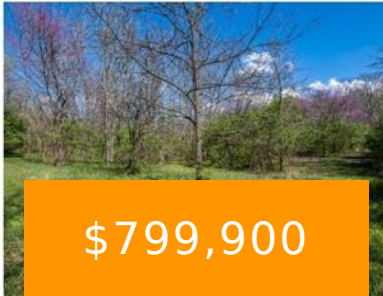


**5550, SHEPHARD, ROAD, MIAMISBURG, OH, 45342**

<https://www.flourishteam.com>

5550, Shephard,  
Road, Miamisburg,  
OH, 45342



**\$799,900**



Here is the home and property you have been dreaming of with LOTS of ACREAGE! This gorgeous property is over 30 acres of wooded land that features a beautiful cedar ranch home, a 24x36 barn with 2 stalls and above storage, tractor shed, a creek, lots of timber (including young Ash & Walnut), and borders [...]

- 3 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 2216 sq ft

## Rooms & Units Description

**Rooms Total: 8**

**Room Count: 8**

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



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## Location Details

**County Or Parish:** Montgomery

**School District:** Miamisburg

**Directions:** Dayton Cincinnati Pike to Shephard Rd, property is on right.

**Zoning:** Residential,Agricultural

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## Property Details

**Lot Dimensions:** irregular

**Parcel Number:** K45-02612-0075

**Construction Type:** Cedar,Frame,Wood

**Levels:** 1 Story

**Subdivision Name:** Mrs

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Deck,Partial Fence,Patio,Porch,Satellite Dish,Walking Trails, Deck,Partial Fence,Patio,Porch,Satellite Dish,Walking Trails

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

**Utilities:** 220 Volt Outlet,City Water,Septic,Well

**Appliances:** Dishwasher,Home Warranty,Range

**Basement:** Slab

**Windows:** Double Pane

**Heating:** Forced Air,Heat Pump

**Cooling:** Heat Pump

**Kitchen Features:** Laminate Counters

**Fireplace:** Insert,Stove,Woodburning

**Garage:** 2 Car,Attached,Carport,Cooled,Opener,Pole Barn,220 Volt Outlet

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## Miscellaneous

**Taxes Semi Annual:** 3040.54

**Assessments:** per county



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## Courtesy of

**Office Name:** Irongate Inc.

**Agent Name:** Chelsea Stachler

**Agent Email:** [chelsea.stachler@irongaterealtors.com](mailto:chelsea.stachler@irongaterealtors.com) **Agent Phone:** (937) 572-4604

