

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	
Lot	Irr	School	Hillsboro City SD
Acreage		District	Call SD 937-393-3475
Total	72.4400		
Wooded	36.00		
Cleared			
Pri/Acre\$	4,000	Sa-Tax	387.99
Elevation	Rolling	Realist2 Census Tract	9,551.00
Wood	Partly	Asmnt	of record
Gas	None	Occupy	At Closing
Water	None	Easement	Of Record
Sewer	None		
Zoning			
Frontage	36.00		
Description			

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

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

