

Evansport Rd - 8 acres
Evansport Rd
Defiance, OH 43512

\$229,000
8.98± Acres
Defiance County



Kenton McQuillin
MI & OH AGENT

Kenton grew up in the "great black swamp," otherwise known as Northwest Ohio. This area is known for large tracts of farmland with small sections of woodlots. During his younger years, you would find Kenton running his trap line before heading off to school and then transitioning to long nights with his black and tan coon hounds. After graduating from the University of Toledo, Kenton was fortunate enough to begin his career in the fire service in Defiance, Ohio. Kenton was promoted to the rank of Captain and is currently in his 24th year of service. Kenton has joined the Mossy Oak Properties team to help his clients reach their ultimate goals. Whether that means buying or selling rural homes, farmland, or hunting and recreational properties, call Kenton anytime!



kmcquillin@mossy oakproperties.com | 419-576-2978

Evansport Rd - 8 acres
Defiance, OH / Defiance County

SUMMARY

Address

Evansport Rd

City, State Zip

Defiance, OH 43512

County

Defiance County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

41.368627 / -84.419028

Acreage

8.98

Price

\$229,000

Property Website

<https://www.mossyoakproperties.com/property/evansport-rd-8-acres-defiance-ohio/117832/>



PROPERTY DESCRIPTION

Riverside Retreat 8.98 Acres in Northeastern Local (Tinora) School District

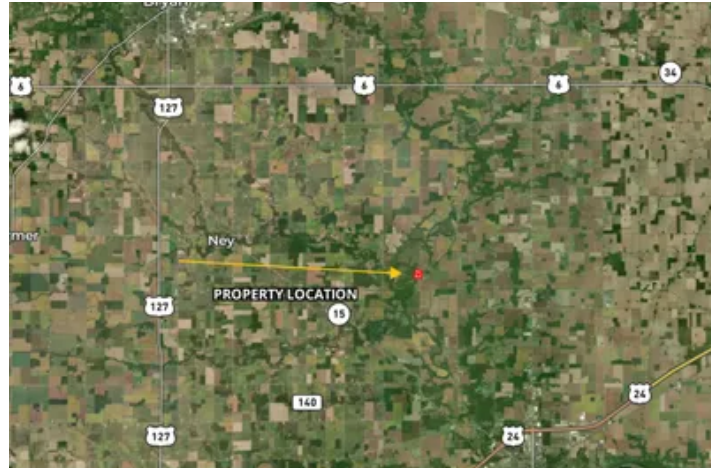
Here's your chance to own a rare slice of country living with everything a buyer dreams of. Space, water, tillable ground, and privacy, all wrapped up in one exceptional 8.98-acre parcel. This property offers over 1,000 feet of frontage along the scenic Tiffin River, giving you direct access to peaceful riverfront scenery and abundant wildlife. Add in more than 700 feet of road frontage, and you've got outstanding accessibility paired with the kind of privacy that's getting harder to find. Roughly 5 acres of tillable land make this an ideal setup for a hobby farm, horse property, or mini-farm. Plenty of room for pasture, gardens, or crops, with the remaining acreage offering natural cover, mature trees, and river-bottom habitat that hunters will love. Deer, turkey, and waterfowl frequent the area, making this a true outdoor enthusiast's paradise. Whether you're dreaming of building your forever home, starting a small farm, or simply owning a private recreational getaway along the river, this property checks every box. Located within the highly sought-after Northeastern Local (Tinora) School District, you'll enjoy the best of both worlds? Peaceful country surroundings with easy access to local amenities and top-rated schools.

