

SR 13 Tract 3 - 23 acres - Perry County
SR 13
Thornville, OH 43076

\$409,900
23.700± Acres
Perry County



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Thornville, OH / Perry County

SUMMARY

Address

SR 13

City, State Zip

Thornville, OH 43076

County

Perry County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.8514 / -82.3941

Acreage

23.700

Price

\$409,900

Property Website

<https://ohiolandforsale.com/property/sr-13-tract-3-23-acres-perry-county-perry-ohio/29737/>



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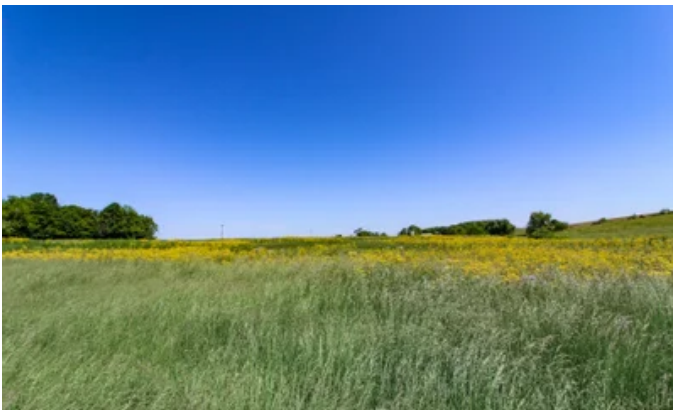
PROPERTY DESCRIPTION

Multiple building tracts for sale in Perry County, Ohio. Minutes from Interstate 70 and under 1 hour from Columbus Ohio. Close proximity to Buckeye Lake and only 2.2 miles from Northern Local School District. Multiple lots to choose from with frontage on SR 13 & Township Highway 87. 15 total tracts to choose from:

