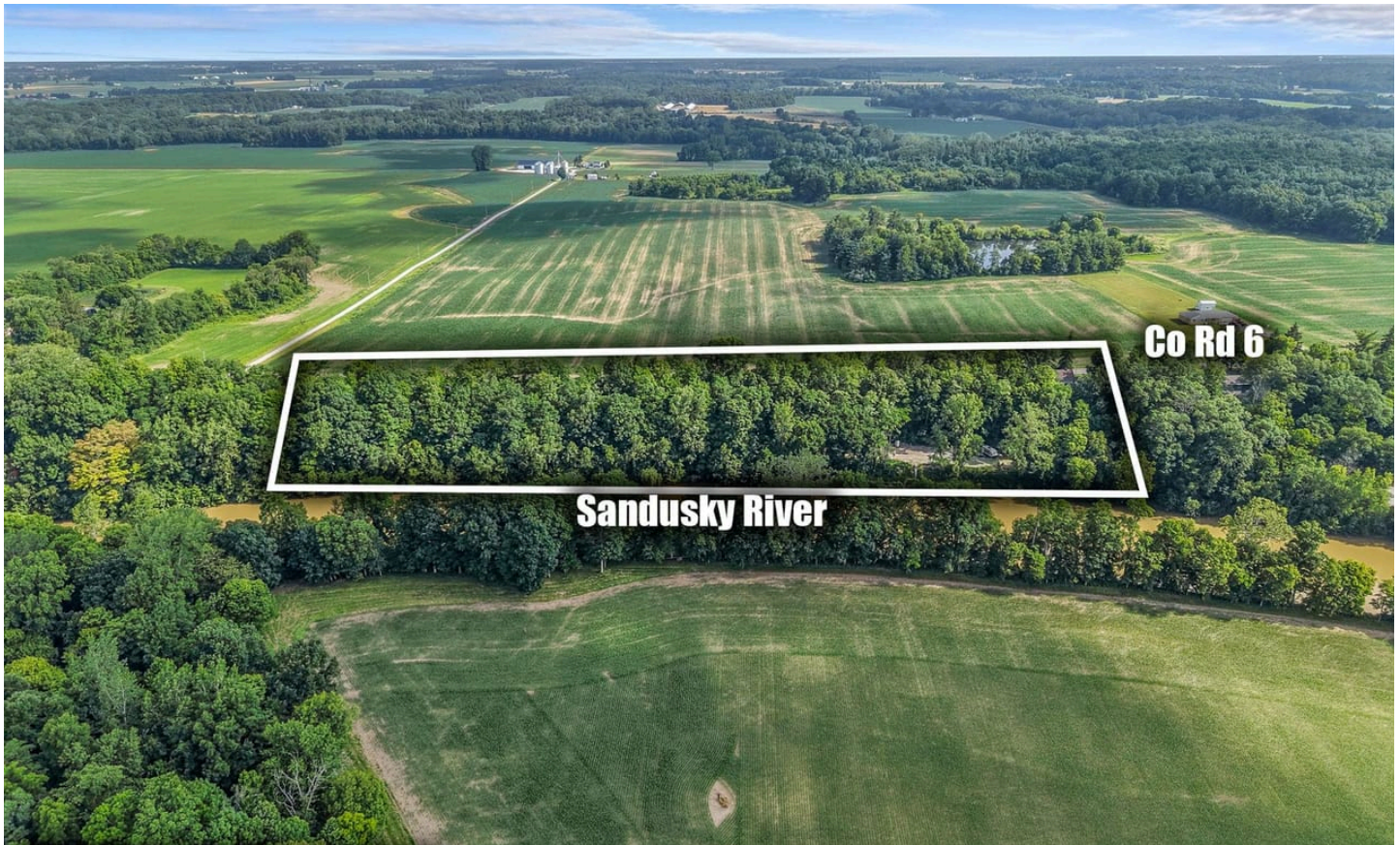


Co Rd 6 - 3 acres  
1640 W Co Rd 6  
Tiffin, OH 44883

**\$75,000**  
3.06± Acres  
Seneca 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!



**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

kmcquillin@mossyoakproperties.com | 419-576-2978

**Co Rd 6 - 3 acres**  
**Tiffin, OH / Seneca County**

---

**SUMMARY**

**Address**

1640 W Co Rd 6 null

**City, State Zip**

Tiffin, OH 44883

**County**

Seneca County

**Type**

Lot, Recreational Land

**Latitude / Longitude**

41.0292 / -83.2052

**Acreage**

3.06

**Price**

\$75,000



**PROPERTY DESCRIPTION**

Sandusky River Retreat

**OVERVIEW**

A rare opportunity to own a fully improved, move-in-ready riverfront retreat on 3 private acres with approximately 850 feet of Sandusky River frontage. Whether you envision a family gathering place, a group getaway shared among friends, or an income-producing investment, everything is already in place; just show up and enjoy.

**LOCATION**

Located less than 10 minutes from Tiffin, Ohio, home to Tiffin University and Heidelberg University. The property balances true seclusion with easy access to town amenities. The Howard Collier State Nature Preserve is nearby, and the St. John's Mill River Access is just half a mile away, offering additional kayak and canoe launch points along the Sandusky.

**THE PROPERTY**

Arrive via a 600-foot-plus wooded, stone-lined private drive with notable elevation change, a fitting introduction to the secluded setting that awaits below. Additional parking at street level accommodates overflow vehicles, trailers, and boats. At the bottom, nearly 850 feet of river shoreline opens up, offering endless opportunities for fishing, kayaking, canoeing, and wildlife watching.

