# 13440, WESTBROOK, ROAD, BROOKVILLE, OH, 45309

https://www.flourishteam.com

13440, Westbrook, Road, Brookville, OH, 45309










Private secluded nature setting with creek and woods. 41.76 Acres with approximately 22 tillable acres, 2 pastures, and a 6 acre hay field. 40×60 barn with a concrete floor, 5 stalls, 2 lofts, and a loafing shed. 3 car heated garage with a second floor bonus room. Barn and garage have water. The home offers [...]

- 3 beds
- 2.00 baths
- Other
- Farm
- Active
- 3043 sq ft

## Rooms & Units Description

**Rooms Total:** 10

**Room Count:** 10

**Number Of Full Baths On Level 1:** 2

## Location Details

**County Or Parish:** Montgomery

**School District:** Brookville

**Zoning:** Agricultural

## Property Details

**Lot Dimensions:** 41.76 Acres

**Parcel Number:** L55-02705-0003

**Construction Type:** Wood

**Levels:** 1.5 Story

**Aerial YN:** 1

**Distressed Property:** None

**Transaction Type:** Sale

## Property Features

**Land Features:** Creek,Wooded

**Outside Features:** Barn,Partial Fence,Porch, Barn,Partial Fence,Porch

**Inside Features:** Electric Water Heater,Jetted Tub,Smoke Alarm(s),Walk in Closet

**Utilities:** Septic,Well

**Road Type:** Asphalt

**Basement:** Partial,Unfinished

**Frontage:** 240-217

**Heating:** Geo-Thermal

**Cooling:** Central

**Fireplace:** One,Woodburning

**Garage:** 3 Car,Detached,Heated,Opener,Overhead Storage

**Tillable Acreage:** 22.000

**Timber:** woods

## Miscellaneous

**Taxes Semi Annual:** 3500.86

## Courtesy of

**Office Name:** Keller Williams Home Town Rlty

**Agent Name:** Chris Monnin

**Agent Email:** monnin@monninteam.com

**Agent Phone:** (937) 478-3677