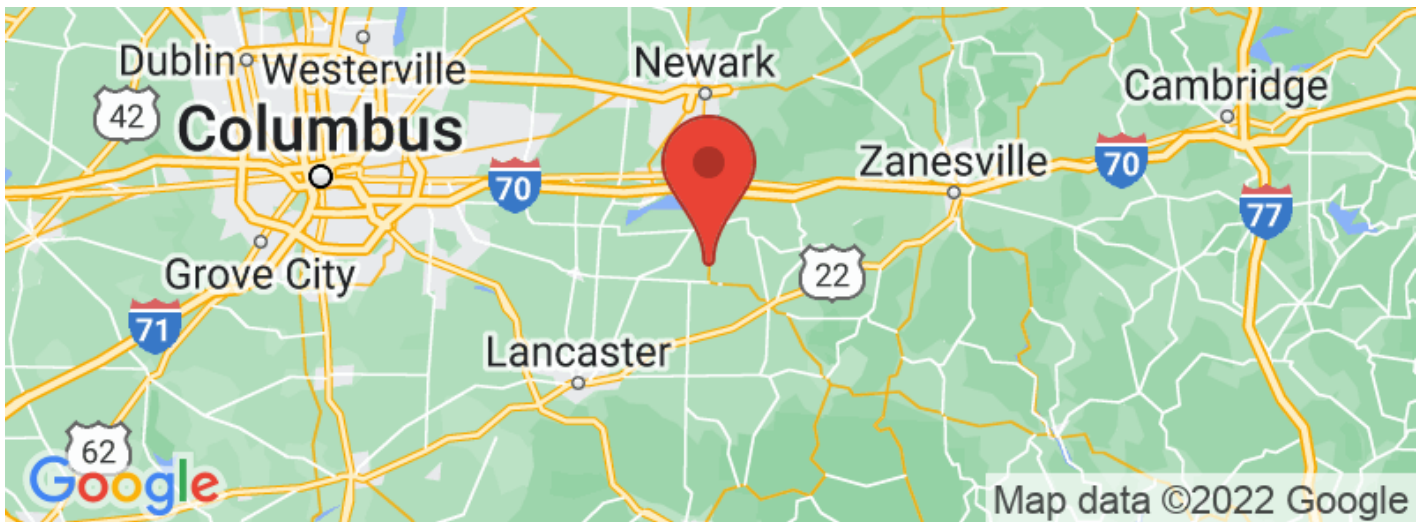
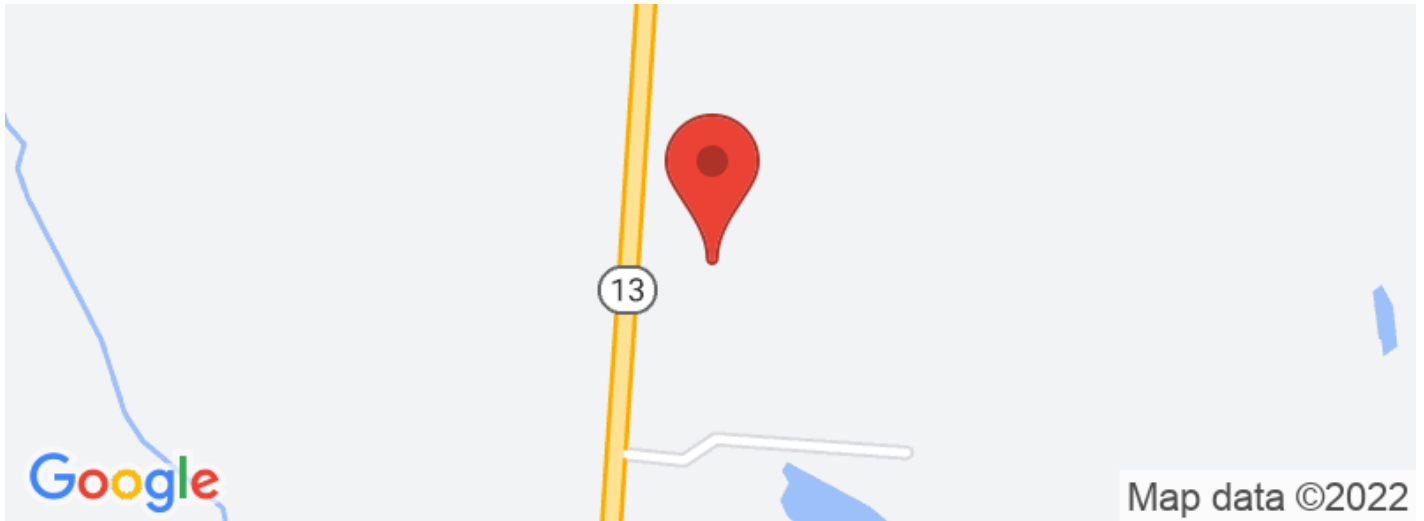
Tract 1- 5 acres \$119,900
Tract 2- 5 acres \$119,900
Tract 3- 23.789 acres \$409,000
Tract 4- 4.6 acres \$109,900
Tract 5- Farm House, barns & 5 acres \$575,000
Tract 6- 6.8 acres \$159,900
Tract 7- 8.7 acres \$179,900
Tract 8- 5.3 acres \$129,900
Tract 9- 5.1 acres \$129,900
Tract 10- 10.528 acres \$229,900
Tract 11- 10.2 acres \$229,900
Tract 12- 4.4 acres \$104,900 **IN CONTRACT
Tract 13- 26 acres \$419,900
Tract 14- 4 acres \$94,900 **IN CONTRACT
Tract 15- 25.5 acres \$437,900

Electric service is available at road. Drilled water wells and septic tanks in this area. New survey is currently being completed to determine final lot size and property lines. Deed restrictions are in place. Ranch style homes are to have a minimum of 1800 livable sq ft and 2 story homes are to be a minimum of 2200 livable sq ft. Roof pitches are to be a minimum of 6/12 pitch. All homes must be on a permanent foundation, no mobile or manufactured homes are allowed. Accessory buildings need to have a 6/12 pitch as well. Tracks 3, 5, 6, 10, & 11 will all touch and be the only ones to have access to the pond. There will be a pond maintenance agreement signed by those lot owners. All tracts off SR 13 will have shared driveways. GPS Coordinates are 38.8524, -82.3936. Any mineral rights owned by seller will transfer and annual taxes are to be determined due to new split.

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Locator Maps



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Thornville, OH / Perry County

Aerial Maps



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Thornville, OH / Perry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

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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 Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