**IMPROVEMENTS & INCLUDED PROPERTY**

The site is fully equipped with 220-amp electrical service, a drilled well with a pressure tank, water lines to each of the four camper sites, and a county-permitted 2,000-gallon septic tank attached to the porta-potty. Each camper site includes a 30-amp RV hookup. Included in the sale is an 18 ft. Keystone Bullet Ultra Lite Camper (Model 1800 RD), a 7 times 7 storage shed, and outdoor tables and chairs.

**PROPERTY DETAILS**

Total Acreage: ±3.0 Acres  
River Frontage: ±850 Linear Feet  
Camper Sites: 4 sites (each with 30-amp & water)  
Electrical Service: 220-amp  
Water: On-site well, pressure tank, lines to all sites  
Septic: County-permitted 2,000-gallon tank  
Included Camper: Keystone Bullet Ultra Lite 1800 RD (18 ft.)  
Included Shed: 7 times 7 storage shed  
Outdoor Furnishings: Tables and chairs included  
Private Drive: 600+ ft., wooded, stone-lined  
Street Parking: Yes, overflow lot at road level  
River Access Nearby: St. John's Mill River Access (0.5 mi.)  
Nature Preserve: Howard Collier State Nature Preserve (nearby)  
Nearest City: Tiffin, OH (< 10 minutes)  
Universities: Tiffin University & Heidelberg University

**THE POSSIBILITIES ARE ENDLESS**

From weekend fishing trips and family reunions to RV camping and riverside bonfires, this property is ready for all of it. The infrastructure is in, the camper is waiting, and the river is right there. Come see it for yourself.

PROPERTY IS SOLD AS-IS. All measurements are approximate. Buyer to verify all information. All listed personal property is included in the sale unless otherwise noted at the time of contract. Kobta tractor and implements are not included in the sale. Property is currently occupied; all showings must be approved with the listing agent. A licensed agent must be present at all showings.

