

OHIO | HANCOCK CO | ALLEN TWP

# FOR SALE

## POTENTIAL BUILDING SITE

**42.87<sup>+/-</sup> ACRES**

42.466<sup>+/-</sup> WOODS

0.4<sup>+/-</sup> POND

## RECREATION PROPERTY

### LOCATED ON TOWNSHIP ROAD 101, FINDLAY, OHIO

With over 40 acres of woods, this scenic property is an enticing opportunity for many recreational activities. As a prospective building site, this property features a pond attracting country living views and wildlife. Situated in Van Buren schools, this property is located along Township Road 101 and near I-75 in Hancock County. Contact Brett for a private showing today!

For additional property details, maps, photos and drone footage visit [halderman.com/property-listings](http://halderman.com/property-listings).



**Brett Salyers** | Bowling Green, OH  
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## FOR PRICING, CONTACT:

Brett Salyers: 419.806.5643

### TRACT BREAKDOWN

**42.87+/- TOTAL ACRES**

42.466+/- Woods • 0.4+/- Pond

### PROPERTY LOCATION

On both sides of Township Road between Township Road 142 and I-75 in Allen Township, Hancock County, OH.

### SCHOOL DISTRICT

Van Buren LSD

### TOPOGRAPHY

Level

### ZONING

Agricultural

### ANNUAL TAXES

\$366.38

### PROPERTY TYPE

Recreational

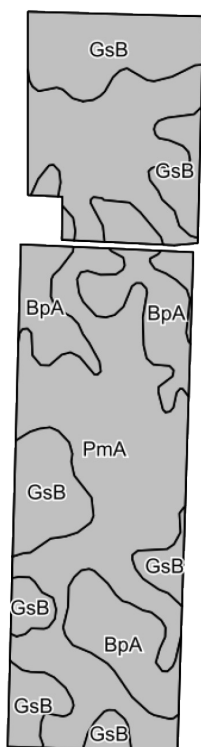
### SPECIAL ASSESSMENT

\$9.45

### LEARN MORE ABOUT THIS PROERTY LISTING

Access additional details photos, and soils.

SCAN



**HLS#BJS-13177 (25)**

| KEY | SOIL DESCRIPTION                                         | ACRES |
|-----|----------------------------------------------------------|-------|
| PmA | Pewamo silty clay loam, 0 to 1 percent slopes            | 23.12 |
| GsB | Glynwood-Blount-Houcktown complex, 1 to 4 percent slopes | 11.14 |
| BpA | Blount-Houcktown complex, 0 to 3 percent slopes          | 8.61  |

Additional information including photos and maps are available at [halderman.com](http://halderman.com).

