

Sandy Lane - .59 acre  
3320 Sandy Lane  
Avon, OH 44011

**\$60,000**  
0.59± Acres  
Lorain County



**Merlin Hershberger**  
OHIO AGENT

Merlin Hershberger is a licensed Auctioneer and Realtor with Mossy Oak Properties / Bauer Real Estate & Auctions, serving clients in Ohio and nearby areas. Raised in rural Stark County, he learned about auctions alongside his uncle. After attending Ohio Auction School in 2020 and earning his auctioneer license in 2021, he transitioned to full-time auctioneering in 2022, gaining experience in various auction formats. Merlin is licensed in Ohio, Pennsylvania, and Indiana, and has participated in major auctions. In 2024, he obtained his Ohio Real Estate License and FAA Drone Pilot License for enhanced marketing. He is dedicated to helping clients buy and sell recreational properties and auction assets with integrity and modern marketing strategies.



**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

mshershberger@mossyoakproperties.com | 330-473-2577

**Sandy Lane - .59 acre**  
**Avon, OH / Lorain County**

---

**SUMMARY**

**Address**

3320 Sandy Lane

**City, State Zip**

Avon, OH 44011

**County**

Lorain County

**Type**

Lot

**Latitude / Longitude**

41.4387 / -81.9937

**Acreage**

0.59

**Price**

\$60,000



**Sandy Lane - .59 acre  
Avon, OH / Lorain County**

---

**PROPERTY DESCRIPTION**

Buildable residential lot located within the French Creek watershed and FEMA-designated 100-year floodplain. Engineering review confirms that the prior proposed fill does not increase flood elevations (no-rise certification completed). The property may qualify for a riparian setback waiver due to its size and longstanding configuration.

Development is feasible but will require additional due diligence and approvals, including wetland delineation, soil testing, revisions to the grading plan, and stormwater management (SWP3). Buyers should anticipate coordination with the City of Avon and compliance with floodplain development regulations.

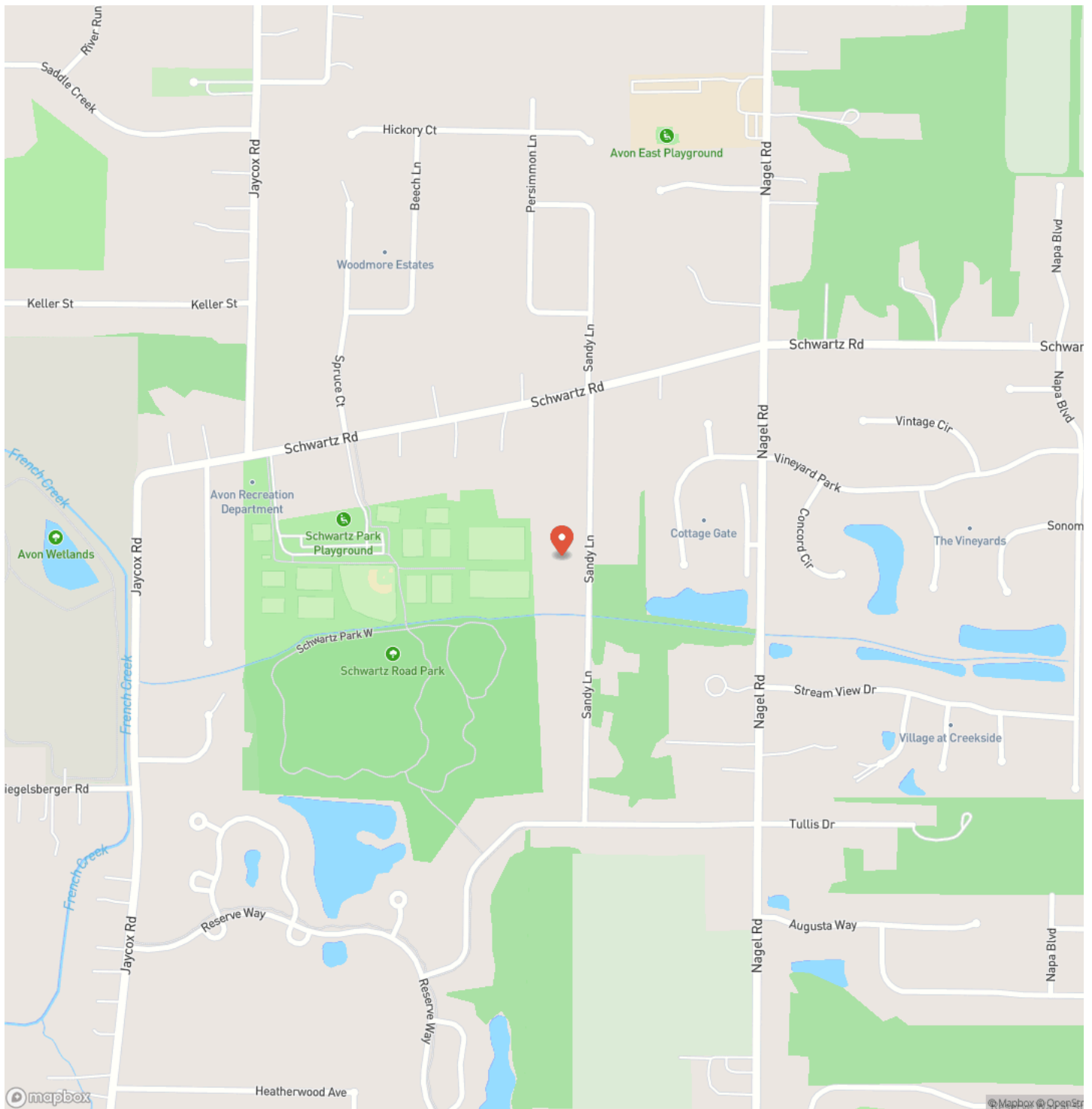
Options for construction include a slab home (simpler approval process) or basement construction with additional engineering requirements and elevation standards. No compensatory storage is required due to parcel size.

