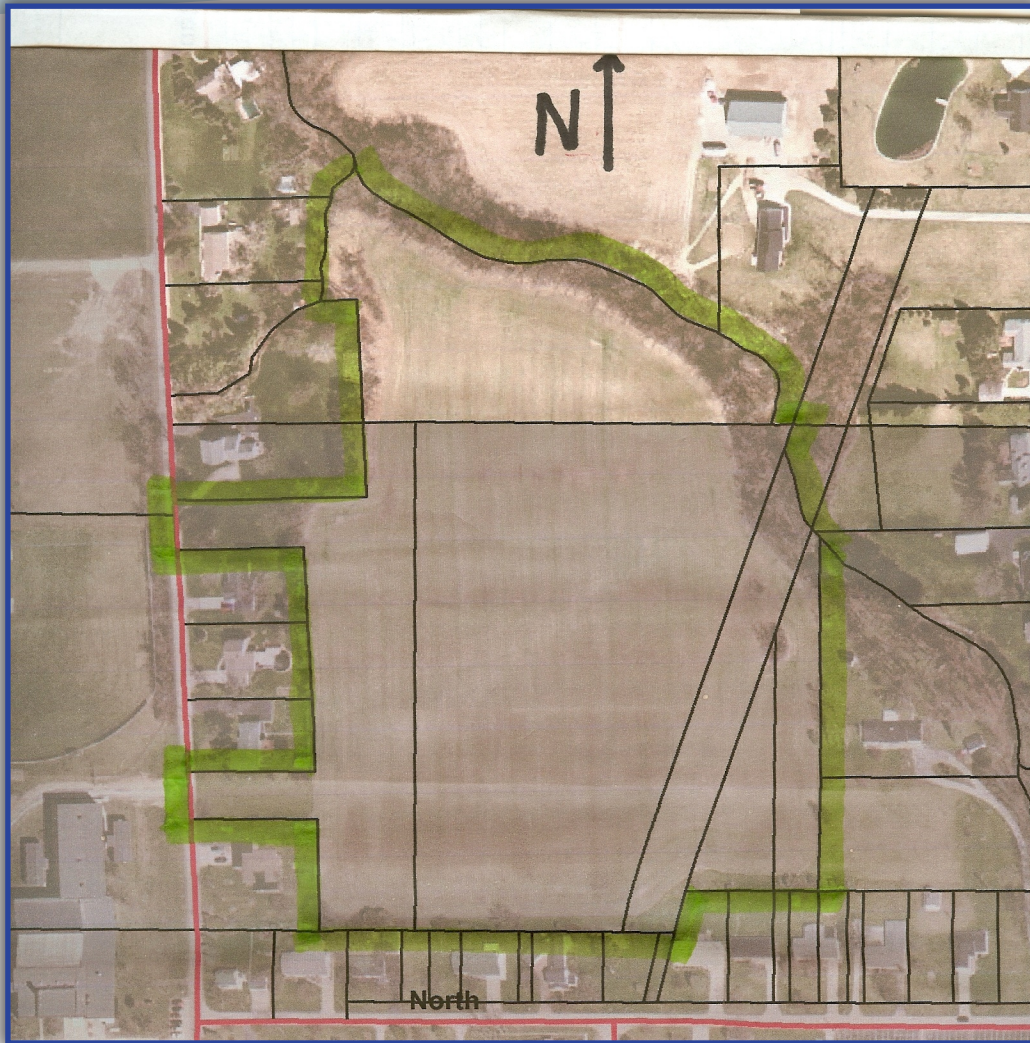


Land For Sale

16 acres m/l zoned R-1 Residential



Directions: ½ mile north of Kellogg Road on Tontogany Creek Road in Tontogany, OH. Across the road from Otsego Schools campus.

Priced at \$210,000.

This property is listed For Sale. It will not be auctioned.

OhioRealEstateAuctions

LLC



Steve Powell
Listing Agent

Cell: 419.304.1263 | E-mail: smpowell53@gmail.com





Specializing In the Sale of Real Estate

Steve Powell – Auctioneer/Real Estate Agent

Dear Prospective Buyer:

I'd like to share with you information about a parcel of land available for purchase. It is 16 acres m/l in the village of Tontogany, Wood County, Ohio. Application to annex the entire property into the village has been filed. This property has been five Wood County Auditor property tax parcels, but has been surveyed and combined into one legal description (see survey map on page 4). There are no buildings on this parcel.

This land is listed For Sale at a price of \$210,000 for the entire 16 acres m/l.

It is located in the Otsego School District and lies across Tontogany Creek Road from the entire Otsego K-12 campus.

Here is a list of the parcels as recorded by the Wood County Auditor and the annual property tax amounts as published:

Parcel V74-510-050101014000 – 2.97 acres – Annual property taxes \$229.40.
Parcel V74-510-050101019000 – 7.75 acres – Annual property taxes \$436.93.
Parcel V72-510-050101013000 – 3.53 acres – Annual property taxes \$89.04.
Parcel V74-510-050101020000 – .93 acres – Annual property taxes \$46.16.
Parcel V74-510-050101021000 – .75 acres – Annual property taxes \$36.74.
Total annual property taxes - \$838.27.

