

**Sold** 04/20/17 Accept Backup Offers **CD** 05/23/17

**DOM** 26/26 **SO** WILN01 **CASH** **S/L%** 100.0 **SP\$** 34,900  
0

**A1530773p** E34HI **10759 Chestnut Rd**  
**City/Munici** Marshall Twp **Cnty** Highland  
**Subd** **Twp** Marshall

**Lot** **Subu** Highland Co. **LP\$** 34,900  
**State** OH **Zip** 45133 **OP\$** 34,900



6 mi. E of Hillsboro off SR 124 to Chestnut Rd. Property on left  
**Cross Street** Fishermans Wharf

Property Type		Acreage	
<b>Lot</b>	Irr.	<b>School</b>	Hillsboro City SD
	<b>Acreage</b>	<b>District</b>	Call SD 937-393-3475
<b>Total</b>	5.7770		
<b>Wooded</b>			
<b>Cleared</b>			
<b>Pri/Acre\$</b>		<b>Sa-Tax</b>	210.44
<b>Elevation</b>	Rolling	<b>Realist2 Census Tract</b>	9,550.00
<b>Wood</b>	Partly	<b>Asmnt</b>	of record
<b>Gas</b>	None	<b>Occupy</b>	At Closing
<b>Water</b>	Public	<b>Easement</b>	Of Record
<b>Sewer</b>	None		
<b>Zoning</b>	Unzoned		
<b>Frontage</b>			
<b>Description</b>			

**TaxID** 281610013016 **Other TaxID** 281610013015 **Auction** No  
**Spec Fin** Yes Other Possible owner financing.  
**Deed Restriction**

**Marketing Remarks**

Great location! Vacant lot with 5.777 acres. Close to Rocky Fork Lake. Partially wooded. Gently rolling.

**Features**

**Realist2 Tax Information for Tax ID# 28-16-100-130.16**

**Land Description** 5 to 9.999 Acres

**View**  
**Topography** Pasture  
**Improvements** None  
**Utilities Avail**  
**Miscellaneous**  
**Documents Avail** Aerial Photo  
**Trees** Part Wooded  
**Accessible Trans** County Road  
**Best Use** Recreational  
**Views**

10759 CHESTNUT RD			
<b>Owner Name</b>	GAINES PATRICK / GAINES VALERIE		
<b>Legal Descrip</b>	CHESTNUT AC 3.140 LOT 16		
<b>Tax Year</b>	2016	<b>Bldg SqFt</b>	
<b>Annual Taxes</b>	223.64	<b>Bsmt SqFt</b>	
<b>Land Asmnt</b>	17900	<b>Lot Area</b>	3.14
<b>Improved Asmnt</b>		<b>Lot Frontage</b>	
<b>Total Asmnt</b>	17900	<b>Lot Depth</b>	
<b>% Improved</b>		<b>Year Built</b>	
<b>Asmnt Year</b>	2017	<b>Township</b>	HILLSBORO
<b>Last Sale Date</b>	2017-05-23	<b>Census Tract</b>	9550.00
<b>Last Sale Price</b>	34900	<b>Flood Zone</b>	
<b>Document</b>	950-967	<b>Flood Panel</b>	
<b>Deed Type</b>	WARRANTY DE	<b>Panel Date</b>	

**This Listing is Sold**

Call Listing Office Vacant Lot  
**LO** WILN01 Wilson National LLC 937-393-3440 **FAX** 937-393-3442 **ER** **Lmtd Srvc** No  
**LAgt** 215412 Brandon J Wilson 937-393-3440 **brandonwilson@wilnat.com** **Sub** 3% **Buy** 0%  
**Internet Y** **Agt Hits** 61 **Pub Hits** 13  
**Property Owner** Consumer  
**Occ/Owner** Sargent  
**List Date** 03/25/17 **Exp Date** 09/07/17 **Est Close Date** 06/01/17  
**SO** WILN01 Wilson National LLC 937-393-3440 **Seller Pd Clo Costs** No **Short Sale** No  
**Selling A** 215412 Brandon J Wilson 937-393-3440 **\$ Amount or %** **3rd Party Approval Req** No

