



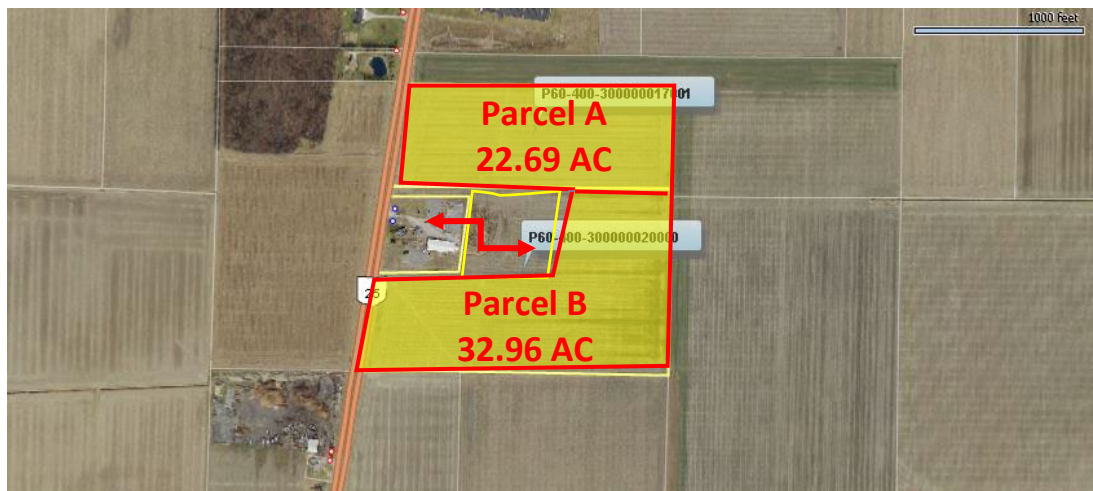
DANBERRY NATIONAL, LTD.

55.65 AC +/- - LAND FOR SALE

GENERAL INFORMATION:

LOCATION: MARKET ROUTE 25 (DIXIE HWY.)
CLOSEST INTERSECTION: FIVE POINT ROAD
CITY/COUNTY: PERRYSBURG TWP./WOOD
STATE/ZIP: OHIO/43551
SCHOOL DISTRICT: PERRYSBURG EVSD
ZONING: UNZONED/UNINCORPORATED

PRICING DETAILS: \$40,000/AC*
(PARCEL A-22.69 AC); \$37,500/AC*
(PARCEL B – 32.96 AC)* IF ENTIRE
ACREAGE IS PURCHASED/ PARCELS
LESS THAN ENTIRE PARCEL SHALL BE
PRICED AT A RATE DEPENDING ON
SIZE/LOCATION



PROPERTY INFORMATION:

DIMENSIONS: IRREGULAR
ACRES: 55.65 AC +/-
SURVEY: AVAILABLE (IN FILE)
(HOUSE NOT INCLUDED WITH PROPERTY)
GAS: AVAILABLE – 20" COLUMBIA GAS
WATER: AVAILABLE – 16" ON W. SIDE OF 25
(NWWSD)
ELECTRIC: AVAILABLE – TOLEDO EDISON
STORM SEWER: AVAILABLE – 66" CENTER OF
ROUTE 25/6"-8" EAST/WEST OF ROUTE 25
SANITARY SEWER: 12" ON W. SIDE OF 25

PARCEL INFORMATION:

PARCEL #S: P60-400-300000017001/P60-400-300000020000

TAXES:

ANNUAL: \$2,978.73 (2019)

COMMENTS/FEATURES: SUBSTANTIAL
FRONTAGE & EXPOSURE ON ROUTE 25. IN
CLOSE PROXIMITY OF ALL THE NEW/EXISTING
RESIDENTIAL GROWTH. JUST SOUTH OF LEVIS
COMMONS TOWNE CENTER.

