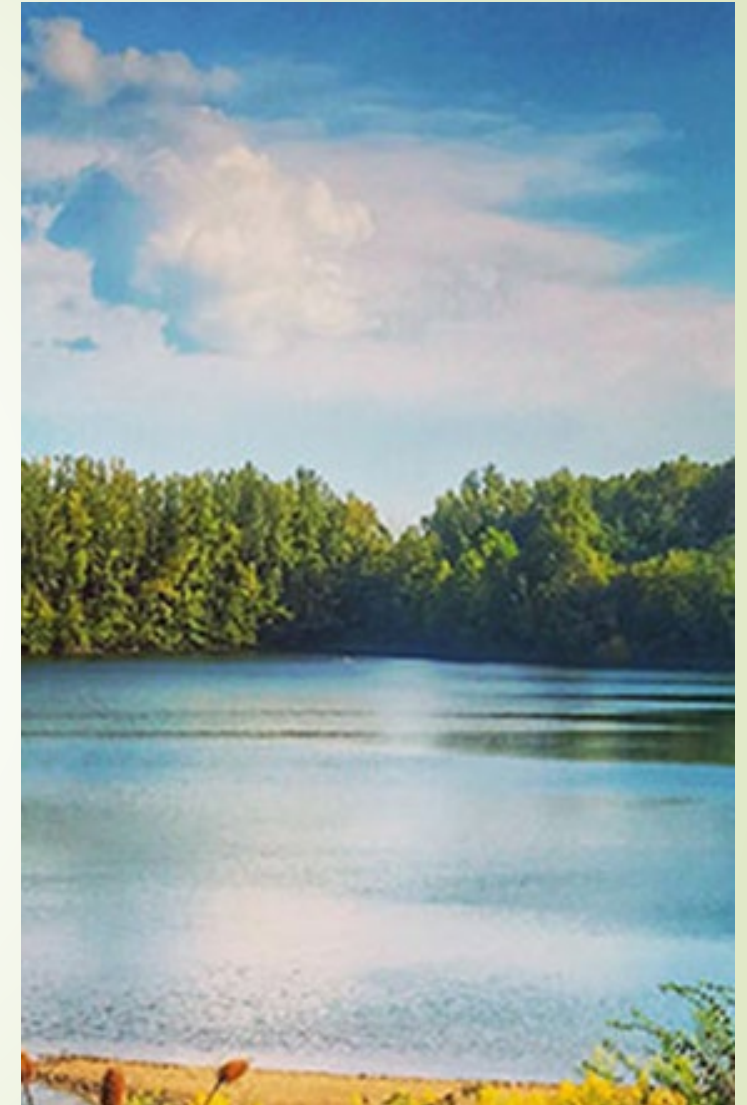
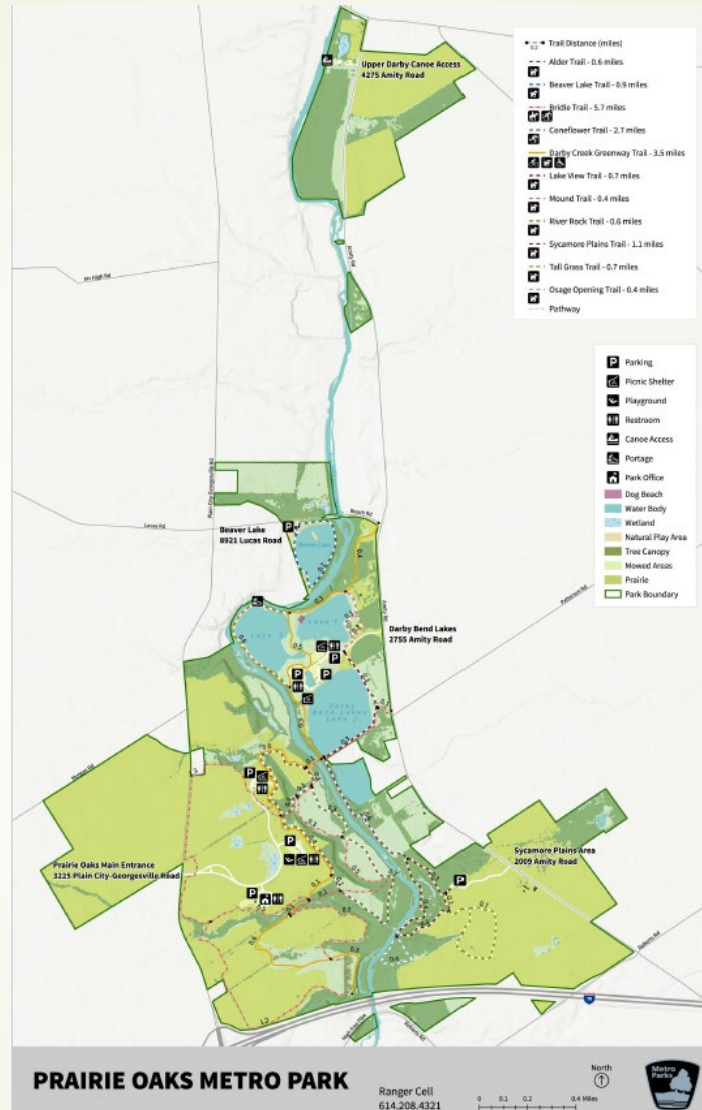
Perfectly Placed — Privacy Meets Proximity

