

Sold 08/14/17 Set to close **CD** 01/24/18 **DOM** 11/11 **SO** WILN01 **CASH** **S/L%** 94.12 **SP\$** 400,000
A1548808p+ E37PI **1711 W Denver Rd** **Lot** **Subu** Pike County **LP\$** 425,000
City/Munici Pee Pee Twp **Cnty** Pike **State** OH **Zip** 45640 **OP\$** 425,000
Subd **Twp** Pee Pee



From Waverly NE on Emmitt, left on Clough then right on Howard, left on Denver 1.5 mi property on left.

Cross Street

Property Type		Acreage	
Lot	Irregular	School	Waverly City SD
	Acreage	District	Call SD 740-947-4770
Total	136.0000		
Wooded	40.00		
Cleared			
Pri/Acre\$		Sa-Tax	1143.27
Elevation	Rolling	Realist2 Census Tract	9,525.00
Wood	Partly	Asmnt	of record
Gas	None	Occupy	At Closing
Water	Public	Easement	Of Record
Sewer	Septic		
Zoning			
Frontage			
Description			

TaxID 161352000000	Other TaxID	Auction	No
Spec Fin No			
Deed Restriction			

Marketing Remarks

136 acres, more or less, of tillable, wooded ground with improvements. Improvements include a house and barn that does need work. 65 acres tillable with the rest in woods and open ground. Also contains a pond! Great opportunity for lifestyle farm.

Agent Remarks

The driveway bridge needs repaired. Do Not Use! Use access through church lot.

Features

Realist2 Tax Information for Tax ID# 16-135200.0000

Land Description Over 100 Acres	DENVER RD		
View	Owner Name	MURRAY HELEN (TE)	
Topography	Legal Descrip	14642 287/1875	
Improvements	Tax Year	2016	Bldg SqFt
Utilities Avail	Annual Taxes	5.8	Bsmt SqFt
Miscellaneous	Land Asmnt	1630	Lot Area 2.25
Documents Avail	Improved Asmnt		Lot Frontage
Trees	Total Asmnt	1630	Lot Depth
Accessible Trans	% Improved		Year Built
Best Use	Asmnt Year	2016	Township WAVERLY
Views	Last Sale Date		Census Tract 9525.00
	Last Sale Price		Flood Zone
	Document		Flood Panel
	Deed Type		Panel Date

This Listing is Sold

Call Listing Office				Call Listing Office			
LO WILN01	Wilson National LLC	937-393-3440	FAX 937-393-3442	ER	Lmtd Srvc	No	
LAgt 288810	Mark F Wilson	937-393-3440	markwilson@wilnat.com	Sub 3%	Buy 0%		
Co-LO WILN01	Wilson National LLC	937-393-3440	Internet Y	Agt Hits 24	Pub Hits 6		
Co-LAgt 215412	Brandon J Wilson	937-393-3440	Property Owner	Consumer			
List Date 08/03/17	Exp Date 08/03/18	Est Close Date 01/31/18	Occ/Owner				
SO WILN01	Wilson National LLC	937-393-3440	Seller Pd Clo Costs	Short Sale	No		
Selling A 288810	Mark F Wilson	937-393-3440	\$ Amount or %	3rd Party Approval Req	No		

