

Lake Erie Region Investment and Development  
Property  
0 S Lightner Rd  
Port Clinton, OH 43452

**\$6,500,000**  
115± Acres  
Ottawa County



## Lake Erie Region Investment and Development Property Port Clinton, OH / Ottawa County

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### **SUMMARY**

#### **Address**

0 S Lightner Rd

#### **City, State Zip**

Port Clinton, OH 43452

#### **County**

Ottawa County

#### **Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Timberland, Lot, Business Opportunity

#### **Latitude / Longitude**

41.522486 / -82.846398

#### **Acreage**

115

#### **Price**

\$6,500,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/lake-erie-region-investment-and-development-property-ottawa-ohio/61445/>





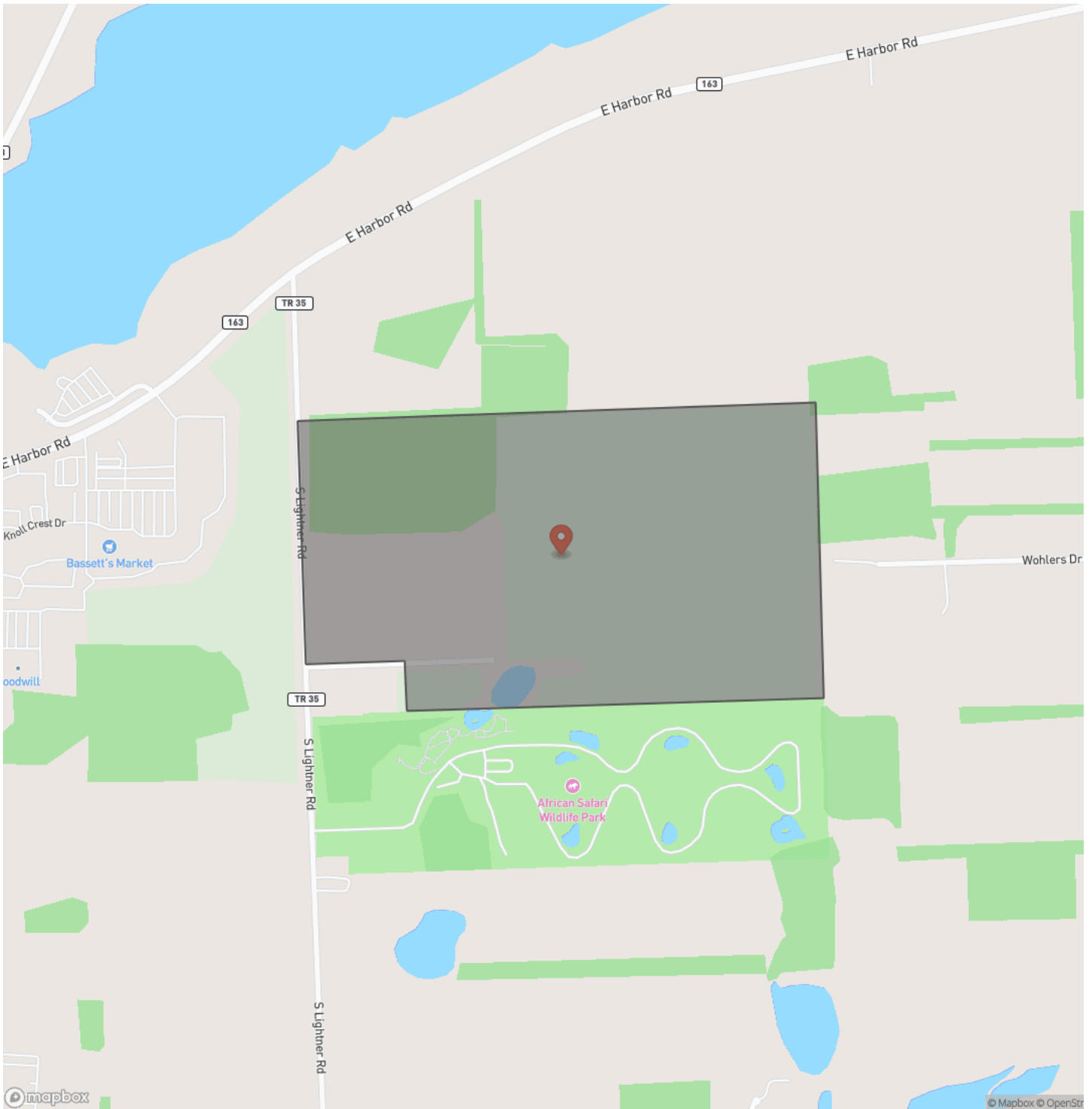
**PROPERTY DESCRIPTION**

Welcome to Ottawa County and this fantastic business and development opportunity! The location of this property could not be any better! This property could potentially make numerous home sites and this area is a fishing and summer tourists paradise. The possibilities are endless for this scarce and once in a lifetime opportunity. The property is located outside of the city of Port Clinton, Ohio which may offer some additional advantages for investment and development. It's located just minutes from Catawba Island, Sandusky Bay, Marblehead and other great local attractions. The Erie-Ottawa Regional Airport is just a minute away from the property and, considering the location, this tract of land could be the one