At *The Prairies* at Weber Walker Farms, your estate is ideally positioned near Big Darby, offering a rare blend of seclusion and connection. Just minutes from **Hilliard, Dublin, and downtown Columbus**, you're close to shopping, dining, and everyday conveniences — yet surrounded by **rolling pastures, tree-lined ridges, and forever-protected land.**



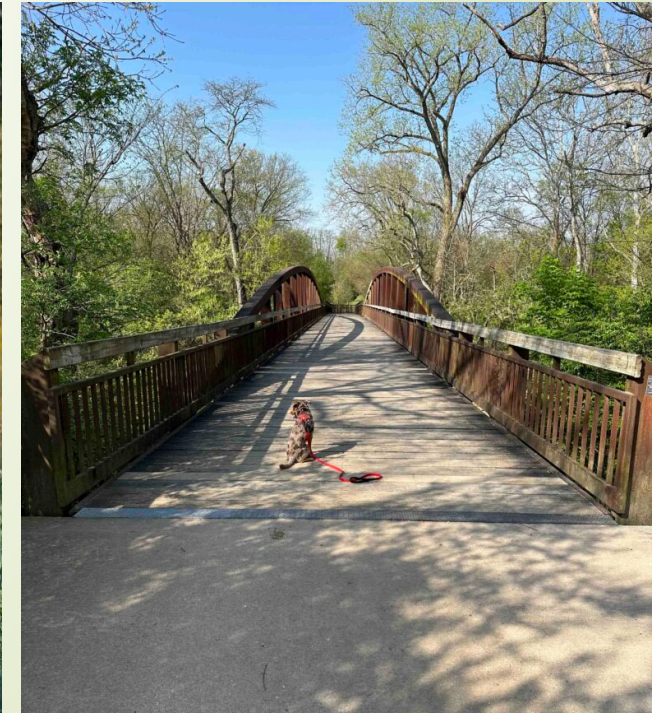
Prairie Oaks Metro Park

- Just moments from your estate home, explore nearly 500 acres of restored prairie and grassland at Prairie Oaks Metro Park — with Big Darby Creek flowing through.
- Ride, walk or fish right in your backyard of open space.



