

FOR SALE



\$48,000

0 Woodview Drive, Bellefontaine, OH 43311

3 Parcels for Sale in Bellefontaine, Ohio

- Parcels: 17-092-14-09-020-001, 17-092-14-09-020-002, 17-092-14-09-020-003
- Total of +/- 1.06 Acres
- 3 Individual Lots for Residential Construction that are being Sold Together
- Lots have some active forestation, allowing for privacy amid the convenience of proximity with Downtown Bellefontaine



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Property Information

LEGAL

Legal Property Description:	Residential Land For Sale
Price:	\$48,000
Parcel Number:	17-092-14-09-020-001, 17-092-14-09-020-002, 17-092-14-09-020-003
Occupancy:	0%

LAND

Land Acreage:	Approximately +/- 1.06 Acres
Current Zoning:	R-2
Jurisdiction:	Bellefontaine

STRUCTURAL

Building Square Footage:	No Buildings
Unit Square Footage:	0
Floors Above Ground:	0
Year Built:	N/A

ADDITIONAL INFO

Public Water, Sewer, and Gas	Easily Accessible, Easy Installation
Lot Specifics:	Forested Lots, Use: Residential Construction
Parcel Benefits:	3 Premium Cul-de-sac End Lots
Fees and Associations:	None
Real Estate Taxes:	\$1,163.76 or (\$387.92 per Parcel)

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Plat Map

*Line Drawings are Approximate

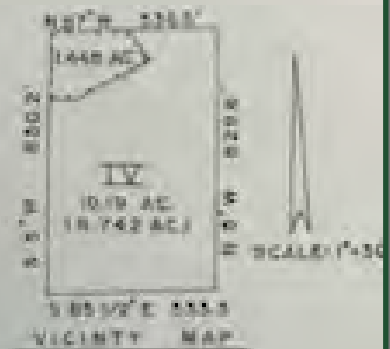
Line 1 S 85° 34' 53" E a distance of 111.48 feet to the west line of said 10.19 acre parcel, also being the west line of the 4.910 acre parcel to a concrete monument set.

Line 2 S 85° 34' 53" E a distance of 111.43 feet along the west line of said 10.19 acre parcel, the west line of the 4.910 acre parcel to a concrete monument set at the point of beginning of this description.

The above described tract contains 1.448 acres and is part of Jarman Properties, Inc., 10.19 acre tract as recorded in O.R. Volume 110, Page 491 to 501.

NOTES:
ACCORD TO, 1962
PAID STATE ROUTE
BILLYBOND, OH 4

BASIS OF BEARINGS: THIS BEARING, S 85° 34' 53" E, IS FROM A BOUNDARY CURVE PERFORMED BY LEE SURVEYING AND ALL OTHER BEARINGS ARE CALCULATED FROM IT.



LINE	BEARING	DISTANCE	AREA	PERCENT	CHORD	BEARING	DISTANCE
1	S 85° 34' 53" E	111.48	1.448	100.00	111.48	S 85° 34' 53" E	111.48
2	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
3	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
4	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
5	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
6	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
7	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
8	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
9	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43
10	S 85° 34' 53" E	111.43	1.448	100.00	111.43	S 85° 34' 53" E	111.43

