

NEWTONSVILLE FARM
Wayne Township · Clermont County, Ohio

7 lots · 5 to 13 acres
Newtonsville, Ohio 45158

NEWTONSVILLE FARM · 7 LOTS AVAILABLE NOW

5 to 13 acres of open ground. From $141,000.

Surveyed, long private drives already built, power and water at the road, 20 minutes from Milford. No HOA. Build when you're ready.

Private drives in
1,000-ft drives, already built

No flood zone
FEMA Zone X

No HOA
no dues, light restrictions

Pick your neighbors
6 lots on 2 private drives

$22.3–25k
PER ACRE

Lots this size closer to Milford are listing at **$30,000+ an acre**, and most of those are wooded, with no drive and no survey. These are open ground with the private drive already built.

Want to walk it this weekend?

Text or call and we'll meet you out there.

513-580-4637
CALL OR TEXT

NEWTONSVILLE FARM

The lots and the prices

LOT	ACRES	ROAD	PER ACRE	PRICE	STATUS
E	5.65	Newtonsville Hutchinson Rd	$25,000	**$141,000**	Available
F	5.89	Newtonsville Hutchinson Rd	$25,000	**$147,500**	Available
G	6.70	Newtonsville Hutchinson Rd	$25,000	**$167,500**	Available
C	8.82	SR 131	$23,000	**$203,000**	Available
B	9.49	SR 131	$23,000	**$218,500**	Available
D	12.70	Newtonsville Hutchinson Rd	$22,250	**$282,500**	Available
A	8.59	SR 131 frontage, sewer at road	—	**$325,000**	Available
H	≈2	Newtonsville Hutchinson Rd	—	**$77,000**	Coming soon
I	≈4	Newtonsville Hutchinson Rd	—	**$102,000**	Coming soon
J	≈4	Bigam Rd	—	**$98,500**	Coming soon

Seven lots. No phase two. This is one farm split once. When these are gone there isn't another batch behind them, and the first ones to go are the 5 to 7 acre lots, because that's the size most people are looking for.

Buy two together

Side-by-side lots can be bought as a pair: a house now and a lot for later, a family compound, or just more room.

Bring your friends

Six lots sit side by side on two private drives. Get two or three families together and you pick your neighbors instead of taking whatever you get. Kids grow up next door, you share a tractor, nobody's a stranger. Buy two yourself if you want room to grow.

Acreages per the licensed surveyor's plan (July 2026), including each lot's deeded drive strip. Lot A is priced for its SR 131 frontage, sewer and development potential. H, I and J are pending minor-subdivision approval; lines, acreage and price are final when it records. Want first look at one? Say so and we'll call you before they're listed.

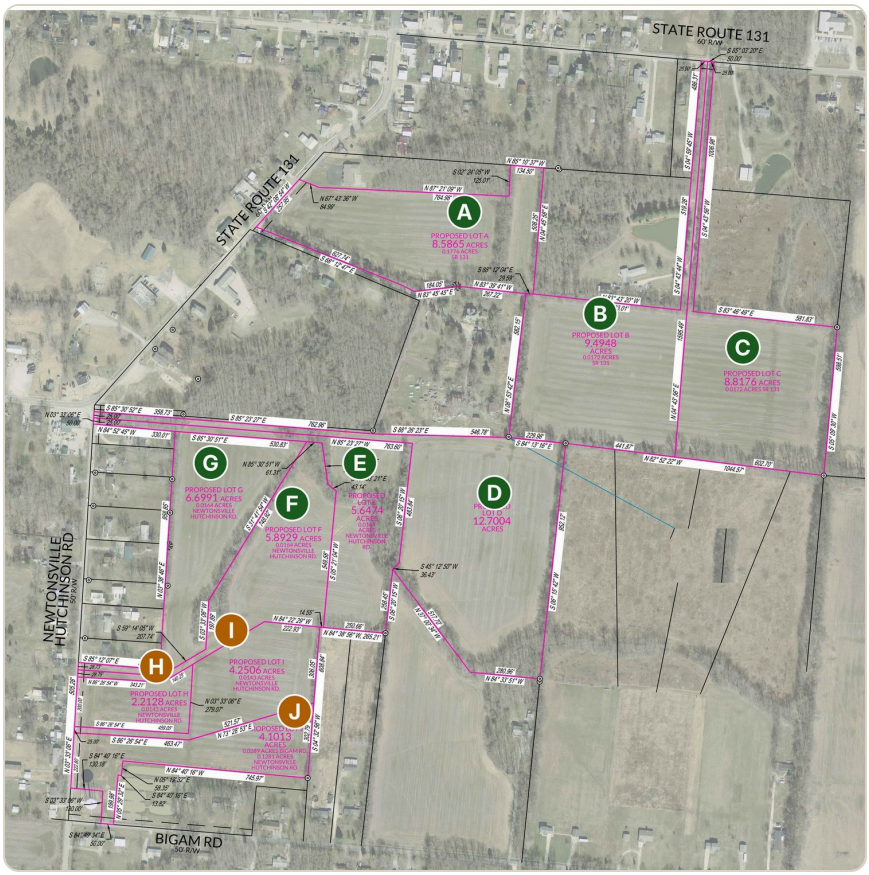
Pick a lot you like?
Text us the letter and we'll send the pin and meet you there.