for your next investment project. This property is just a minute or two from other commercial properties, businesses and tourist attractions. The property is currently farmed and has an existing farm lease which could potentially be extended beyond the term by the new owners. There is awesome timber on a section of the property offering some of the nicest timber in the area, including some awesome mature Oaks. This is one of the largest, if not the largest continuous tracts of land in the Port Clinton Area. Imagine the potential this property offers the builder, developer or investor who requires a unique and convenient tract of land. The property has over 1350 feet of road frontage and is located off of a well maintained road. There is an older barn and a pond that adds some unique features to the property. The property is very easy to access and navigate around. There is public water and electric at the road. Property is in CAUV and is currently classified as "Agricultural" land. "Sellers" mineral, oil and gas rights convey. Property is just minutes from Ohio Rt. 2 so it's very convenient to highways. This really is a unique and awesome opportunity for investment and development. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937.545-7764) , or Josh Grant at [\(330\) 341-0997](tel:330.341-0997) .

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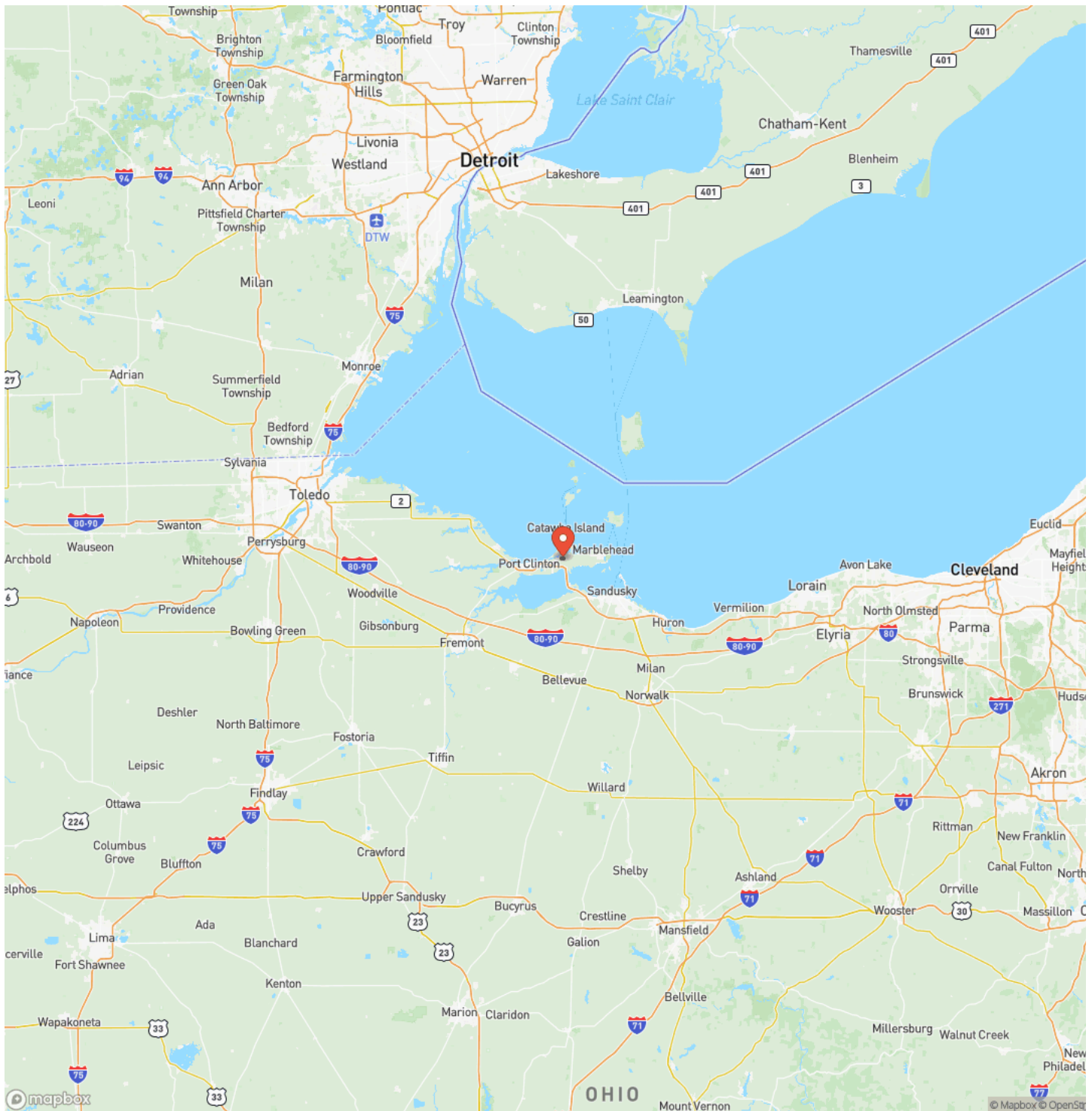


## Locator Map





## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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