

Evansport Rd - 5 acres
00 Evansport Rd
Defiance, OH 43512

\$180,000
5.92± 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!



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Evansport Rd - 5 acres
Defiance, OH / Defiance County

SUMMARY

Address

00 Evansport Rd

City, State Zip

Defiance, OH 43512

County

Defiance County

Type

Hunting Land, Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

41.36694 / -84.419042

Acreage

5.92

Price

\$180,000

Property Website

<https://www.mossyoakproperties.com/property/evansport-rd-5-acres-defiance-ohio/118458/>



PROPERTY DESCRIPTION

Rare 6-Acre Riverfront Retreat Tinora Schools

Opportunities like this don't come around often. This approximately 6-acre building lot offers the perfect blend of open ground and woods, split almost evenly. giving you both a cleared homesite and privacy from mature trees, all within the highly sought-after Tinora Local School District.

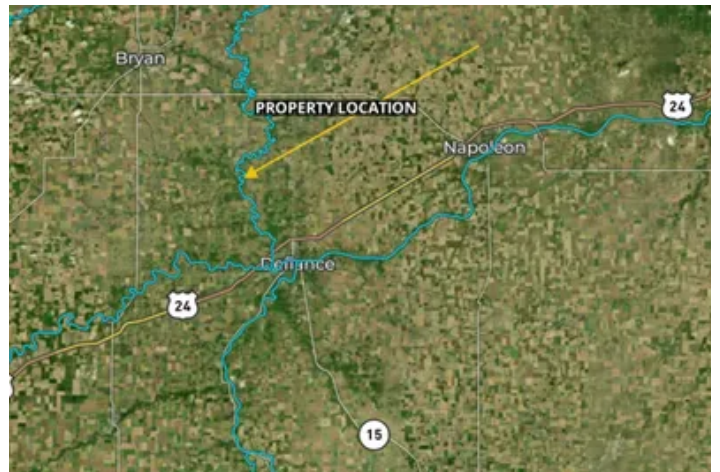
Nature lovers and outdoor enthusiasts will appreciate over 200 feet of frontage on the scenic Tiffin River, perfect for fishing, kayaking, or simply enjoying your own stretch of river. With about 300 feet of road frontage, you have plenty of room to design your ideal building site, whether you want a home closer to the road with easy access or tucked back toward the woods for extra privacy.

The open acreage offers excellent potential for a mini farm, garden space, pasture for animals, or simply room to roam, while the wooded half provides privacy, shade, and a natural playground for hunting, hiking, or recreation right out your back door.

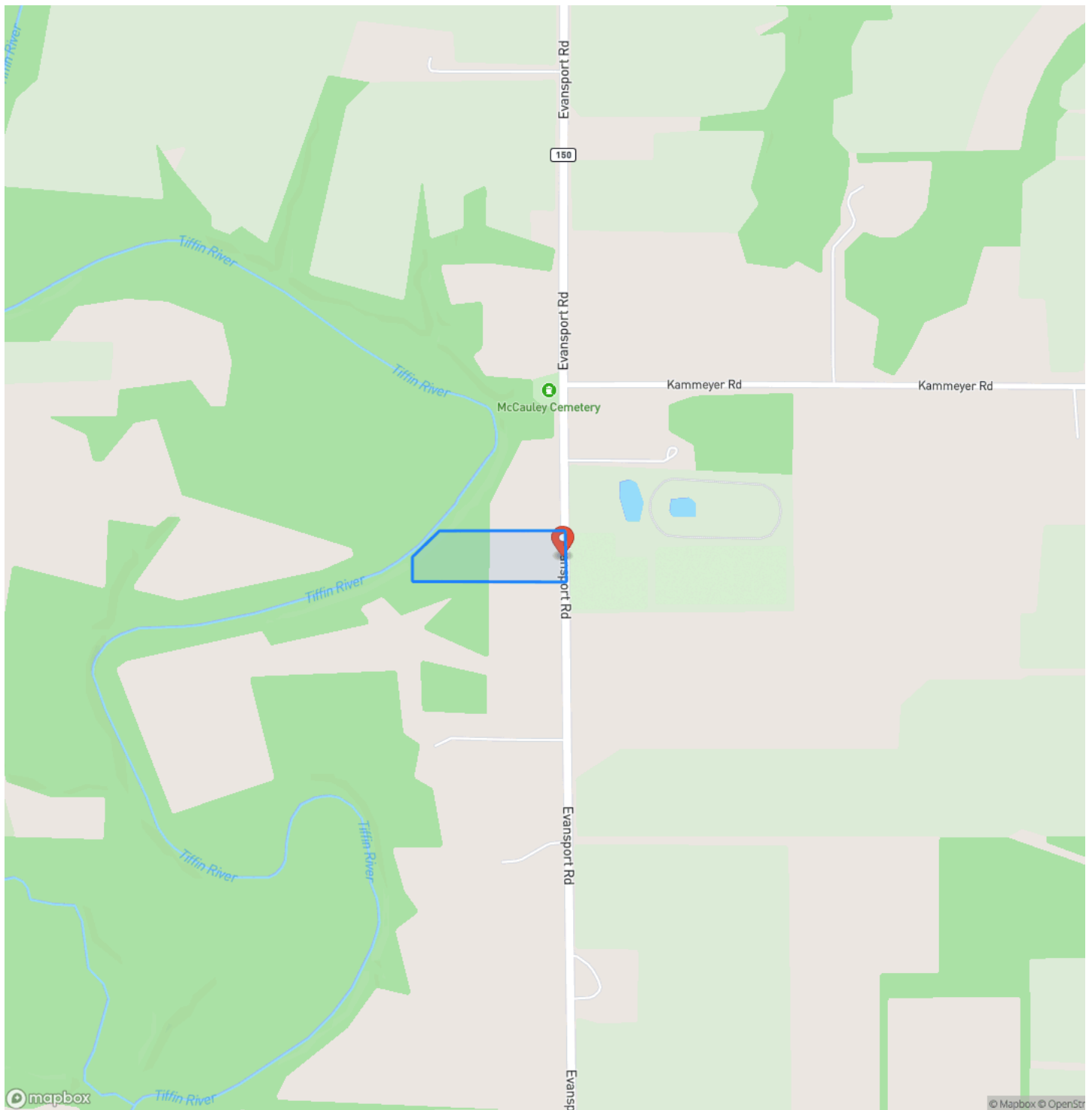
Whether you're envisioning a forever home, a weekend getaway, or a hobby farm with river access, this property checks every box: acreage, water frontage, top-rated schools, and room to build exactly what you want. Land like this- with river frontage, usable open ground and mature woods all in one package simply doesn't come available often.