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Covenants and Restrictions

1. Said premises shall be used solely and exclusively for single family residences or two family residences only.
2. No residence shall be constructed with less than 1000 square feet of living area for each family unit if it is a two family residence and not less than 1500 square feet if it is a single family residence, excluding breeze-ways, garages and basements for each family unit.
3. The front, back and side setback line of the building shall conform to zoning requirements of the City of Bellefontaine as they now exist.
4. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 3 feet square advertising the property for sale or rent, or signs used by a builder to advertise the property during construction period.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except domesticated household pets may be kept on said premises provided same are not kept, bred or maintained for any commercial purpose.
6. No auxiliary or storage buildings shall be permitted on sold lots excepting those buildings that architecturally conform to the one-family residence building.
7. No nuisance shall be suffered to remain on said premises nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of any adjoining land.
8. No weeds, underbrush, trash or any unsightly growth shall be permitted to grow or remain in any way on said premises.
9. Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damage.
10. No trailers of any type, campers, mobile homes, motor homes, boats, non-operable automobiles or buses are to be kept on the premises unless within a building.
11. These covenants are to run with the land and shall be binding on all parties until August 1, 2003 after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots in said subdivision has been recorded agreeing to change said covenants in whole or in part.
12. Invalidity of any one of these covenants by judgment or court order shall in no way affect any or the other provisions which shall remain in full force and effect.
13. The slope of the roof on all one story residential structures shall be a ratio of not less than 7 feet vertical for each twelve feet horizontal.
14. No permanent structures or planting, etc. shall be permitted in any of the easements delineated on the plat. This is a permanent restriction and not subject to 11 and 12 above.

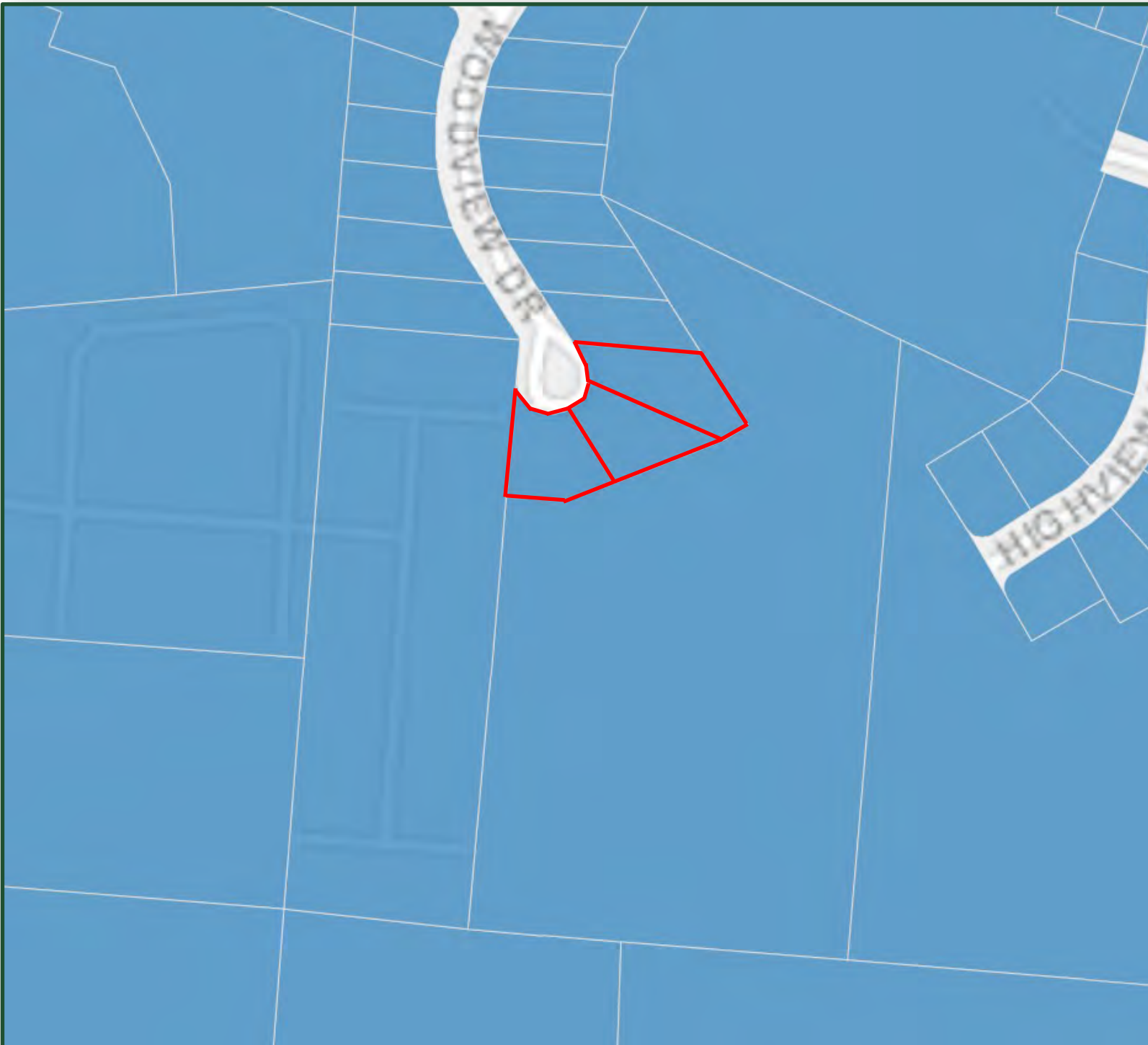
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Parcel View



