



# SWITZER & ASSOCIATES

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Cell

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**Switzer & Associates**

**Shawn Ritchey, CAI**

Principal Broker

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### 1470 Harding Rd-Robertson County



### 23.9± acre farm bordering the Licking River

- Brick ranch home with 2,482± sq. ft. of finished living space
  - 3 bedrooms
  - 2½ baths
  - Eat in kitchen with appliances
  - Living room
  - Utility room with washer and dryer
  - Electric zone heat & air in several rooms
  - Covered patio
  - Full partially finished walkout basement
  - Metal roof
  - Carport
  - 16x28 metal barn
  - Metal storage building
  - 1,350± ft. of road frontage
  - 1,650± ft. of Licking River frontage
  - Woven wire fencing
- \$315,000**

INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED