

3371 State Route 122

Franklin, Ohio 45005 · Franklin Township · Warren County · Springboro Schools



A 15.004-acre estate on State Route 122, offered as two listings: 10 acres with an 1838 brick farmhouse, four metal-roofed outbuildings and an in-ground pool, and an adjoining 5.004-acre vacant parcel with a tree-lined pond. Both parcels carry Springboro schools and sit among established neighborhoods minutes from Springboro and Franklin.

	10 ACRES Home, Barns & Pool	5.004 ACRES Vacant Land with Pond
List Price	\$799,900	\$299,900
Warren Co. Account	1700626	1701053
Parcel ID	08-21-400-003	08-21-400-003
Acreage	10.000 acres	5.004 acres
Auditor Land Use	512 – Single family dwelling, 10–19.99 ac	501 – Residential vacant land, 0–9.99 ac
Improvements	1838 brick residence, 4 outbuildings, in-ground pool, garden	None – open tillable field and ~¾-acre pond
2025 True Value	\$388,240 (land \$211,800 / bldg \$176,440)	\$81,070 (land only)
2025 Net Taxes	\$4,579.32*	\$1,048.74
CAUV Recoupment	None	None
Water / Sewer	Public water and public sewer	Mains along SR 122; buyer to verify tap availability

*10-acre taxes reflect homestead and owner-occupied credits that may not transfer to a buyer.

LOCATION

Location	Franklin Township, Warren County, Ohio – State Route 122 frontage between Franklin and Springboro
School District	Springboro City School District
Surroundings	Bordered by the Black Squirrel Way, Grey Owl Cove, Greycliff Trail and Gadwall Lane neighborhoods, with new construction to the east
Offered	Separately, or together as 15.004 contiguous acres (\$1,099,800 combined)

RESIDENCE · 10-ACRE PARCEL

- Two-story painted brick farmhouse, built 1838 and remodeled 1990; **3,068 sq ft** above grade (Warren County Auditor)
- **4 bedrooms, 1 full and 1 half bath**; a first-floor formal room also works as a dining room or fifth bedroom
- **Five wood-burning fireplaces** – front parlor, formal room, living room (wood stove insert) and two upstairs bedrooms
- Full-width covered front porch with decorative columns; metal roof
- Wide-plank hardwood floors, exposed beams, painted paneled built-ins and closets throughout
- Original stained-glass entry, center hall with open staircase, plus a second enclosed rear staircase near the kitchen
- Glass-walled solarium added ~1990 with tile floor and tongue-and-groove wood ceiling
- **Systems:** new HVAC (2024) and new AC unit (2025); public water and sewer
- Partial basement with laundry, accessed by an exterior door

ROOM SCHEDULE

Level	Room	Size	Features
First	Front parlor / library	15'5" x 17'7"	Wood-burning fireplace set in a paneled wall of built-in cabinets; hardwood
First	Formal room (flex)	14'5" x 17'7"	Wood mantel, two built-in closets, hardwood; dining room or first-floor bedroom
First	Center hall	8'0" x 17'7"	Original stained-glass transom and sidelights, open staircase
First	Living room	31'4" x 18'6"	Exposed beams and brick wall, wood stove, French doors to solarium, rear stair
First	Eat-in kitchen	14'8" x 17'6"	Brick-paver floor, beamed ceiling, butcher-block island, double wall ovens, new dishwasher
First	Half bath	5'3" x 4'3"	Off the kitchen
First	Solarium	14'5" x 15'6"	Curved glass walls, tile floor, tongue-and-groove wood ceiling
Second	Bedroom	16'0" x 17'7"	Wood-burning fireplace, hardwood
Second	Bedroom	15'5" x 17'7"	Wood-burning fireplace with built-in cabinets, hardwood
Second	Bedroom (rear wing)	14'8" x 18'2"	Reached by the rear staircase; carpet
Second	Bedroom	14'8" x 8'6"	Wood-paneled walls, carpet
Second	Full bath	8'0" x 8'1"	Tub/shower, tile vanity

Room dimensions are taken from the 2026 floor plans and are approximate.

OUTBUILDINGS & GROUNDS · 10-ACRE PARCEL

All outbuilding roofs were replaced with metal in 2024.

Building	Size	Details
Barn	40' x 80'	Wood frame and concrete block, full concrete floor, sliding door, two overhead doors, electric
Dairy / bank barn	36' x 54'	Peg-beam construction, wood floor, storage lofts; silo alongside
Pool house / party barn	24' x 30'	Barn-wood interior, hardwood floor, changing room, new siding and paint, paver entry, deck to pool
Carriage house	20' x 36'	Open-bay garage (1–2 cars), woodshop with concrete floor, storage above, cupola
In-ground pool	16' x 16'	Concrete pool with wrought-iron fence and adjoining deck

- Fenced garden with paver-stone paths, three 15' x 15' beds, water spigot and sink
- Chicken coop and smokehouse
- Mature shade trees with wooded acreage at the rear of the parcel

VACANT LAND · 5.004-ACRE PARCEL

- Open, tillable field with State Route 122 frontage – suited to a custom home, hobby farm or estate lot
- **Pond of about ¾ acre** ringed by mature trees, set well back from the road, with a bench for sunset views
- No buildings; classified residential vacant land with no CAUV recoupment
- Public water and sewer mains run along State Route 122; buyer to verify tap availability with Warren County Water & Sewer
- A new driveway onto State Route 122 requires an ODOT access permit

SITE MAP · 15.004 ACRES



Approximate boundary. The dashed line marks the split between the 10-acre parcel (west, with residence and outbuildings) and the 5.004-acre parcel (east, with pond). Information is drawn from Warren County Auditor records, seller-provided information and 2026 floor plans; deemed reliable but not guaranteed. Buyers should independently verify acreage, utilities, taxes, schools and room sizes.

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