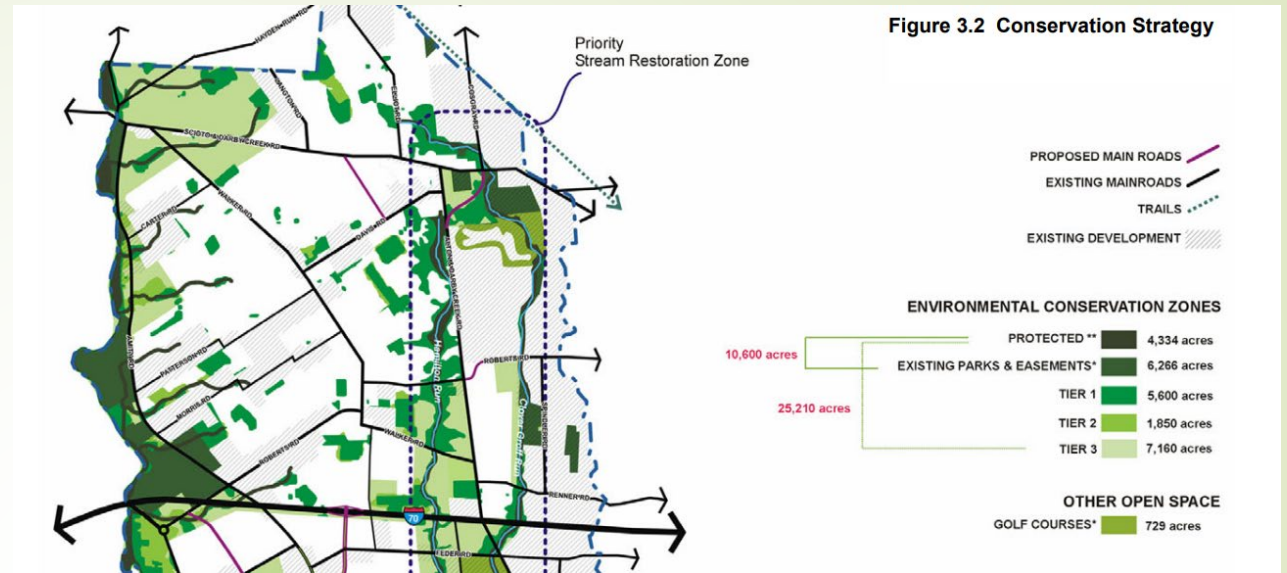
Prairie Oaks Metro Park

- ▶ Prairie Oaks features nearly 500 acres of lush flowering prairies and grasslands that were restored using seeds native to the Darby Plains.
- ▶ The spectacular scenery of Big Darby Creek, a State and National Scenic River, which flows through the 2,291-acre park, provides a beautiful backdrop for outdoor adventure along with several deep lakes.



Big Darby Creek Scenic River

- Surrounding area protected from dense development by The Big Darby Accord (<https://bigdarbyaccord.org/>)
- Big Darby Creek is a designated National Scenic River
- The Big Darby Watershed is one of the most biologically diverse aquatic systems in the Midwest
- Big Darby offers some of the best canoeing and smallmouth bass fishing in the state



Hayden Run Farms — A Neighbor Rooted in Nature

Life in Bloom, Just Across the Road



Directly across the street from **The Prairies** lies **Hayden Run Farms**, a locally loved destination dedicated to helping visitors reconnect with nature and life's simple joys.



At **Hayden Run Farms**, guests can wander through **seasonal flower fields**, attend **hands-on workshops**, or schedule **photo sessions** surrounded by natural beauty. Every experience — from picking up a fresh bouquet to learning the art of floral arranging — is designed to inspire mindfulness, creativity, and community.



Protective Covenants and Restrictions

1. Land Use

- Lots are **single-family residential only**, with incidental farming and religious uses allowed.
- **Minimum home size:**
 - Ranch: **1,800 sq. ft.** finished living area
 - Two-story or other styles: **2,200 sq. ft.** minimum
- Porches, basements, and garages are **not** counted in finished area.

2. Building Standards

- **One home per lot** (no further subdivision).
- **Setbacks:** Minimum **50 ft.** from any side lot line and per recorded front setback line.
- **Driveways:** Concrete paving required for at least **20 ft.** from the public road.
- **Exterior materials:** No 100% vinyl siding.
- No temporary dwellings, mobile homes, campers, or trailers as residences.

3. Animal & Agricultural Use

- **Permitted animals:** horses, cows, goats, sheep, hens, dogs, cats (no hogs or poultry operations).
- Horses allowed only on **5+ acre tracts**, at a rate of **1 horse per acre of fenced pasture**.
- Pastures must be **healthy and maintained** (no overgrazing).
- Up to **10 animals** may be kept in kennels or pens, which must be **behind the residence**.

4. Fencing

- **No chain link or razor wire** fencing permitted.
- **Wood fencing** allowed if kept in good condition and appearance.

5. Utilities

- All utilities (**electric, water, gas/propane, septic/sewer, communications**) must be **installed underground** at owner's expense.
- **Approved septic systems** required; no permanent outdoor toilets.

6. Business & Use Restrictions

- No **noxious or offensive trades** or activities creating noise, odor, or visual nuisances.
- **No multifamily dwellings.**
- No visible or illegal businesses may operate from the property.

7. Construction Timeline

- No deadline to begin construction.
- Once started, exterior must be **completed within 24 months**, unless delayed by material availability.
- If an **accessory building or barn** is built first, the primary residence must be completed **within 36 months** thereafter.

8. Duration and Enforcement

- Covenants run with the land for **35 years**, automatically renewing in **10-year increments**.
- Enforceable by **any property owner** within the subdivision or **contiguous property owners**.
- Weber Family LP is **not obligated** to enforce the covenants.
- County and township regulations take precedence if more stringent.



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