Don't miss your chance to own a piece of the Tiffin River. Schedule your showing today!

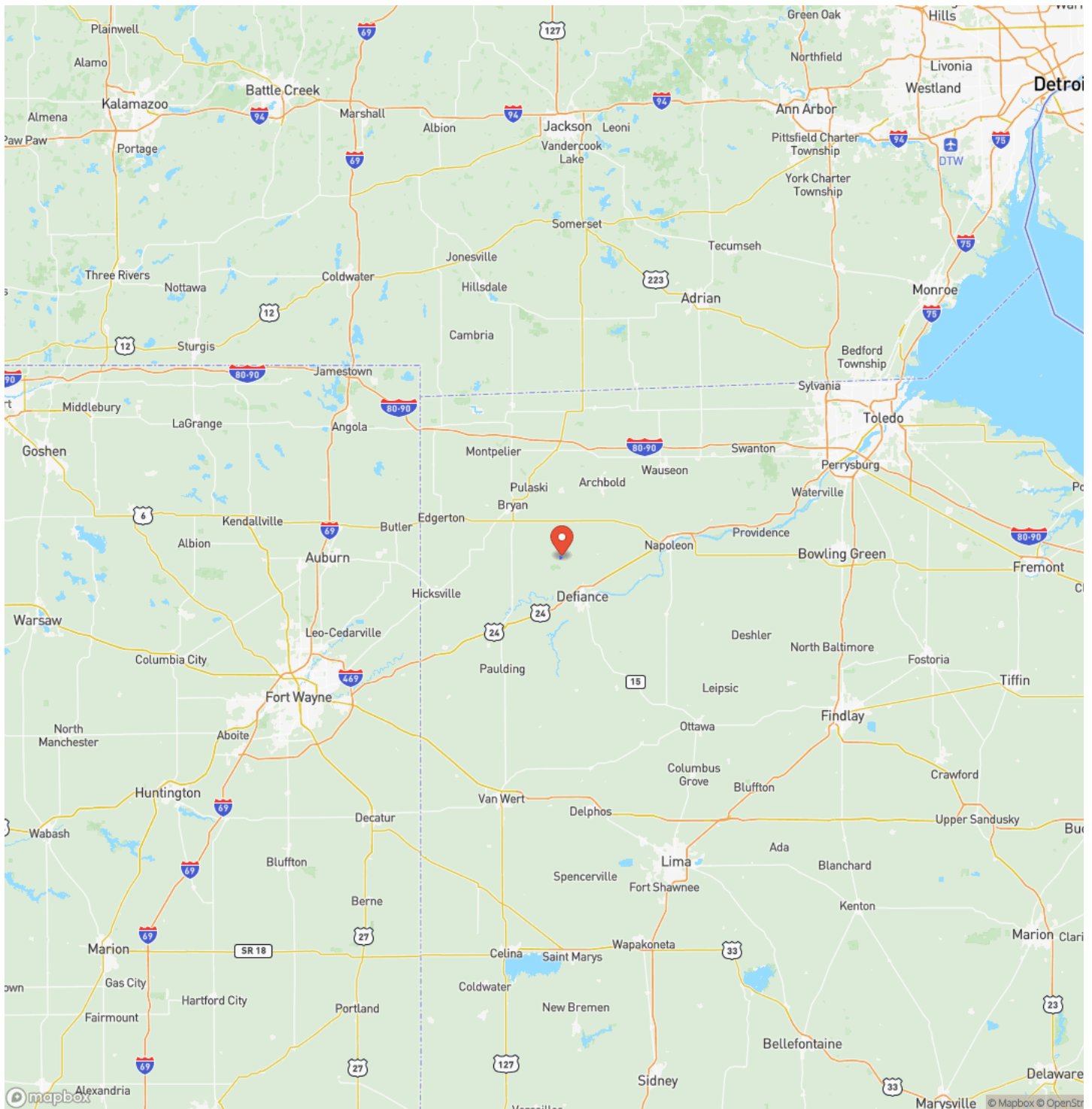
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Locator Map



Locator Map



Satellite Map



Evansport Rd - 5 acres
Defiance, OH / Defiance County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenton McQuillin

Mobile

(419) 576-2978

Email

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Address

6465 Lithopolis Rd NW

City / State / Zip

Carroll, OH 43112

NOTES



MORE INFO ONLINE:

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

This image shows a blank sheet of white paper with horizontal 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

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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