

Tract 3 Fraunfelter Road Build/Farm
402 S Fraunfelter Rd
Elida, OH 45807

\$250,000
10± Acres
Allen County



Tract 3 Fraunfelter Road Build/Farm
Elida, OH / Allen County

SUMMARY

Address

402 S Fraunfelter Rd

City, State Zip

Elida, OH 45807

County

Allen County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

40.735 / -84.1985

Acreage

10

Price

\$250,000

Property Website

<https://arrowheadlandcompany.com/property/tract-3-fraunfelter-road-build-farm-allen-ohio/112394/>



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PROPERTY DESCRIPTION

Enjoy the space and freedom of country living on this 10± acre property in Allen County, Ohio! Located in the Shawnee School District, this versatile tract offers an excellent opportunity to build your dream home, start a small farm, or invest in quality land. With approximately 2 +/- acres of woods and the balance in productive tillable ground, the property provides a nice mix of open space and natural cover perfect for small farm hunting. Utilities are available at the road, with additional utility access at the neighboring home, making the property well-positioned for future development. The tract features approximately 100 +/- feet of paved road frontage and is conveniently located with easy access to nearby amenities while still offering a peaceful rural setting. The tillable acreage is subject to the current owner harvesting this year's crops in the fall. Don't miss your chance to own this beautiful piece of Allen County countryside! The property is subject to a survey due to being split. The listing agent is also the seller/owner. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact David Peters at [\(419\) 905-8887](tel:419-905-8887).

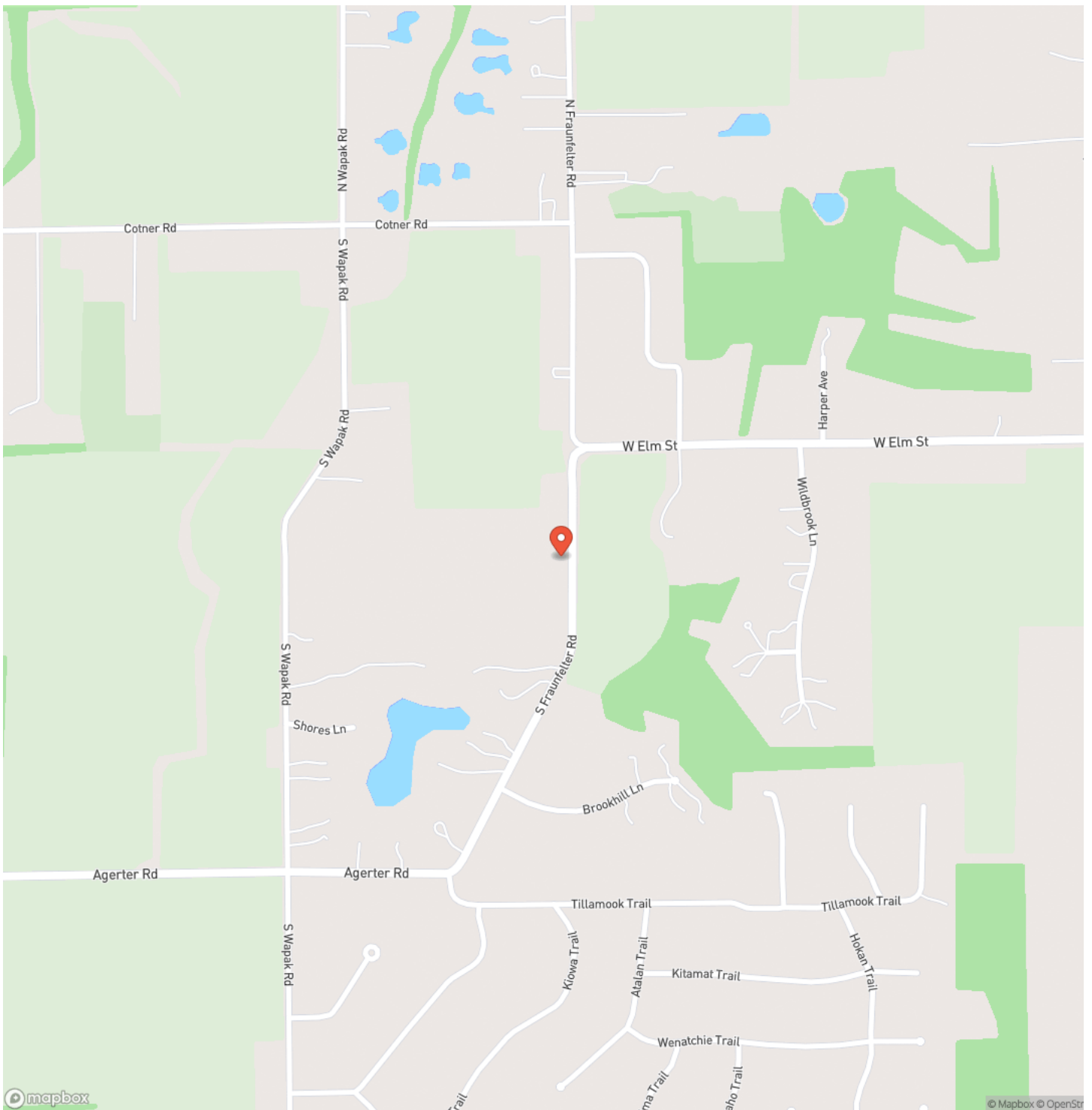
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



