

**Sold** 08/10/16 Contingency Pending **CD** 10/14/16  
**A1498709p+** E34HI **72.440ac McDonald Ln**  
**City/Munici** Washington Twp **Cnty** Highland  
**Subd** **Twp** Washington

**DOM** 57/57 **SO** COMY21 **CONV** **S/L%** 86.24 **SP\$** 250,000  
**Lot** **Subu** Highland Co. **LP\$** 289,900  
**State** OH **Zip** 45133 **OP\$** 289,900



4 miles south of Hillsboro off St. Rt. 247 to end of McDonald Lane  
**Cross Street**

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>	72.4400		
<b>Wooded</b>	36.00		
<b>Cleared</b>			
<b>Pri/Acre\$</b>	4,000	<b>Sa-Tax</b>	387.99
<b>Elevation</b>	Rolling	<b>Realist2 Census Tract</b>	9,551.00
<b>Wood</b>	Partly	<b>Asmnt</b>	of record
<b>Gas</b>	None	<b>Occupy</b>	At Closing
<b>Water</b>	None	<b>Easement</b>	Of Record
<b>Sewer</b>	None		
<b>Zoning</b>			
<b>Frontage</b>	36.00		
<b>Description</b>			

**TaxID** 44-20-000-274.00 **Other TaxID** 442000027300 **Auction** No  
**Spec Fin** No  
**Deed Restriction**

**Marketing Remarks**

Beautiful parcel of gently rolling land with pasture, hay and woods. Large spring. Secluded at the end of dead-end road. Great building site, recreational land.

**Agent Remarks**

Motivated Seller!

**Features**

**Land Description** 50 - 99 Acres  
**View** Woods  
**Topography** Pasture,Rolled  
**Improvements**  
**Utilities Avail**  
**Miscellaneous**  
**Documents Avail** Aerial Photo,Soil Map  
**Trees**  
**Accessible Trans** County Road  
**Best Use**  
**Views** Woods

**Realist2 Tax Information for Tax ID# 44-20-000-274.00**

MCDONALD LN	
<b>Owner Name</b>	SHELLENBARGER PAULA / SHELLENBARGER WIL
<b>Legal Descrip</b>	72.135 ACRES
<b>Tax Year</b>	2016
<b>Annual Taxes</b>	637.46
<b>Land Asmnt</b>	133000
<b>Improved Asmnt</b>	
<b>Total Asmnt</b>	133000
<b>% Improved</b>	
<b>Asmnt Year</b>	2017
<b>Last Sale Date</b>	2016-10-14
<b>Last Sale Price</b>	250000
<b>Document</b>	935-910
<b>Deed Type</b>	WARRANTY DE
<b>Bldg SqFt</b>	
<b>Bsmt SqFt</b>	
<b>Lot Area</b>	72.135
<b>Lot Frontage</b>	
<b>Lot Depth</b>	
<b>Year Built</b>	
<b>Township</b>	HILLSBORO
<b>Census Tract</b>	9551.00
<b>Flood Zone</b>	
<b>Flood Panel</b>	
<b>Panel Date</b>	

**This Listing is Sold**

Call Listing Office Show anytime  
**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%  
**Internet Y** **Agt Hits** 95 **Pub Hits** 46  
**Property Owner** Consumer  
**Occ/Owner** Smart  
**List Date** 06/14/16 **Exp Date** 12/14/16 **Est Close Date** 09/26/16 **Seller Pd Clo Costs** No **Short Sale** No  
**SO** COMY21 Comey & Shepherd 513-489-2100 **\$ Amount or %** **3rd Party Approval Req** No  
**Selling A** 240006 G. Tyler McConnell 513-582-1126

