



DANBERRY NATIONAL, LTD.

48.75 AC +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: OREGON & TRACY ROADS FRONTAGE
CLOSEST INTERSECTION: WALBRIDGE ROAD
CITY/TOWNSHIP: PERRYSBURG
TWP./UNINCORPORATED
STATE/ZIP: OHIO/43551
ZONING: AGRICULTURAL (PRESENT USE)

PRICING DETAILS: \$37,000/AC

COMMENTS: 1/2 MILE SOUTH OF OWENS COLLEGE; EASY ACCESS TO I-75/80/90/I-280/LOCATED IN ROSSFORD SCHOOL DISTRICT



UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS
WATER: 12" - AVAILABLE
ELECTRIC: AVAILABLE – FIRST ENERGY
STORM SEWER: AVAILABLE
SANITARY SEWER: 8" ON OREGON RD./NORTH OF SITE & 60" ON TRACY RD.

PARCEL INFORMATION:

PARCEL #S: P57-300-250002006000 & P57-300-250002007000

TAXES: \$627.84 & \$2,798.52 = \$3,426.36
(FULL YEAR (2018))

CONTACT:

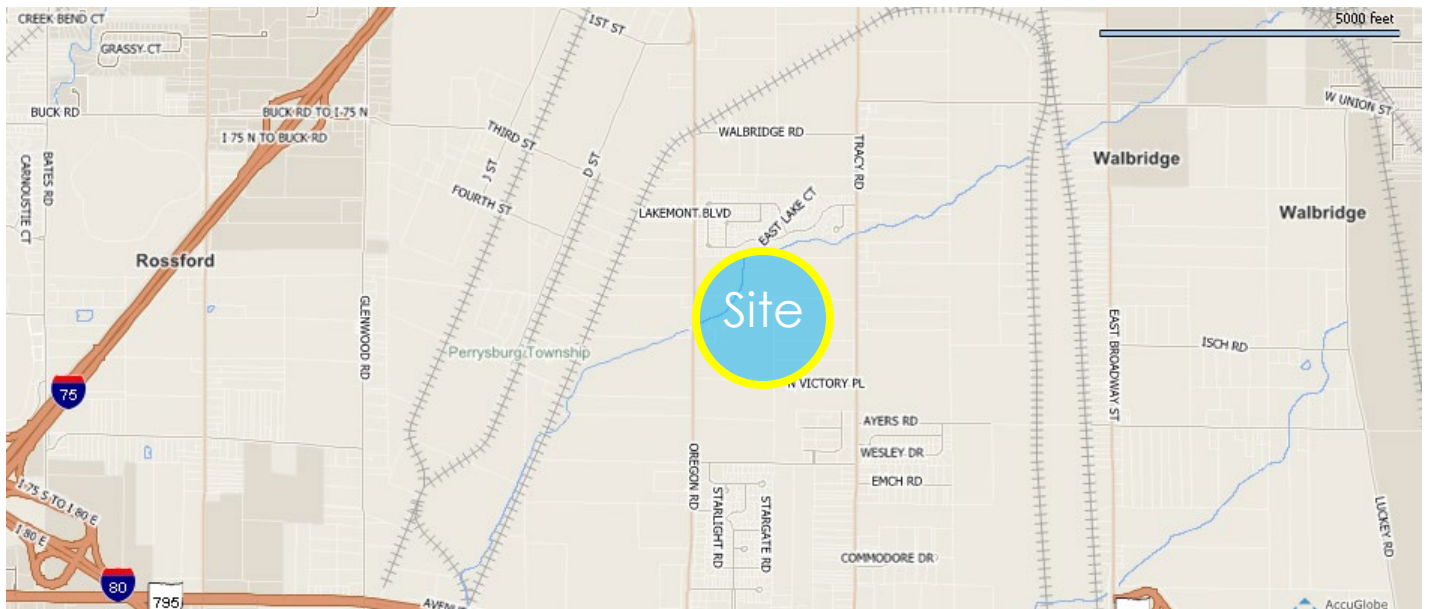
BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800