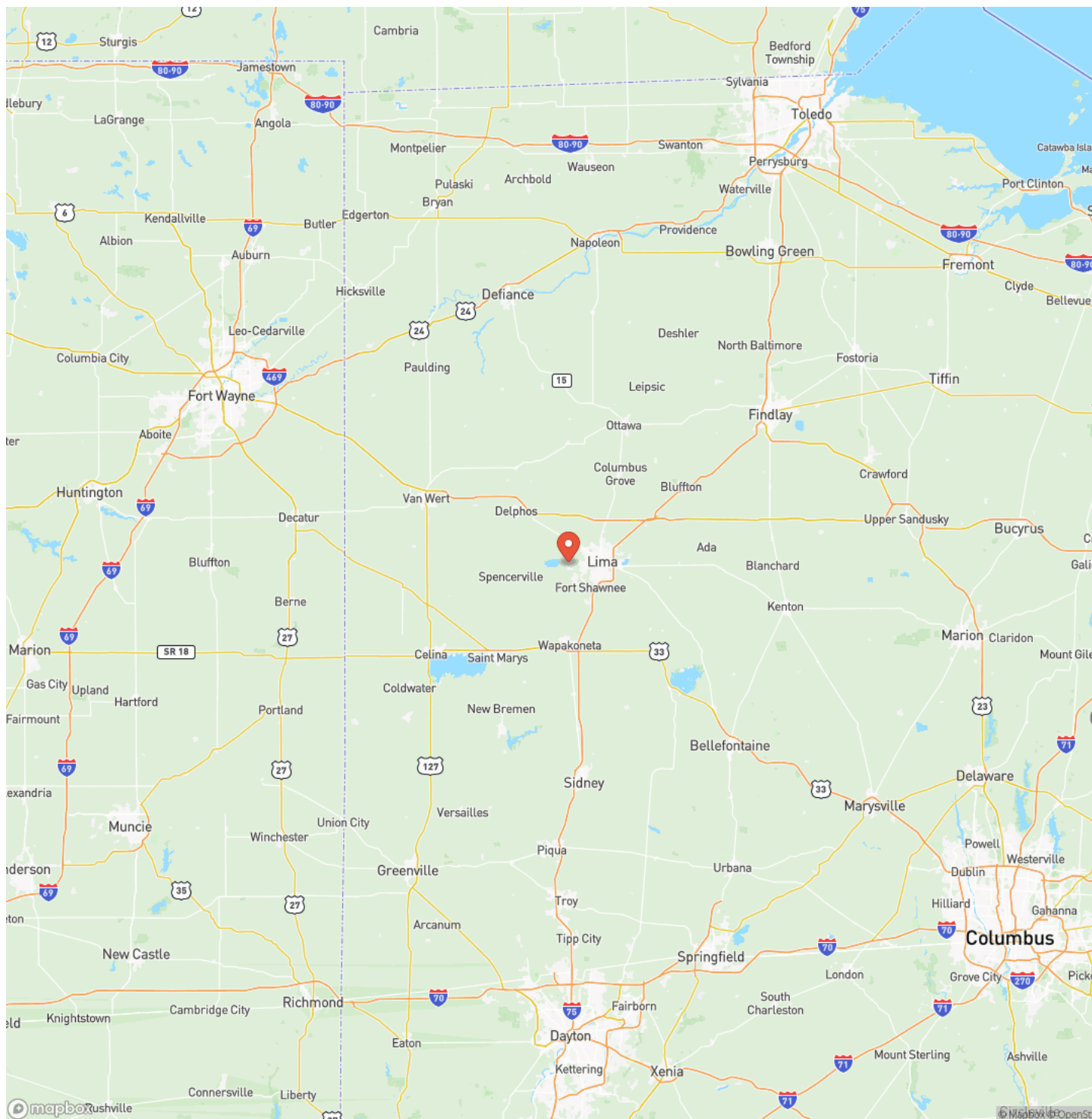
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Locator Map



Locator Map



Satellite Map



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Elida, OH / Allen County

LISTING REPRESENTATIVE

For more information contact:



Representative

David Peters

Mobile

(419) 905-8887

Email

david.peters@arrowheadlandcompany.com

Address

City / State / Zip

Lima, OH 45807

NOTES

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<https://arrowheadlandcompany.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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