CONTACT:

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

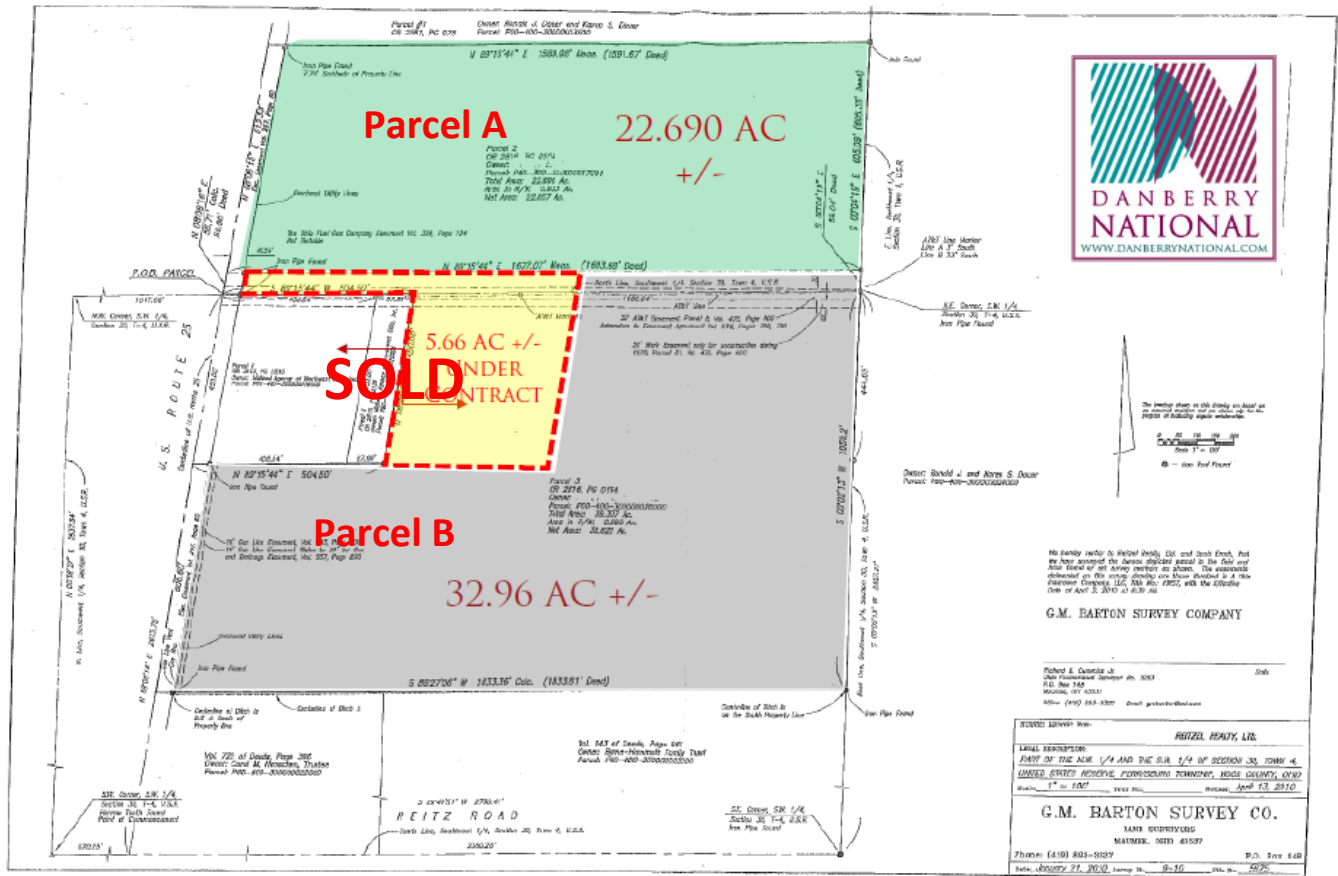
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EXHIBIT A SURVEY