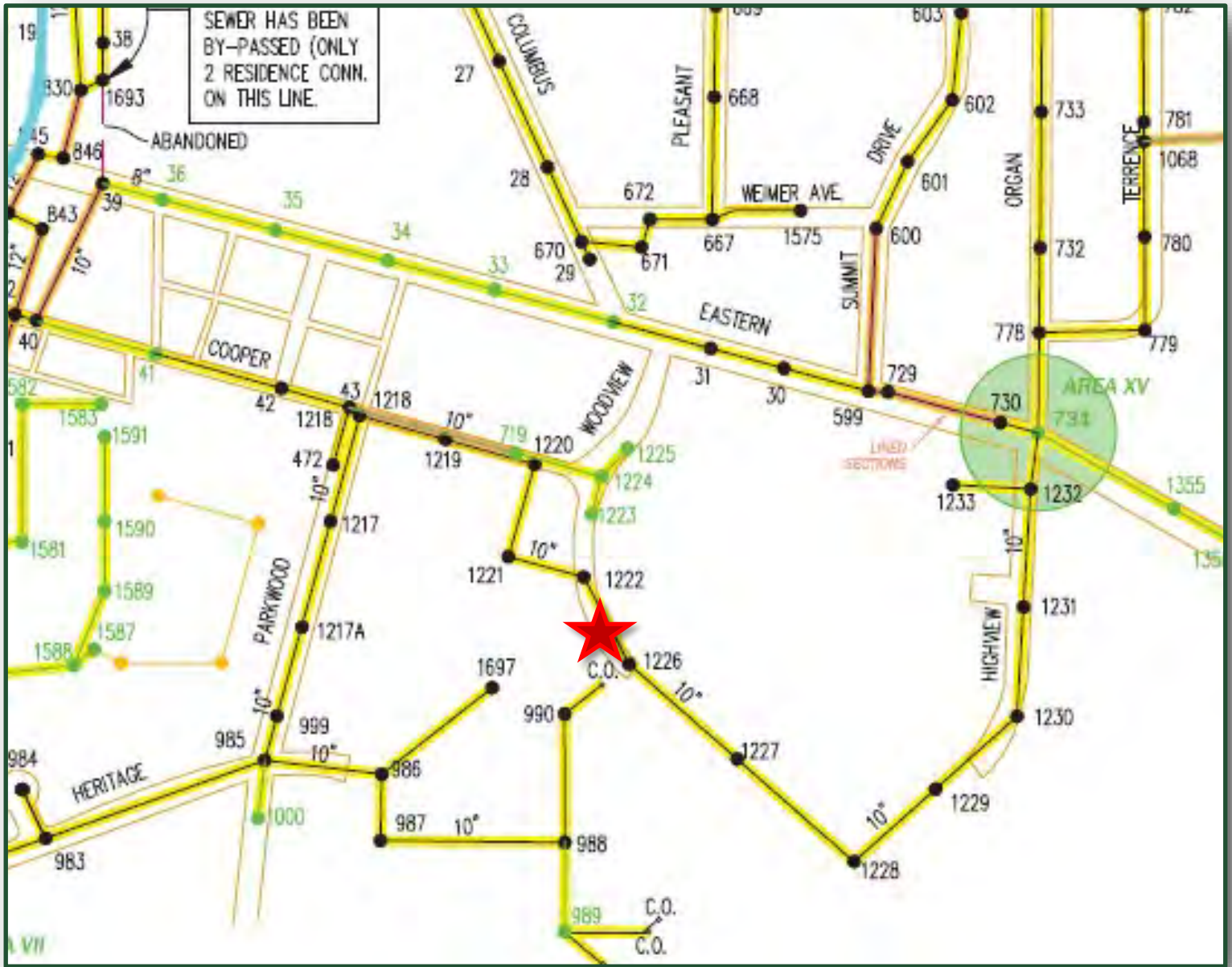
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Local Sanitary and Sewer Map