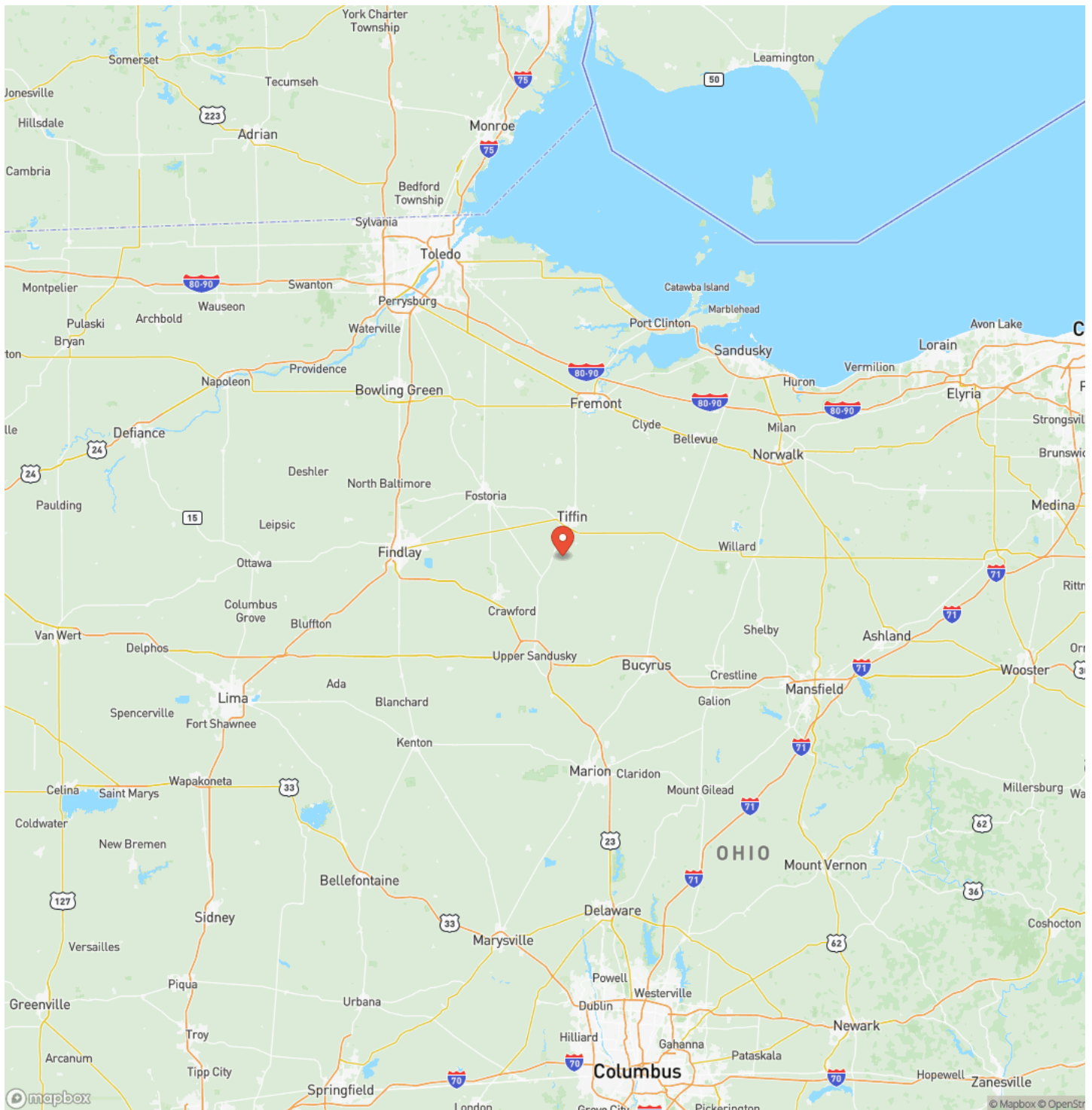
Co Rd 6 - 3 acres  
Tiffin, OH / Seneca County



