

0 Township Road 55, Bellefontaine, OH 43311
1035699 - Active

WRIST Detail - Private
List Price: \$680,700



City: Bellefontaine
Zip: 43311
County: Logan
Parcel ID #: 120930000052000
[Alt Link](#)

Township: Jefferson
Tax Year: 2023
Semi Annual Tax: \$258.42
Additional Tax Info: CAUV

New Financing: 1031 Exchange; Cash; Conventional
Condo/Lot: No
HOA/COA: No

Total Seller Concessions Upon Closing:

Area: 906 S/E Logan County

School District: 4602 Benjamin Logan LSD

Property Type: Land
Land Info: Tillable; Wooded

Acres: 45.38
Lot Size: 245' Frontage

Total SqFt:

Directions: Twp Rd 55 north of Co Rd 10 = between 2914 Twp Rd 55 and 2812 Twp Rd 55. GPS: 40°20'55.7"N 83°42'47.3"W

Property Description

Land Info: Tillable; Wooded
New Financing: 1031 Exchange; Cash; Conventional

Occupancy: Close Of Escrow
Occupant Type: Owner
Ownership: Occupant
Additional Tax Info: CAUV
Zoning: Residential

Public Remarks: Located on Township Road 55 near Bellefontaine, this 45.38-acre property offers the perfect combination of tillable fields and mature woodlands. The 21.29 acres of woodlands provide prime hunting ground, with abundant wildlife including whitetail deer, turkey, and small game. The diverse forest offers excellent cover, making it ideal for hunting throughout the year. With established trails for easy access and 245 feet of road frontage, this property is perfect for those looking to own their own hunting land. The 24 acres of tillable land are perfect for farming or crop production, offering additional potential for agricultural use. Whether you're looking for hunting land, a recreational retreat, or a place to build your dream home, this 45.38-acre property has endless possibilities. Call today to learn more or schedule a tour!

Broker Remarks: Showings can be requested through ShowingTime (via MLS Button or App) or by contacting the listing agent directly. Please note, access to the property is through the neighbor's driveway at 2914 Twp Rd 55. Appointments must be scheduled for walking the land. For zoning inquiries, please contact Jefferson Township Zoning Inspector Tom Scheiderer at 937-599-5226. The property is zoned R-1, and CAUV is currently in place for the current owner.

Virtual Tour

Showing Phone #: ShowingTime APP

Showing Instructions: Other

Listing Date: 11/19/2024

Special Listing Conditions:

Expiration Date: 05/15/2025

Type of Contract:

Exclusive Right To Sell

Name	Office	Primary	Office	E-mail
LA: Bryn Daring-Stewart (DARINBRY108)	Royer Realty LLC (9130) 2016002250	937-441-3671	937-592-7653	bryn@sellwithbryn.com

Listing Date: 11/19/2024

Status Change Date: 11/19/2024

DOM: 0 / **CDOM:** 0

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