



DANBERRY NATIONAL, LTD.

62.63 AC +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: SOUTH OF S.R. 582/MIDDLETON PIKE
CLOSEST INTERSECTION: I-75 & DUNBRIDGE RD.
CITY/TOWNSHIP: MIDDLETON TOWNSHIP
STATE/COUNTY/ZIP: OHIO/WOOD/43402
ZONING: AGRICULTURAL

PRICING DETAILS:

PER/ACRE: \$27,500/AC
TOTAL PRICE: \$1,722,325.00
TERMS/TRADE: CASH AT
CLOSING/NO TRADE



COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR
ACRES – 62.63 AC +/-
- LESS THAN A MILE TO I-75/582
INTERCHANGE
- BOWLING GREEN ELECTRICITY/TOLEDO
EDISON/FIRST ENERGY
- CLOSE TO STATE HIGHWAY PATROL POST
- CLOSE TO MIDSTAR BUSINESS PARK
(CALPHALON/RUBBERMAID, HOLLAND
TRUCKING)

PARCEL/TAX INFORMATION:

J36-611-290000001000 (29.76 AC) - \$1,458.80
J36-611-290000002000 (22.8 AC) - \$1,112.24
J36-611-290204003000 (1.25 AC) - \$60.80
J36-611-290204004000 (1.45 AC) - \$70.76
J36-611-290204005000 (1.4 AC) - \$68.48
J36-611-290204006000 (2 AC) - \$97.52
J36-611-290000003000 (3.97 AC) - \$193.24

INFORMATION IN FILE – WOOD COUNTY
AUDITOR'S OFFICE WEBSITE
(<http://auditor.co.wood.oh.us>)

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappable of all public utilities are subject to purchaser's confirmation of same.



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UTILITY INFORMATION:

GAS: AVAILABLE – COLUMBIA GAS

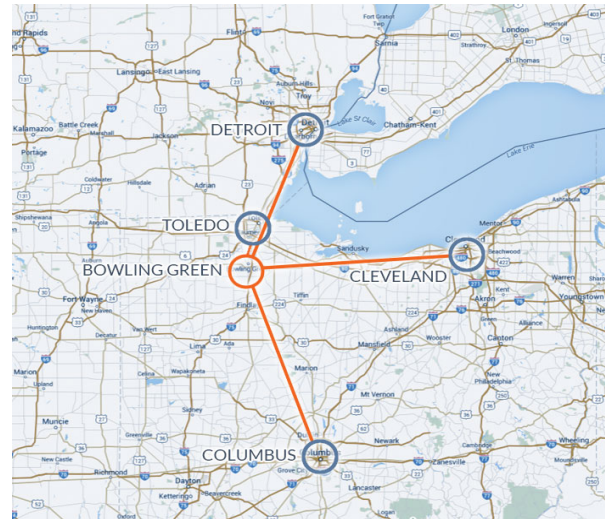
WATER: WEST OF I-75 - NWWSD

ELECTRIC: AVAILABLE – FIRST ENERGY

STORM SEWER: OPEN DITCH ON S.R. 582

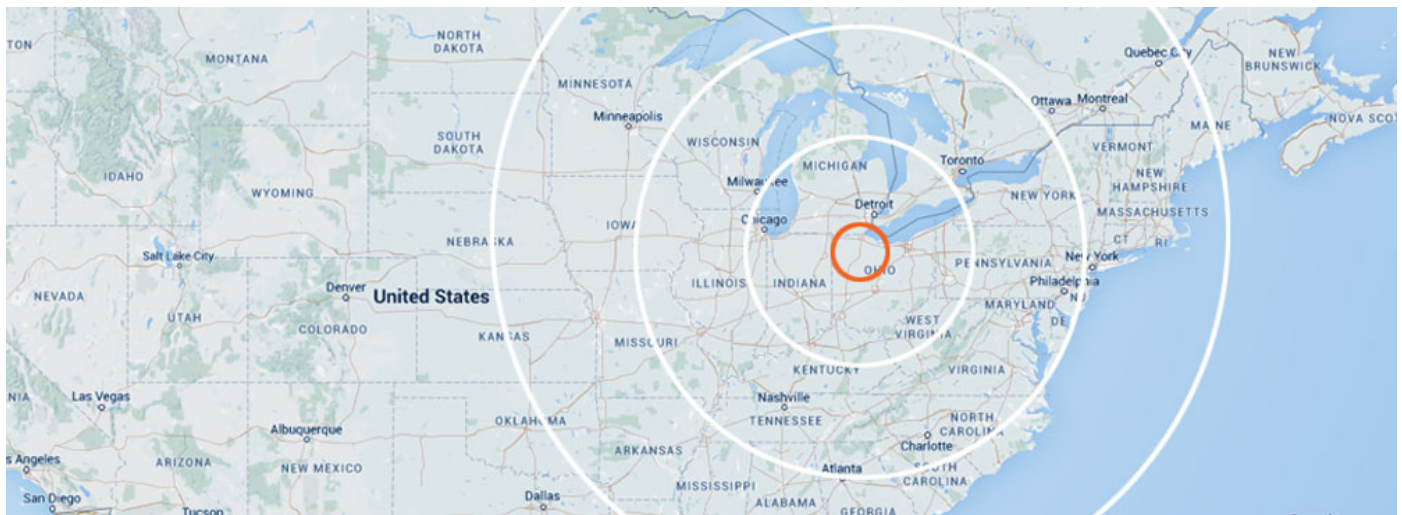
SANITARY SEWER: WEST OF I-75 - NWWSD

I-75/582 Interchange is located less than two hours from Cleveland and Columbus. Detroit, Ann Arbor, and Toledo also provide many opportunities within a short drive.



SOURCE: <https://bowlinggreen-oh.com/community/>

Reach 60% of the North American market within 1 day's drive.



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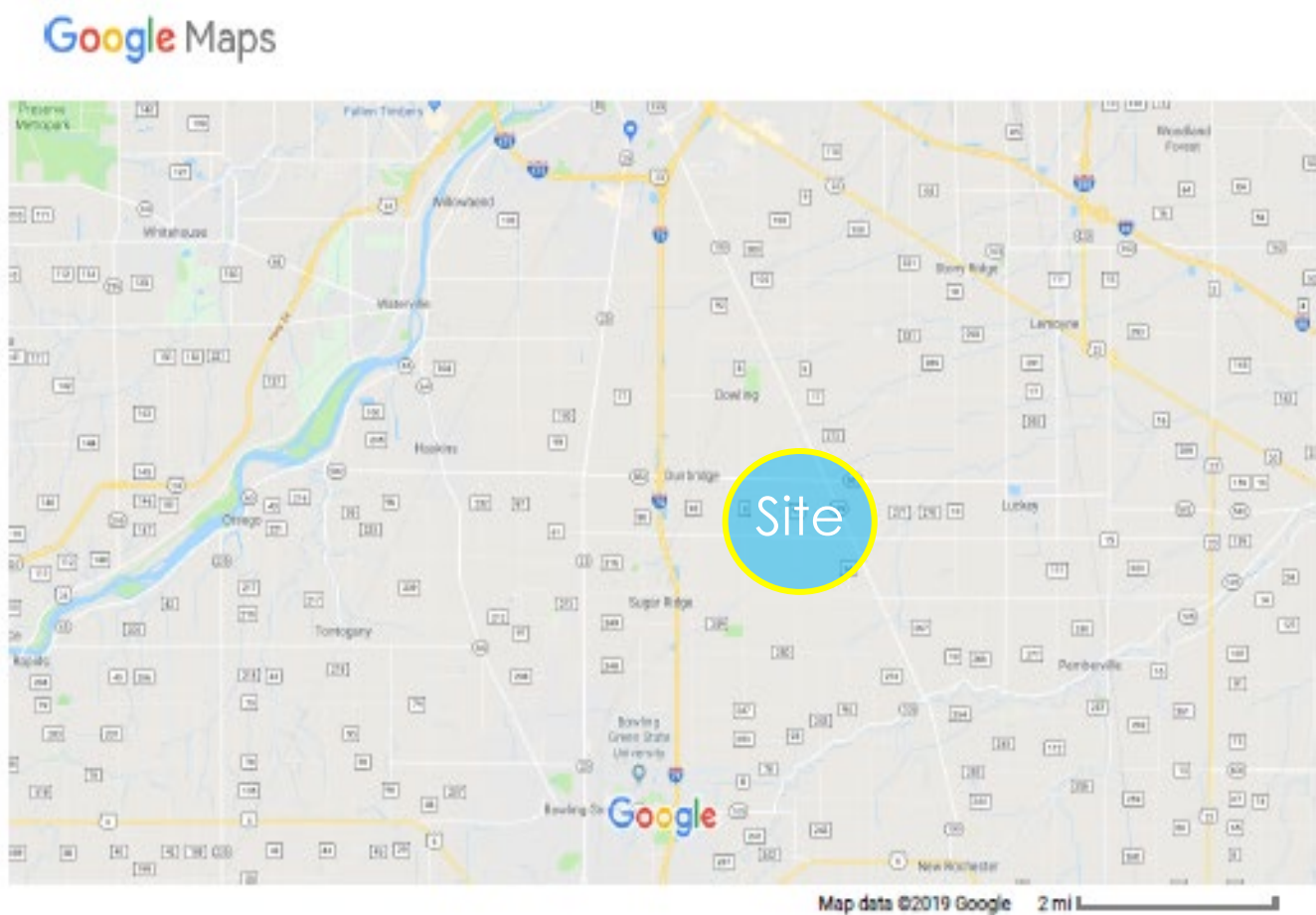
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Site Location Map



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Utility Map – S.R. 582 Dunbridge Road



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