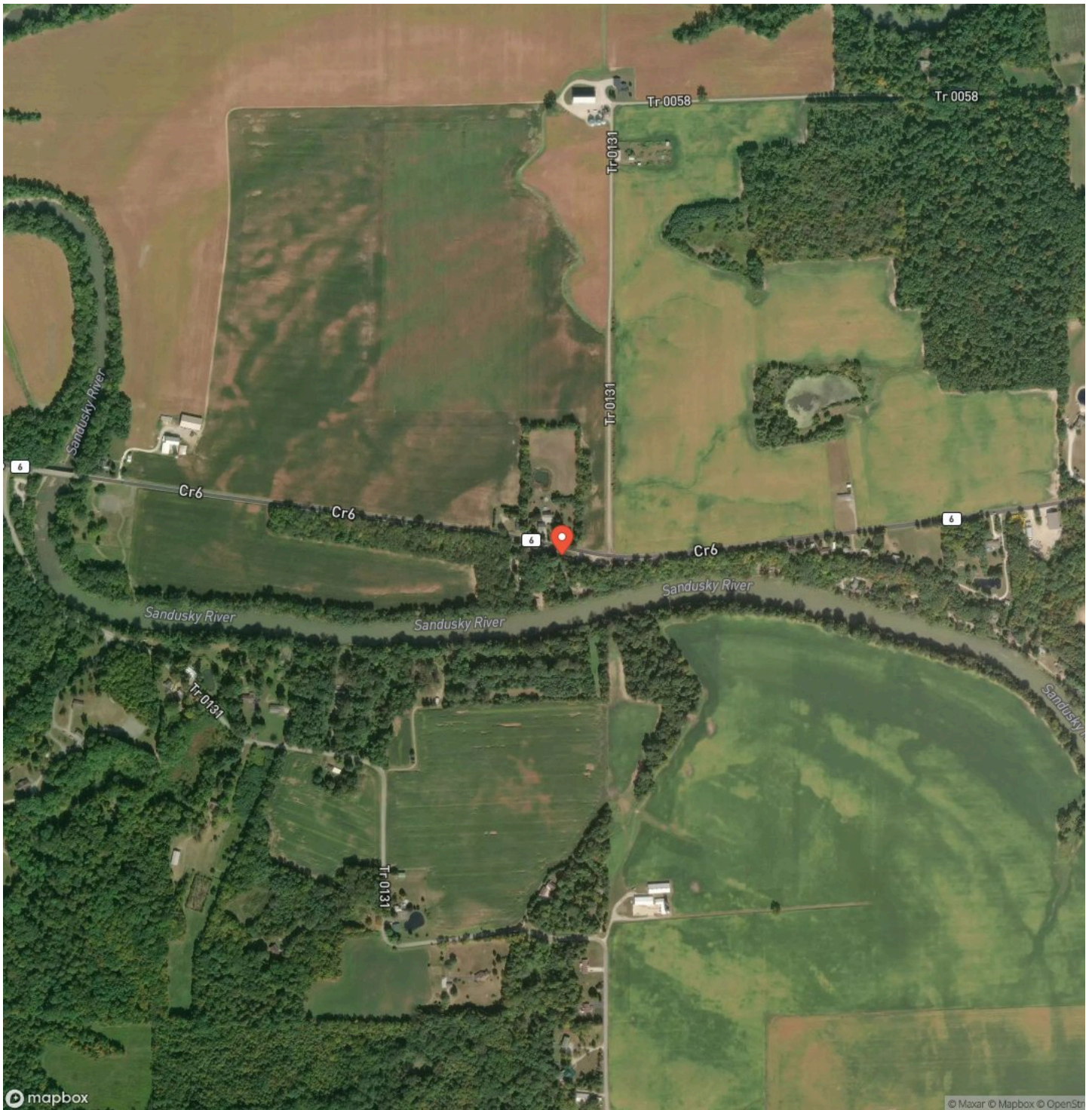
## Locator Map



# Locator Map



## Satellite Map







## **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.

---

**Mossy Oak Properties Bauer Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
<https://www.mossoakproperties.com/>

---