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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Property Aerial & Location Map



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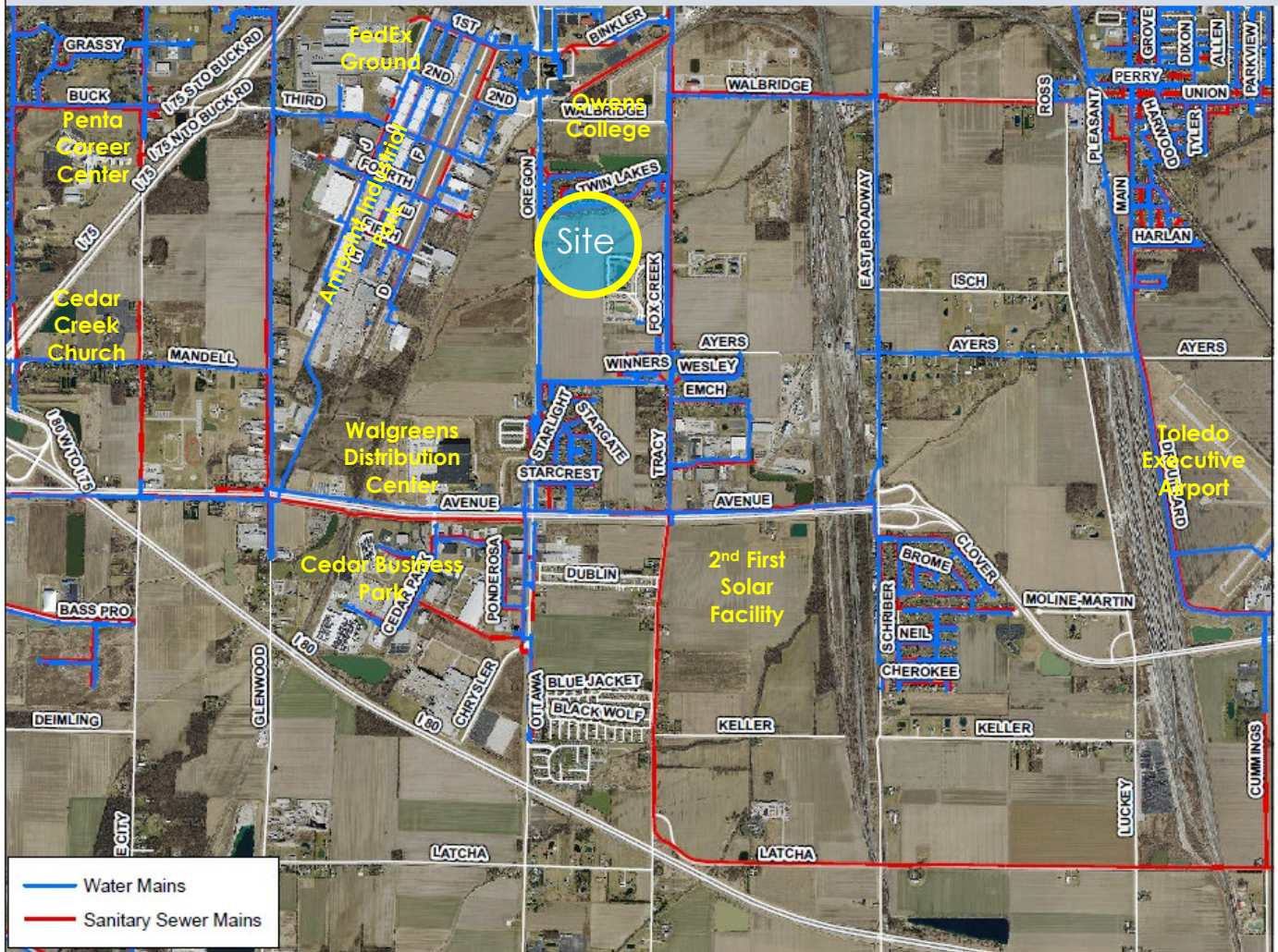
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Utility Map - Location of Water/Sanitary Sewer Main Lines



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