



# DANBERRY NATIONAL, LTD.

## 279.03 AC +/- LAND FOR SALE

### GENERAL INFORMATION:

LOCATION: MERCER ROAD  
CLOSEST INTERSECTION: S.R. 582/25/I-75  
CITY/TOWNSHIP: MIDDLETON TOWNSHIP  
STATE/COUNTY/ZIP: OHIO/WOOD/43402  
ZONING: CURRENT USE - AGRICULTURAL

### PRICING DETAILS:

PER/ACRE: \$22,000/AC  
TOTAL PRICE: \$6,138,660.00  
TERMS/TRADE: CASH AT  
CLOSING/NO TRADE



### COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR  
ACRES – 279.03 AC +/-  
- LESS THAN A MILE TO I-75/582  
INTERCHANGE  
- BOWLING GREEN ELECTRICITY/TOLEDO  
EDISON/FIRST ENERGY  
- CLOSE TO STATE HIGHWAY PATROL POST  
- NEAR MIDSTAR BUSINESS PARK  
(CALPHALON/RUBBERMAID, HOLLAND  
TRUCKING)

### PARCEL INFORMATION:

PARCEL #'S: J34-611-190000007000 (39.03  
AC)/J34-611-190000004000 (40 AC)/J36-611-  
190000005000 (40 AC)/J34-611-190000002500  
(78.04 AC)/J36-611-190000003000 980 AC)/J36-  
611-190000002501 (1.96 AC)

### TAXES:

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

### CONTACT:

**BRIAN W. MCMAHON** [BRIAN@DANBERRYNATIONAL.COM](mailto: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 tappability of all public utilities are subject to purchaser's confirmation of same.



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### UTILITY INFORMATION:

*GAS:* AVAILABLE – 4" COATED STEEL/50 PSI/N, S. SIDE/582/SUBURBAN NATURAL GAS CO.

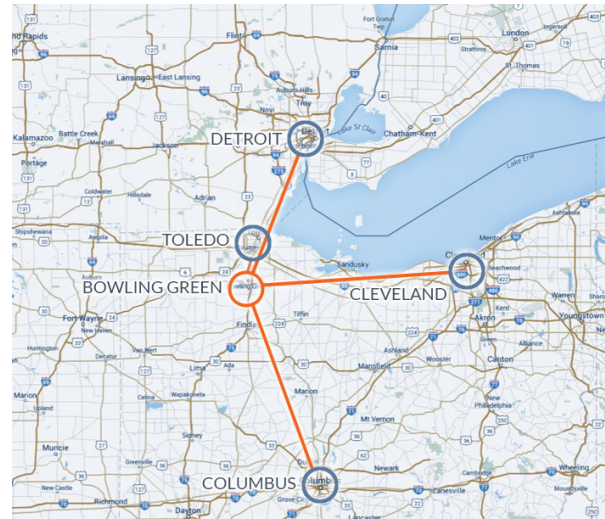
*WATER:* AVAILABLE – 16" ON STATE ROUTE 582 – CAN BE EXTENDED; AVAILABLE ON ROUTE 25