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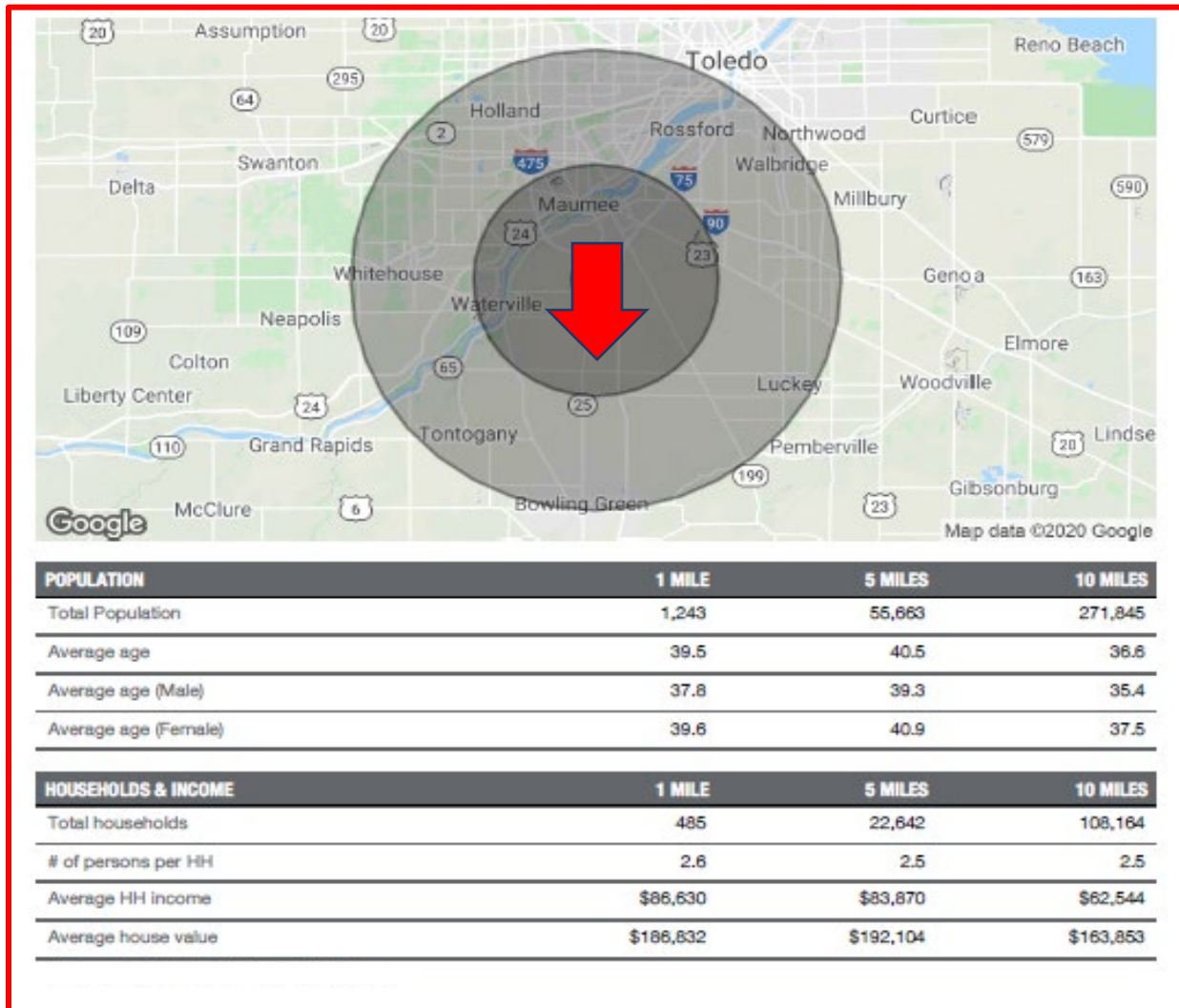
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LOCATION MAP/DEMOGRAPHICS



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61.10 AC Route 25 Utility Exhibit



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