Property Highlights:

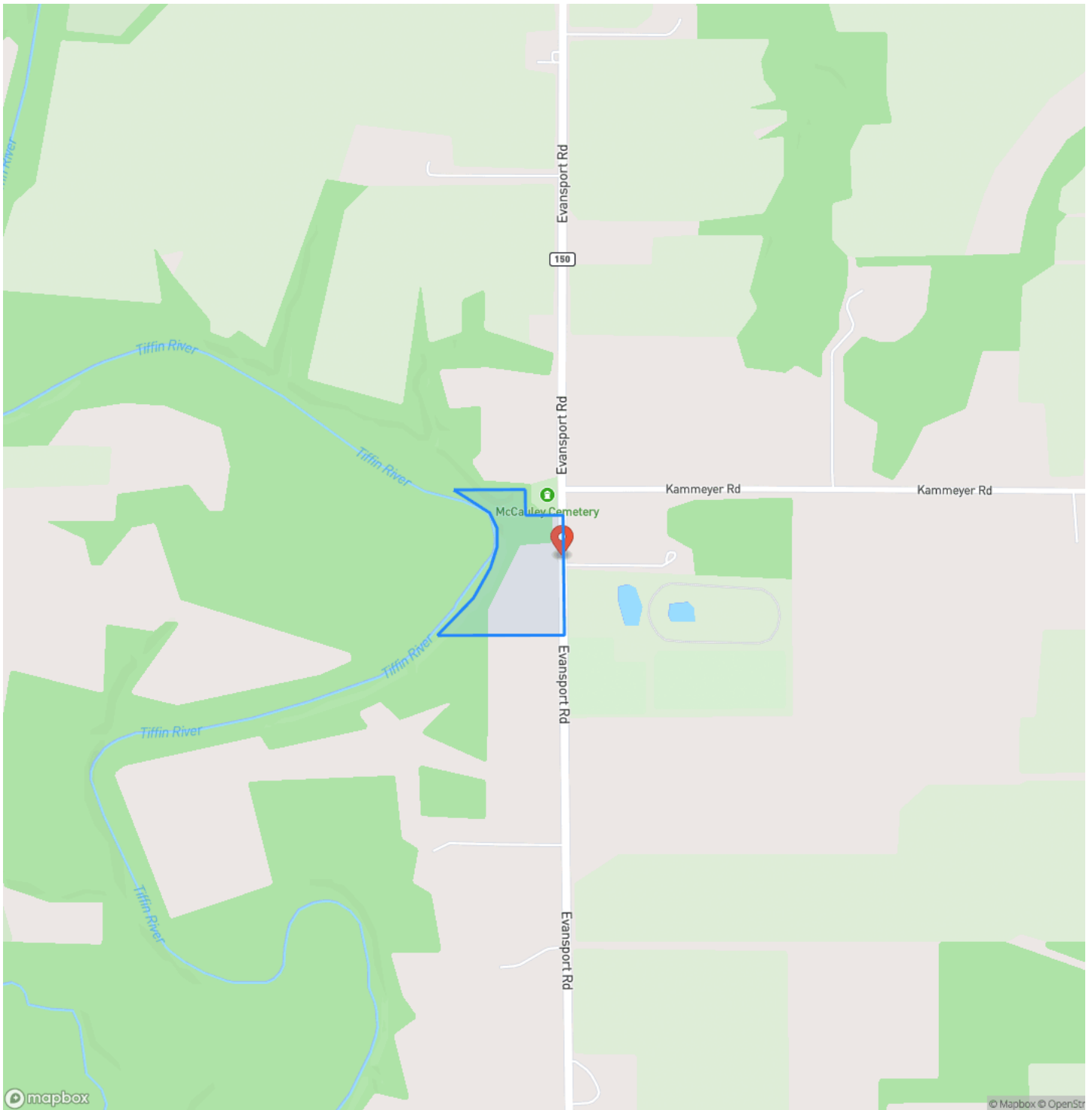
- 8.98 total acres
- Approximately 5 acres tillable
- 1,000+ feet of Tiffin River frontage
- 700+ feet of road frontage
- Excellent hunting and wildlife habitat
- Ideal for horses, hobby farming, or a mini-farm
- Located in Northeastern Local (Tinora) School District
- Prime setting for a custom home build or recreational retreat

Opportunities like this don't come along often. Vacant land with river frontage, tillable acreage, and road access in a top school district is a rare combination. Schedule your showing today and imagine the possibilities this property holds.

