



Rare Artesian Spring Property

Own A Rare Third-Magnitude Artesian
Spring Flowing 500+ Gallons Per Minute
Located On 56 Pristine Acres In Southern
Ohio!

Property Overview:



Land Details

- Located on 56 total acres in Southern Ohio
- 38 acres tillable and enrolled in the federal CRP conservation program
- 15 acres wooded land, natural wetland area, and water channels
- 3 acre lot with home

Home & Buildings

- Modern 2,500 sq ft ranch-style home with 4 bedrooms, 3.5 bathrooms
- Full basement, attached two-car garage, and a large detached garage/outbuilding

Infrastructure

- Property located along well-maintained, reinforced state roadway capable of supporting commercial traffic
- Located in an area served by high-capacity three-phase electrical lines, offering easy access to industrial-grade power for future operations
- Property is unzoned and suitable for agricultural, commercial, industrial, residential or conservation use.

Spring Information:



This rare spring offers unmatched purity, strong flow, and development-ready infrastructure. The site is ideal for bottled water, aquaculture, geothermal, eco-tourism, or sustainable agriculture.

Spring Classification

- Spring head identified, flowing openly above ground
- Flow rate of 500+ GPM verified through on-site flow testing
- Third-magnitude artesian classification – extremely rare

Water Quality

- Tested for purity using the comprehensive 50-State Test by National Testing Laboratories
- Naturally recharging aquifer with stable, year-round output

Environmental Factors

- 40+ years of rainfall records verified by the Ohio Department of Natural Resources support water supply reliability and environmental stability
- Strategic location in a low-pollution watershed

Property Valuation:



\$2.2-3.9M

Total Property Value

Estimated range

\$700-900K

Home and Acreage

Base property value

\$1.5-3M

Spring Value Uplift

Added value from water
resource

★ *Property value estimates derived from Appraiser, Hydrologist/Developer and "Chat GPT"*

Contacts:



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