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Nearby Amenities



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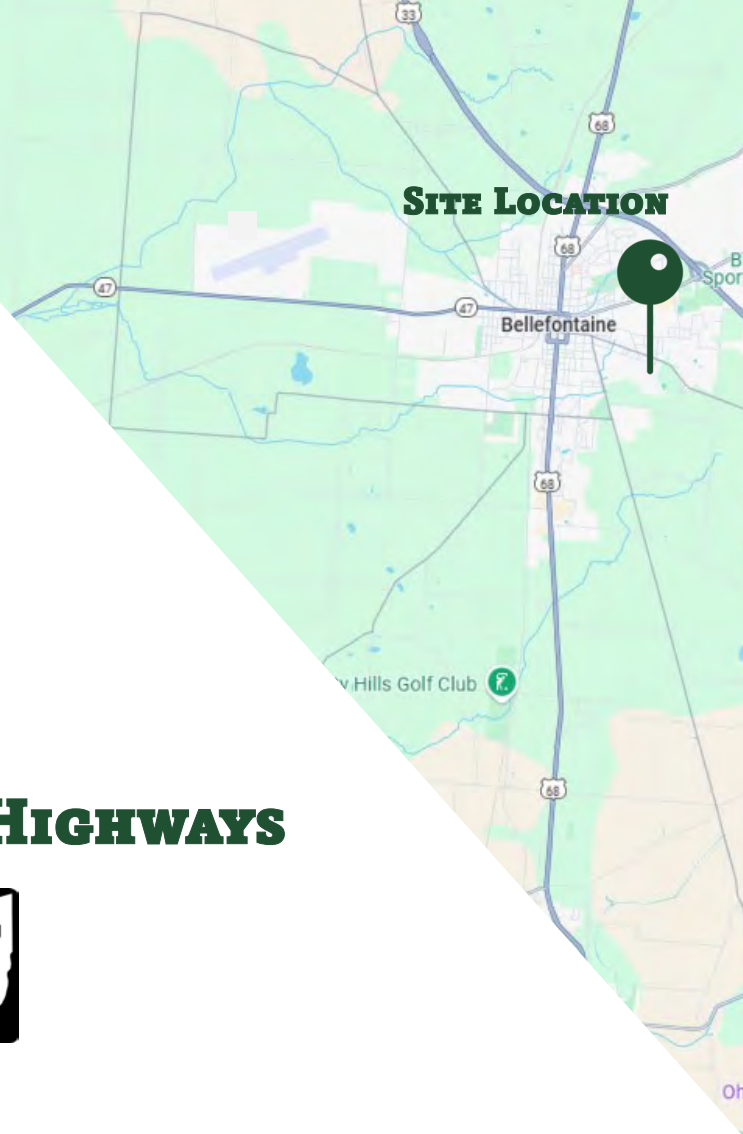


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TRAFFIC COUNT

Street	Avg Daily Volume
Eastern Avenue	2,525
Ludlow Road	4,498
E Sandusky Avenue	8,359