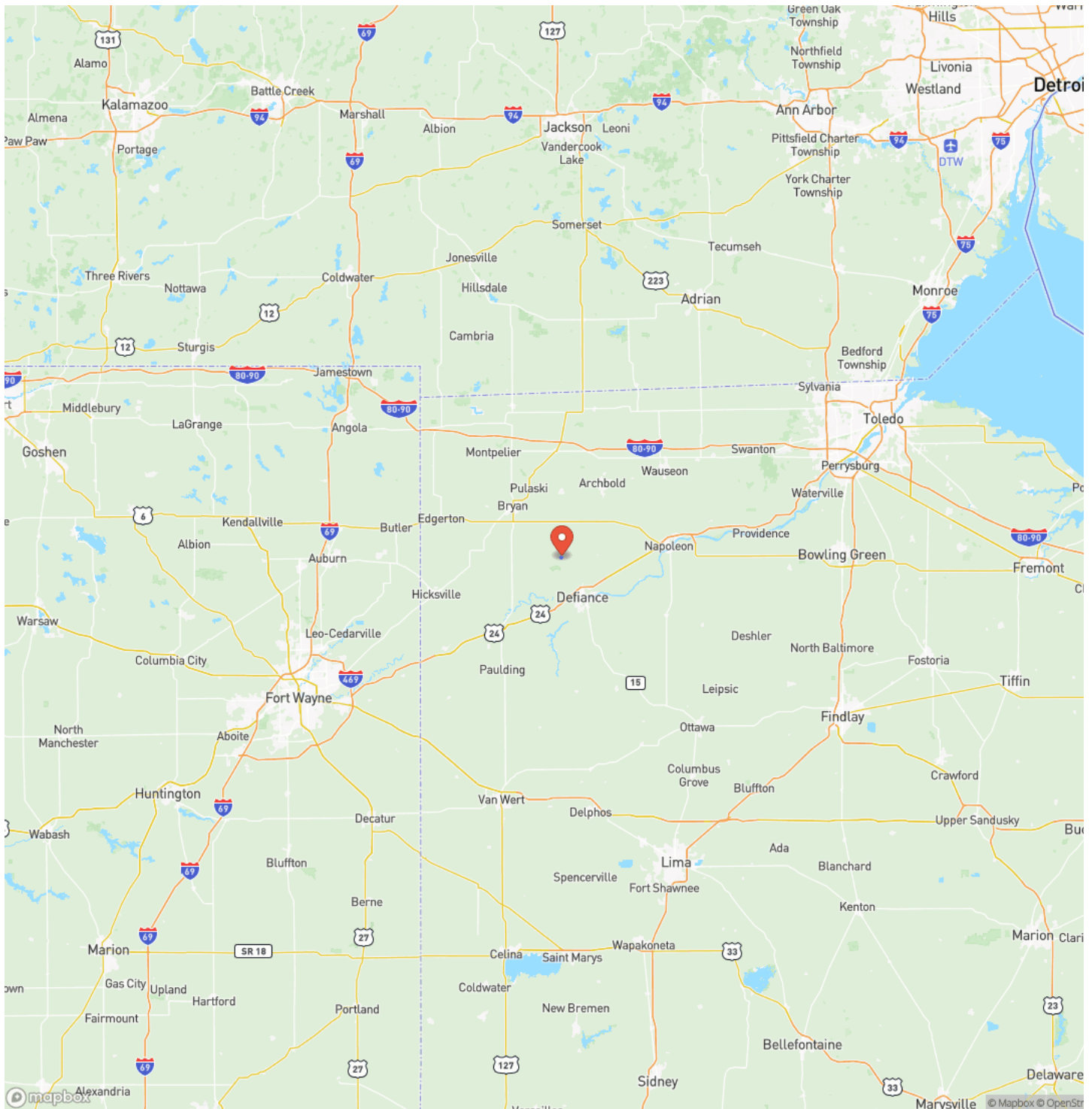
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Locator Map



Locator Map



Satellite Map



Evansport Rd - 8 acres
Defiance, OH / Defiance County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenton McQuillin

Mobile

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Email

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Address

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City / State / Zip

Carroll, OH 43112

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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



<https://www.mossyoakproperties.com/>

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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