Ideal opportunity for a buyer or builder familiar with floodplain development seeking a custom home site with engineering groundwork already initiated.

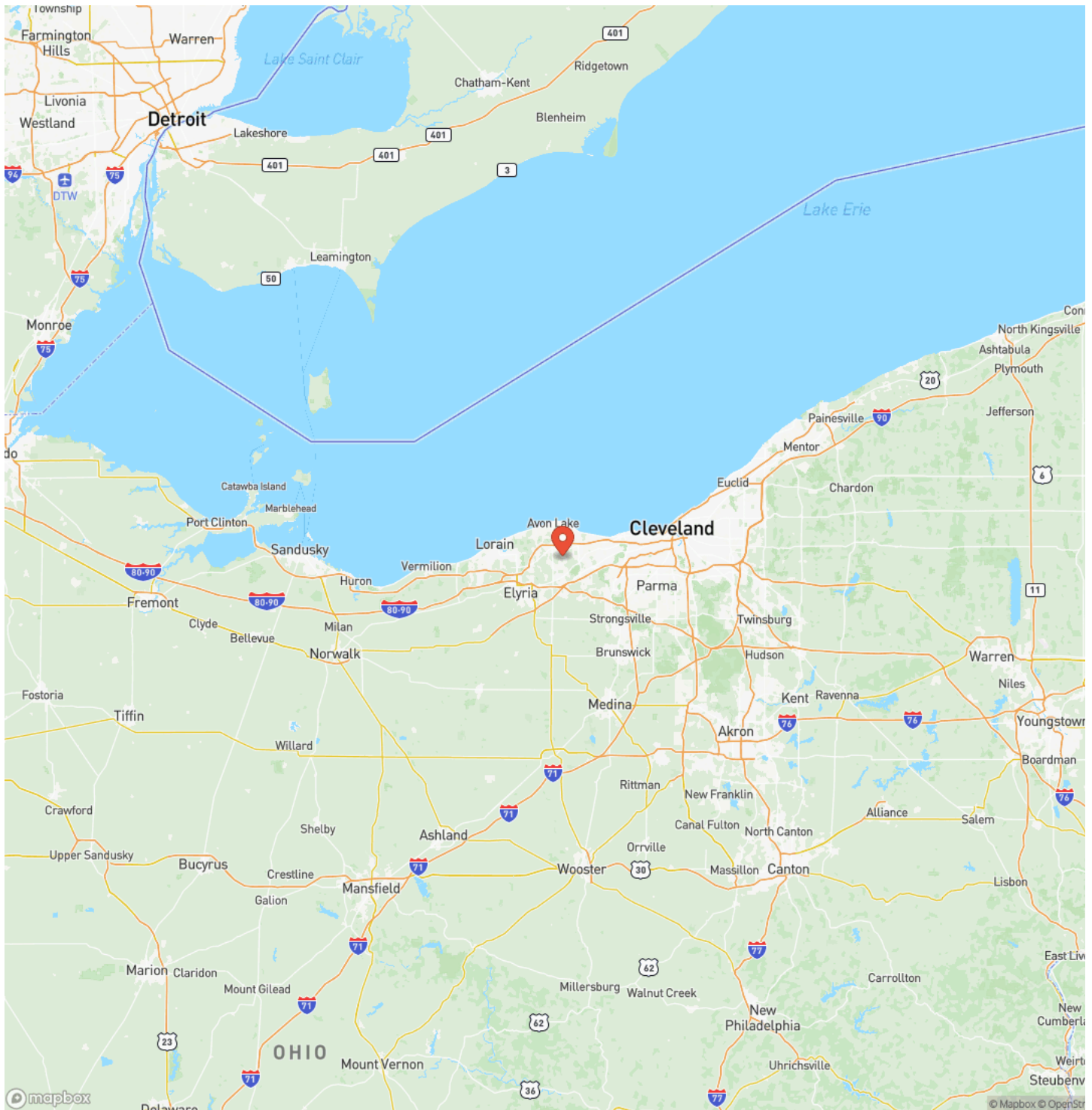
Sandy Lane - .59 acre  
Avon, OH / Lorain County