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Lot map

Surveyor's plan over the county aerial. **Green** = available now · **Orange** = coming soon. North is up.



A Long, open field with direct SR 131 frontage at its west end and sewer at the road. Priced for its development potential.

B Set about 1,000 feet back from SR 131 at the end of a private drive that's already built. Open, nearly rectangular field with trees on three sides.

C Shares the private drive with B. Open field on the east end with tree lines on the north, south and east, so nobody's looking in.

D The big one, at the far end of the private drive off Newtonsville Hutchinson Rd. Open ground with a wooded south edge; room for a house, a barn and pasture with space left over.

E On the shared private drive. Narrower, open lot with a tree line down its west side; your own little oasis.

F On the shared private drive. Open field between tree rows, tucked away from both roads.

G First lot in off the private drive. Open ground with trees along the west and north edges.

Drives. B and C share a 1,000-ft private drive to SR 131; D, E, F and G share one off Newtonsville Hutchinson Rd. Both are built. No through traffic. Each lot owns its own deeded strip; a maintenance agreement records with the deeds.

Not sure which lot is which from the road?
Text us and we'll walk you through it in two minutes.

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What's already done

This was one 67-acre corn field. We spent this year doing the work that usually lands on the buyer, so you can go from signing to building.

Surveyed

Boundary survey and lot layout by a licensed Ohio surveyor. You buy a surveyed parcel with a legal description, not a hand-wave at a fence line.

Private drives in

Two long private drives are built: about 1,000 feet up to SR 131 for B and C, and the shared drive off Newtonsville Hutchinson Rd for D, E, F and G. Not a public road, no through traffic. Drive onto your lot today.

Soil work done on the small lots

Soil evaluations are complete on H, I and J. On the 5+ acre lots a buyer gets a site evaluation through Clermont County Public Health; we'll connect you with the soil scientist we used.

Open ground, no clearing

Former row-crop fields: no trees to pull, no stumps, no brush. Most acreage for sale around here is wooded, and clearing a house site is the first check the buyer writes.

Electric and public water at the road

Buyer confirms service and tap fees with the utility. Sewer is at the road for Lot A only; the other lots are on septic.

Not in a flood zone

FEMA Zone X, area of minimal flood hazard (FIRM 39025C0165G), per the surveyor's plan.

Zoned for a house

Wayne Township RLD (Residential Light District). Minimum 2-acre lot, 200' lot width, setbacks of 75' front / 30' side / 45' rear. Confirm your specific build with the township zoning office.

Light deed restrictions, no HOA

Enough to keep out junkyards and salvage operations, written so they don't get in the way of farming, animals, barns, or normal rural living. No association, no dues.



B · C summer 2026. The double line at top is the 1,000-ft private drive to SR 131, already built.

Where it is

Newtonsville, northeast Clermont County. Farm country, with Cincinnati's east side an easy drive.

Stonelick State Park	6 min
Batavia	15 min
Milford	20 min
Downtown Cincinnati	40 min

Clermont Northeastern schools. Navigate to Newtonsville Hutchinson Rd & Bigam Rd, Newtonsville, OH 45158.

Want the survey, the soil reports or the zoning text?
Text us and we'll send the PDFs the same day.

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Questions people ask

Is there an HOA?
No. No association, no dues, no architectural committee. There are light deed restrictions to keep out junkyards and salvage yards, and that's the point of them.

Can I have horses, chickens, a big garden?
Yes. Farming, animals and barns are what the restrictions are written to protect, not prevent. Rural living is the whole idea.

Can I put up a pole barn before the house?
That's a township zoning question and we'd rather get you the real answer than guess. Ask and we'll get it from Wayne Township for your lot.

Will a bank lend on a lot with a drive strip?
Each lot has deeded access to a public road on its own strip, which is what a lender looks for. Local banks and farm-credit lenders do lot and construction loans out here; we'll share who's done them.

Are manufactured or modular homes allowed?
Yes, above a minimum size. Confirm the size requirement and placement rules with Wayne Township zoning before you buy the home.

Is there a deadline to build?
No. No build deadline, no builder tie-in. Hold it, pasture it, or start your house next spring.

Who takes care of the private drive?
The lots on each drive share it under a maintenance agreement recorded with the deeds. Gravel and plowing get split, and it's in writing so it never turns into a neighbor argument.

How to buy one

1. **Walk it.**
   Text first and we'll tell you where to park and which drive goes to which lot, or meet you there.
2. **Pick your lot and make an offer.**
   Prices are on page 2.
3. **Close.**
   Local title company. Cash deals typically close in about 30 days.

Want to walk it this weekend?
Text or call and we'll meet you out there.

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Information is believed accurate but not guaranteed and is subject to change without notice. Acreages are from the surveyor's concept plan and are subject to the final recorded survey. Lots H, I and J are subject to minor-subdivision approval. Buyer is responsible for verifying zoning, utilities, septic suitability and anything else material to their intended use. Competing-listing figures are as of October 2026 and are not an appraisal. Drive times are typical-traffic estimates. Parent parcel: Clermont County PID 49-34-12D-007. Offered by the owner, SM & M Assets LLC.