

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

SUMMARY

Address

0 S Lightner Rd null

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/111481/>



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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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

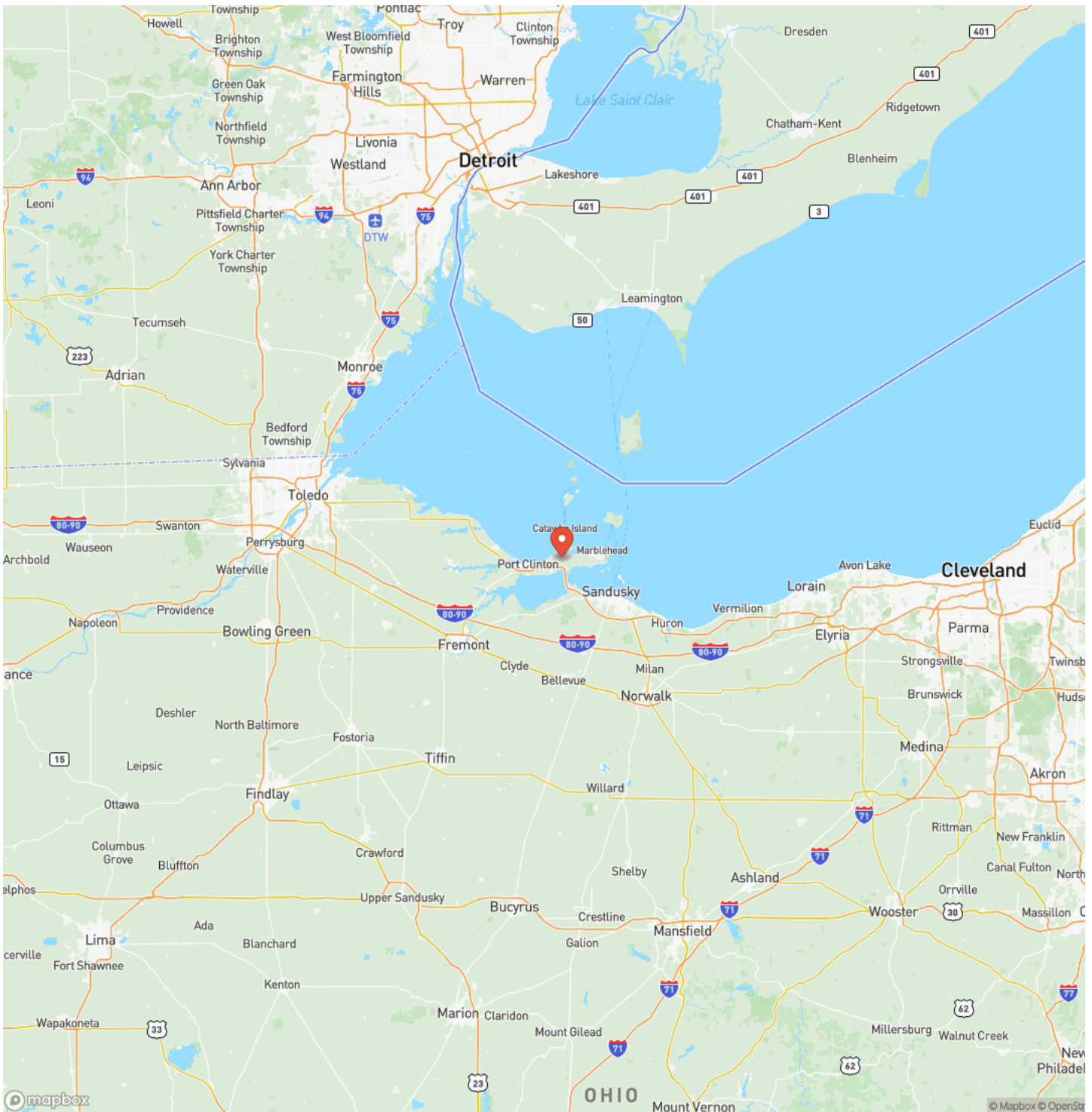
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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