



**REAL ESTATE
& LAND COMPANY**

**LANDLISTING
BUILDING LOTS**

Allen County



MATT BOWERS
567-204-7462

COUNTRY LOTS LIKE THIS DON'T COME UP OFTEN!

- All three lots have dedicated private drives.
- High Speed Internet at the road
- Lots are shovel ready - approved for well, septic, and driveway
- New Drainage tile installed in 2023 for downspout, sump pump and septic tie in.
- Highly Desirable Bluffton School District
- Less than 1 mile to I-75
- 12 minute drive to Lima and 24 minutes to Findlay.
- Two golf courses within a 2.5 mile radius.
- Natural Gas service located .3 miles to the south.



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Lot 1

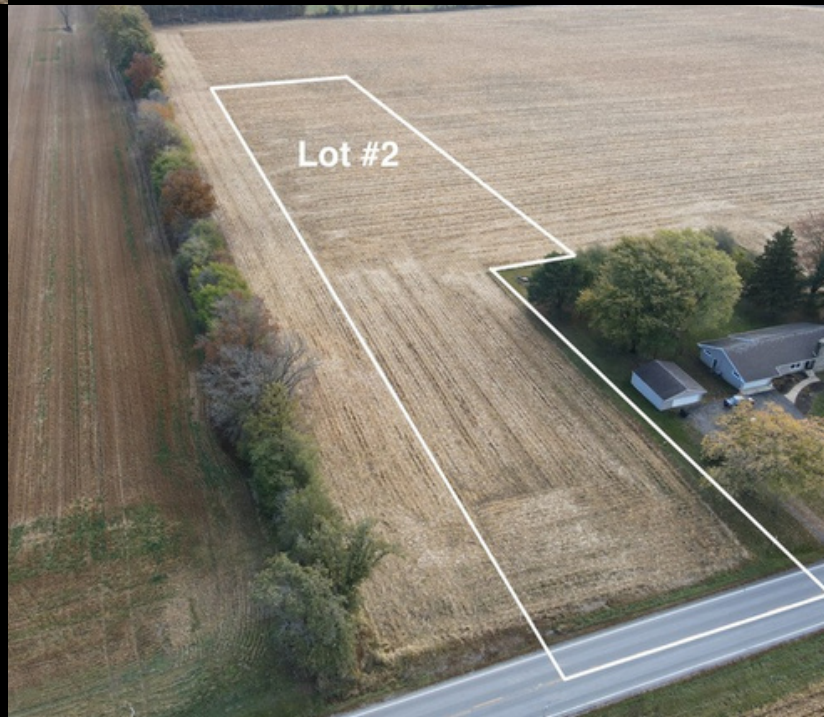
4.038 Acre Lot - Lots like this don't come on the market very often. Over four acres of county living with Mature trees on two sides. This secluded lot sits more than 850' off the road and overlooks 38 acres of farmland.

- Total Acres: 4.028
- County: Allen
- Township: Richland
- School District: Bluffton
- Location: Located on State Route 696.3 miles north of Beaverdam on the east side of the road.
- Parcel Number: Part of 28-29-00-03-002.000
- **ASKING PRICE: \$99,900.00**

Lot 2

3.285 Acre Lot - Prime lot located over 250' off the road. Mature trees to the North with a great southern view overlooking 38 acres of farmland.

- Total Acres: 3.285
- County: Allen
- Township: Richland
- School District: Bluffton
- Location: Located on State Route 696.3 miles north of Beaverdam on the east side of the road.
- Parcel Number: Part of 28-29-00-03-002.000
- **ASKING PRICE: \$79,900.00**



Lot 3

2.501 Acre Lot - This prime building lot is ready for you to build on. backed up to 38 acres of farmland and the topography lends itself to a walk-out basement.

- Total Acres: 2.501
- County: Allen
- Township: Richland
- School District: Bluffton
- Location: Located on State Route 696.3 miles north of Beaverdam on the east side of the road.
- Parcel Number: Part of 28-29-00-03-002.000
- **ASKING PRICE: \$59,900.00**