# Locator Map

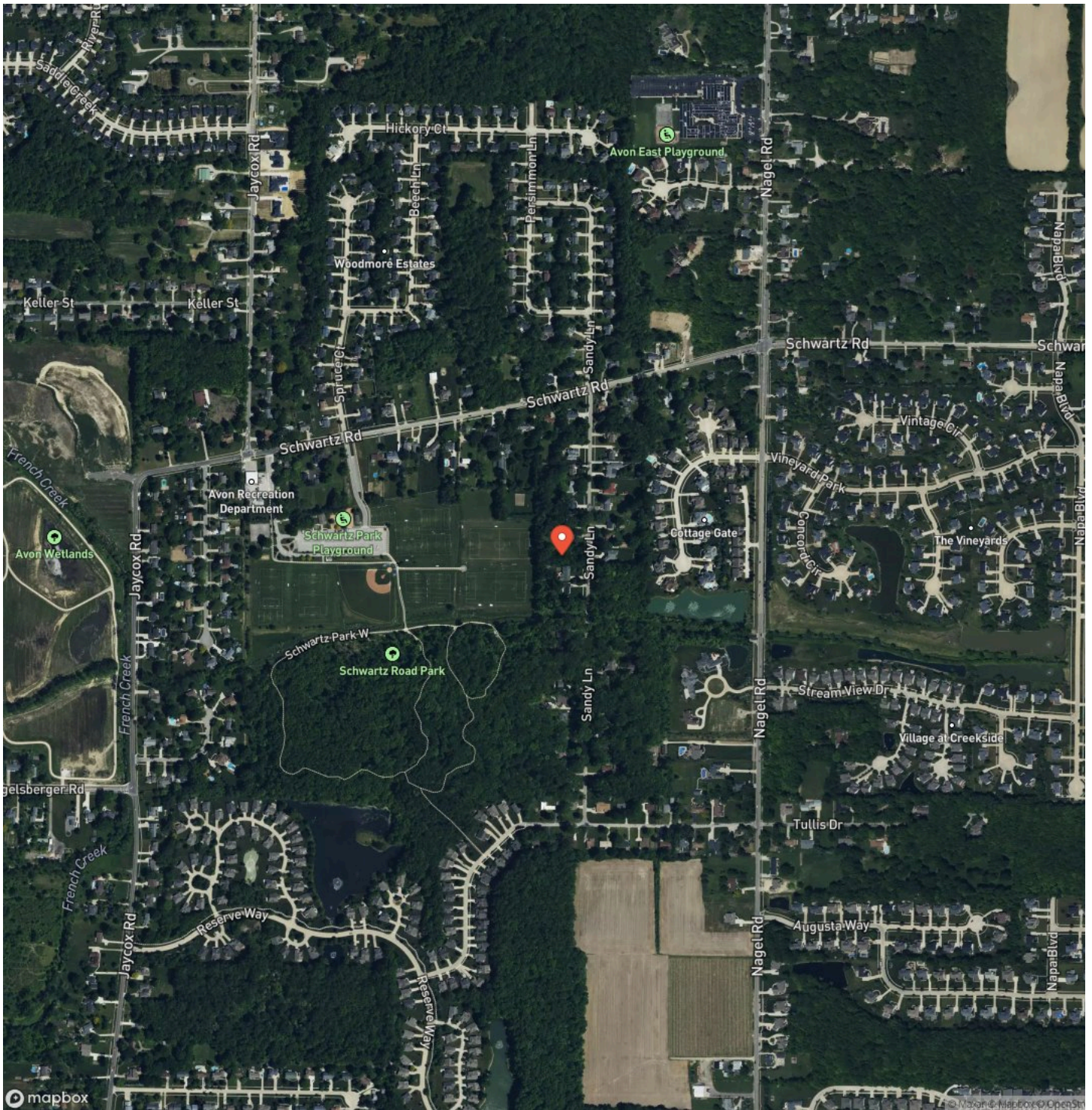


# Locator Map



Sandy Lane - .59 acre  
Avon, OH / Lorain County

## 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/>

---

