

Sold 07/10/17 Accept Backup Offers **CD** 07/21/17
A1541518p E34HI **15.943ac Blue Ribbon Rd**
City/Munici Marshall Twp **Cnty** Highland
Subd **Twp** Marshall

DOM 31/31 **SO** WILN01 **CASH** **S/L%** 85.84 **SP\$** 60,000
Lot **Subu** Highland Co. **LP\$** 69,900
State OH **Zip** 45133 **OP\$** 69,900



F/Hillsboro, take SR 124 E to Marshall. Straight on Rte 506 to L. on Blue Ribbon Rd to property on Left
Cross Street St Rt 124

Property Type		Acreage	
Lot	530 x 1175	School	Hillsboro City SD
	Acreage	District	Call SD 937-393-3475
Total	15.9400		
Wooded	5.80		
Cleared	9.60		
Pri/Acre\$	3130.48	Sa-Tax	36.22
Elevation	Rolling	Realist2 Census Tract	
Wood	Partly	Asmnt	of record
Gas	None	Occupy	At Closing
Water	At Street	Easement	Of Record
Sewer	None		
Zoning	Unzoned		
Frontage	530.00		
Description	paved road		

TaxID 28-16-000-171.03 **Other TaxID** **Auction** No
Spec Fin No
Deed Restriction

Marketing Remarks

Nice laying land w/9.6 ac tillable & 6 ac wooded near Rocky Fork Lake. Great for hunting, recreation, farming or very nice building site.

Agent Remarks

The growing crops are reserved by the tenant farmer and are not selling w/the property.

Features

Realist2 Tax Information for Tax ID# 28-16-000-171.03

Land Description 10 - 19 Acres
View Woods
Topography
Improvements
Utilities Avail
Miscellaneous
Documents Avail Aerial Photo
Trees
Accessible Trans
Best Use Farming,Recreational
Views Woods

5400 BLUE RIBBON RD	
Owner Name	PANDORF JUSTIN
Legal Descrip	15.943 ACRES
Tax Year	2016
Annual Taxes	168.7
Land Asmnt	39600
Improved Asmnt	
Total Asmnt	39600
% Improved	
Asmnt Year	2017
Last Sale Date	2017-09-13
Last Sale Price	75000
Document	960-180
Deed Type	WARRANTY DE
Bldg SqFt	
Bsmt SqFt	
Lot Area	15.943
Lot Frontage	
Lot Depth	
Year Built	
Township	HILLSBORO
Census Tract	9550.00
Flood Zone	
Flood Panel	
Panel Date	

This Listing is Sold

Call Appointment Ctr **Call office to show**
LO WILN01 Wilson National LLC 937-393-3440 **FAX** 937-393-3442 **ER** **Lmtd Srvc** No
LAg 215412 Brandon J Wilson 937-393-3440 **brandonwilson@wilnat.com** **Sub** 3% **Buy** 0%
Internet Y **Agt Hits** 66 **Pub Hits** 27
Property Owner Consumer
Occ/Owner David & Regina Gilkison
List Date 06/09/17 **Exp Date** 12/09/17 **Est Close Date** 07/25/17
SO WILN01 Wilson National LLC 937-393-3440 **Seller Pd Clo Costs** Yes **Short Sale** No
Selling A 215412 Brandon J Wilson 937-393-3440 **\$ Amount or %** \$355.50 **3rd Party Approval Req** No