This land is drained with subsurface drainage tile that have been installed at various times.

Village supplied utilities of electricity, public water and sanitary sewer all run by this property as shown on page 3 and are available.

This property would make a residential estate, hobby farm or a unique residential subdivision.

Please feel free to call or e-mail me if you have any questions.

Sincerely,

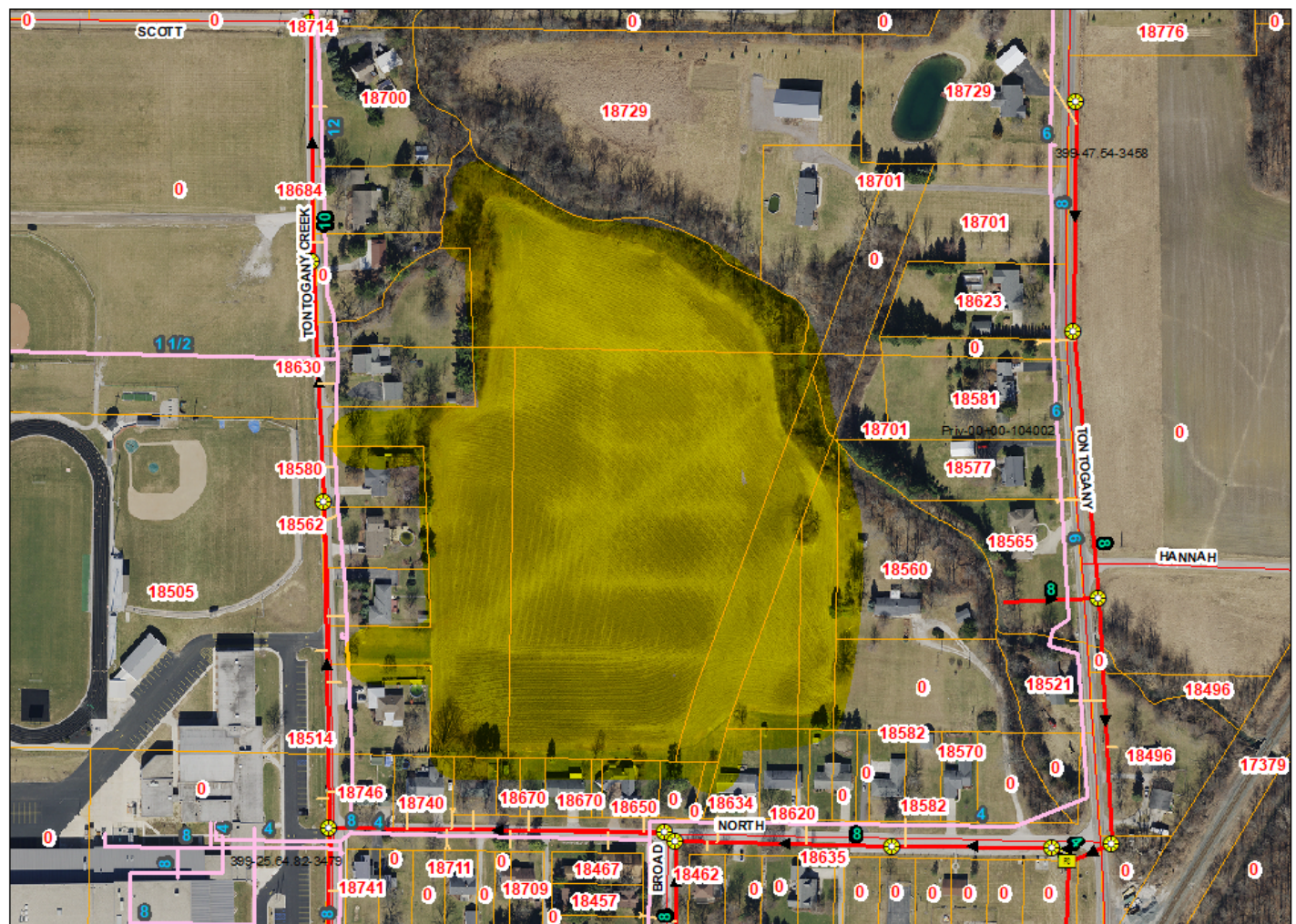
Steve Powell

Steve Powell, Auctioneer/Real Estate Agent

17110 Kellogg Road, Bowling Green, OH 43402
Phone – 419-304-1263
Email: smpowell53@gmail.com

Land For Sale

16 acres m/l zoned R-1 Residential



Village water supply lines – Shown in pink. Sanitary sewer lines – Shown in red.

- Two access points to Tontogany Creek Road.
- Close to entire Otsego Schools campus.
- City water, sanitary sewer, natural gas, electric all available.
- Village supplies affordable utility rates.
- Zoned R-1 single-family residential use. Total annual property taxes of \$838.27.
- Scenic creek on north edge.
- Offered for sale as one parcel, providing buyer flexible development options.



Steve Powell
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