SITE LOCATION



NEARBY MAJOR ROADS & HIGHWAYS



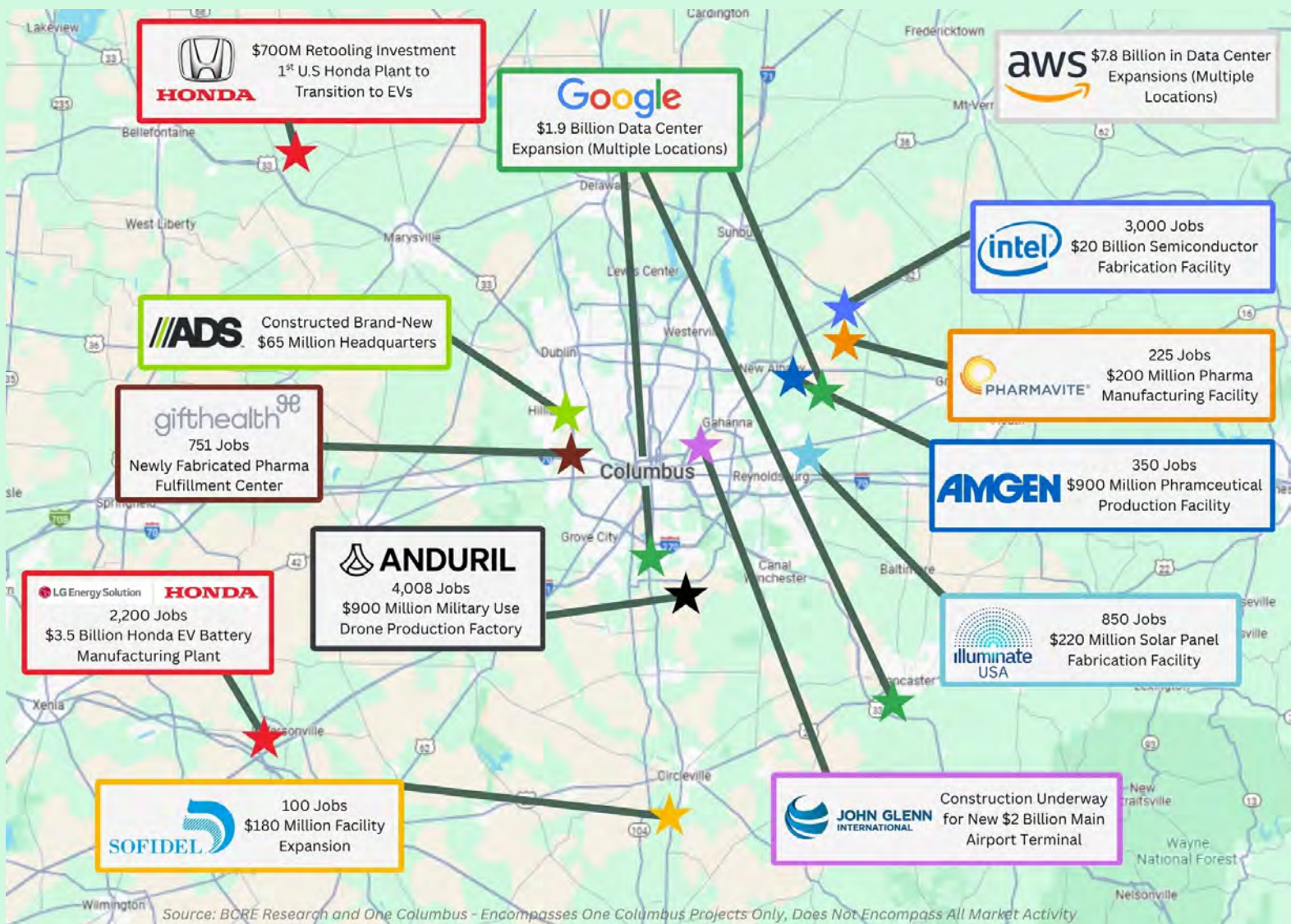
DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		3,109	14,929	17,367
Households (2020)		2,919	8,216	9,569
Avg Household Income (2020)		\$45,187	\$52,705	\$55,235

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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

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