



City:	Bellefontaine	Total Seller Concessions	
Zip:	43311	Upon Closing:	
County:	Logan	Area:	904 S/W Logan
Parcel ID #:	080900000047001		County
	Alt Link	School District:	4601 Bellefontaine
Township:	Harrison		CSD
Tax Year:	2023	Property Type:	Land
Semi Annual	\$1,499.62	Land Info:	Crop Right; Tillable
Tax:		Acres:	12.71
New Financing:	1031 Exchange; Cash; Conventional	Lot Size:	235' Road Frontage
Condo/Lot:	No	Year Built:	2005
HOA/COA:	No	Total SqFt:	9,600

Directions: Township Road 204 between Co Rd 11 and Twp Rd 32.

Property Description

Architectural Style:	Pole Barn/Building	Occupancy:	Negotiable
Land Info:	Crop Right; Tillable	Occupant Type:	Owner
Sewer:	Septic Tank	Ownership:	Occupant
Water Source:	Well	Special Features:	Bath 1st Floor
New Financing:	1031 Exchange; Cash; Conventional		

Public Remarks: Build your dream home! Beautiful rural 12.7 acres with a huge 160x60' outbuilding with seven overhead doors that was built in 2005 - Six doors 12' and One door 14'. This land offers scenic views, trails, camping area, and tillable ground. The building is set up currently as a body shop with concrete floors, electric and a full bathroom. The paint booth room and supplies negotiable plus this portion of the building has an HVAC. There is overhead tube heating in the remainder of the shop. Farmer reserves crop rights. Possession negotiable. Call today for your appointment - must see to appreciate!

Broker Remarks: Showings can be requested through ShowingTime (MLS Button or APP only) or contact the listing agent. Property is in the flood plain; seller will consider applying to have it removed from the flood zone based on elevation if needed. Electrical service with box run to middle of property ready for expansion. Camper negotiable. Two leased propane tanks. Property has a septic tank, no leach field. Harrison Township Zoning Contact: Chris Marlow, 937-539-1588.

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: 937-592-7653

Listing Date: 10/26/2023	Special Listing Conditions:		
Expiration Date: 10/31/2025	Type of Contract:		Exclusive Right To Sell
Name	Office	Primary	Office
LA: Bryn Daring-Stewart (DARINBRY108)	Royer Realty LLC (9130) 2016002250	937-441-3671	937-592-7653
			E-mail bryn@sellwithbryn.com
Listing Date: 10/26/2023	Status Change Date: 10/26/2023		DOM: 411 / CDOM: 411

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