*ELECTRIC:* 200-MEGAWATT CAPACITY/2 345KV & 4 138KV TRANSMISSION CIRCUITS/TOLEDO EDISON-FIRST ENERGY

*STORM SEWER:* OPEN DITCH ON MERCER ROAD

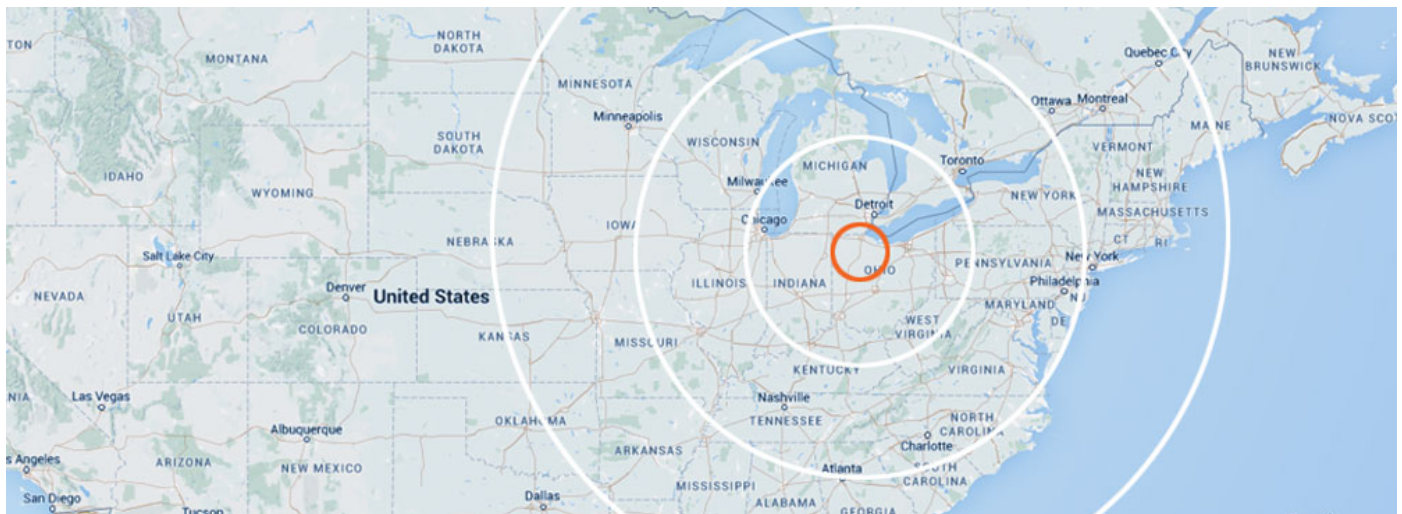
*SANITARY SEWER:* 15" ON STATE ROUTE 582/CAN BE EXTENDED

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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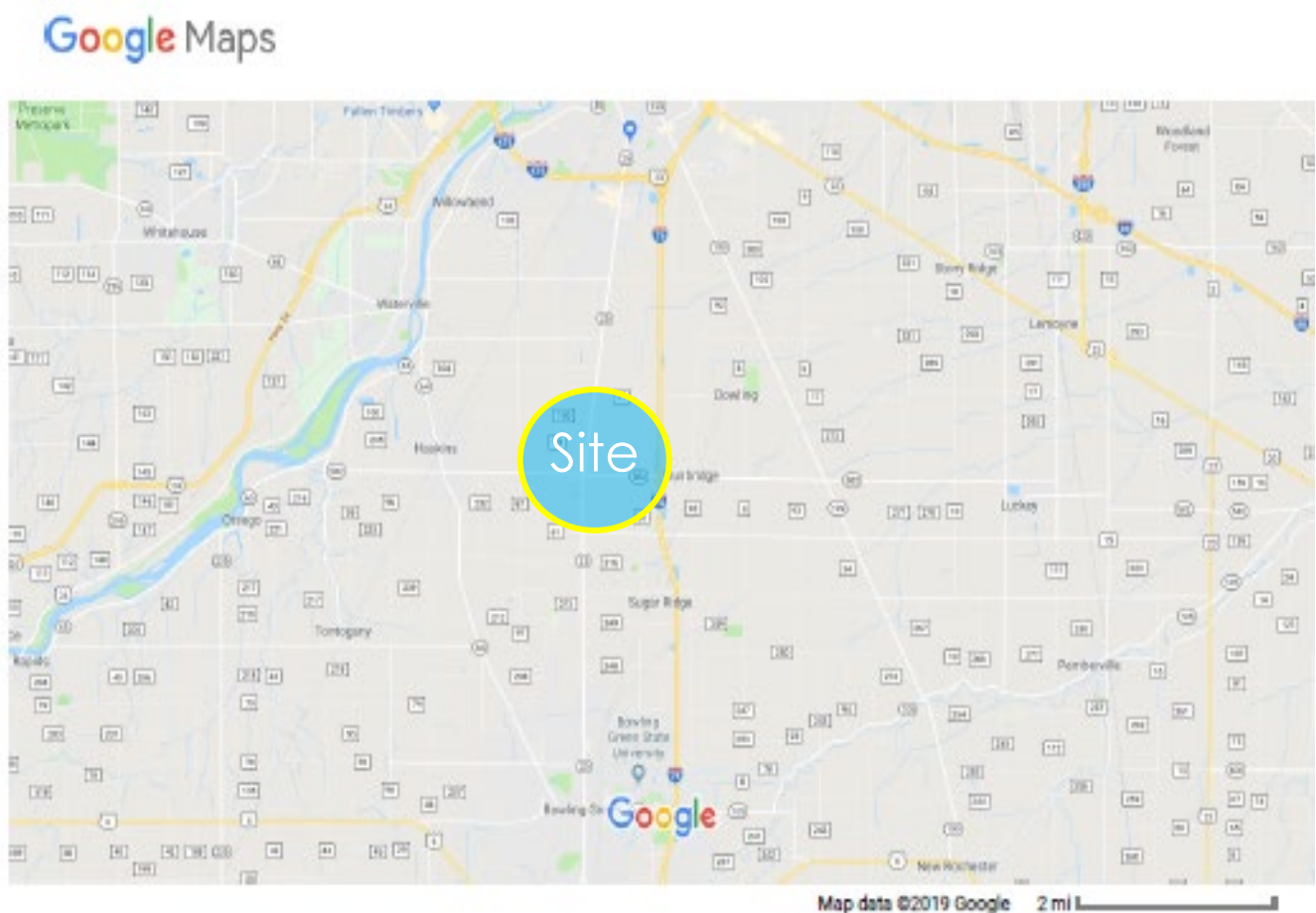
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## Site Location Map



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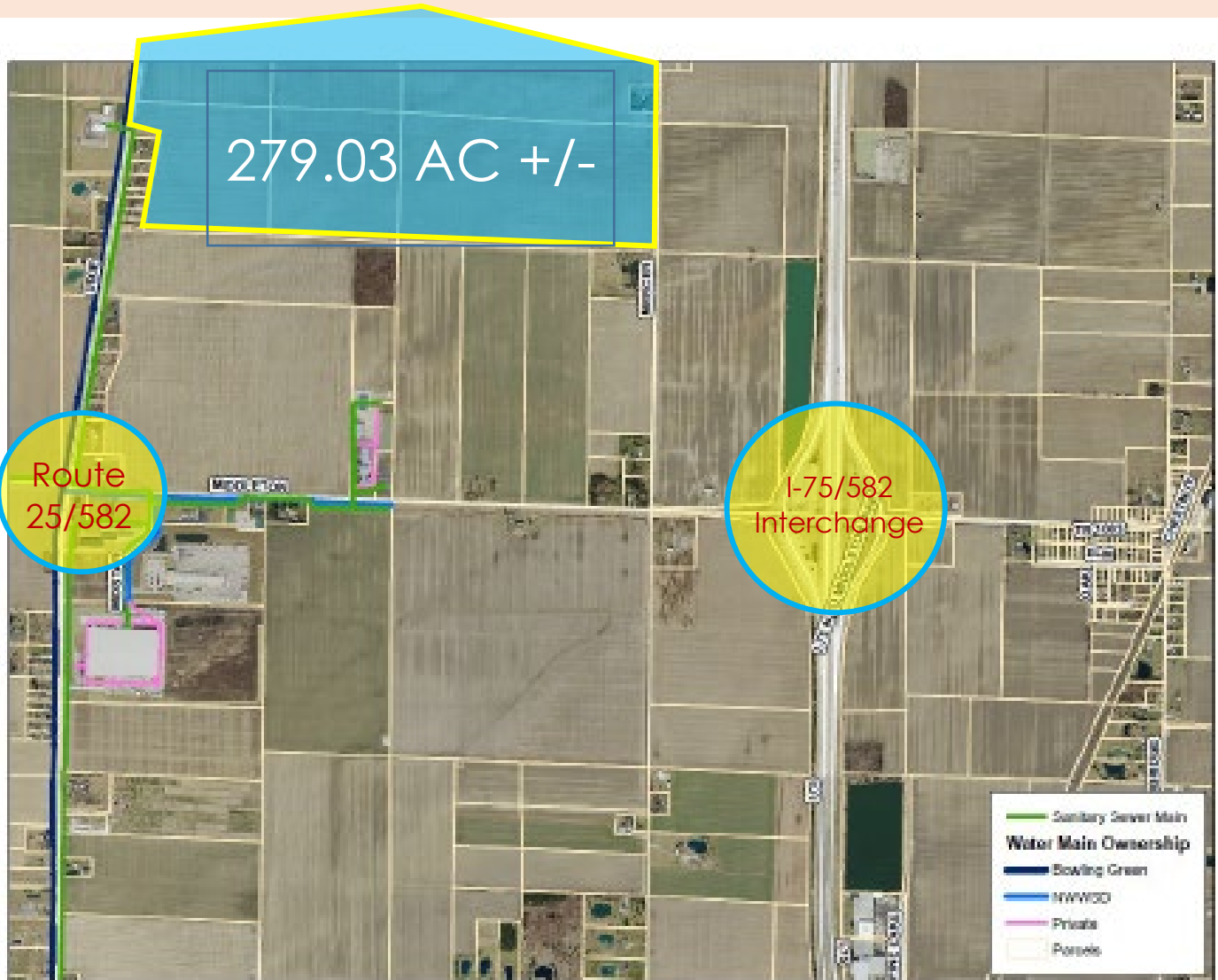
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## Utility Map – Route 25/582



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