

ALL FIELDS WITH EMAIL



MLS # 20240096
Class LAND
Type Vacant Land
Area Out of County
Asking Price \$735,000
Address 0 Trumpower Road
Address 2
City Perrysville
State OH
Zip 44864
Status Active
Sale/Rent For Sale
IDX Include Y



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	70.0000	Price Per Acre	\$10,500.00
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammiller.com
Listing Office 1 - Office Name	Re/Max Stars	Listing Office 1 - Phone Number	Main: 740-392-7000
Listing Agent 2 - Agent Name and Phone		Listing Agent 2 - E-mail	
Listing Office 2 - Office Name		Listing Office 2 - Phone Number	
Listing Agent 3 - Agent Name and Phone		Listing Agent 3 - E-mail	
Listing Office 3 - Office Name		Listing Office 3 - Phone Number	
Auction Y/N	No	School District	Other
Public School	Other	County	Richland
Township	Other	Subdivision	None
Comp-Variable Y/N	No	Semi-Annual Taxes	2799.66
Parcel #	2 Parcels	Lot #	0
Listing Date	3/11/2024	Expiration Date	9/15/2024
Lot Size/Acres	70 Acres	Zoning	RES
Assessments	0	Directions	
CAUV Y/N	No	CAUV \$ Amount	\$0.00
Documents On File		Off Market Date	
Associated Document Count	0	Search By Map	
Tax ID		Update Date	3/12/2024
Status Date	3/12/2024	HotSheet Date	3/12/2024
Price Date	3/12/2024	Input Date	3/12/2024 8:06 AM
General Date	3/11/2024	Original Price	\$735,000
Days On Market	1	City Corps. Limit	No
Homestead Y/N	No	Homestead \$ Amount	\$0.00
Village	Other	Comp-SB	0
Comp-BB	3	Picture Count	13

FEATURES

YARD
 Paved Street
 Wooded
 Hills

FINANCIAL

Financing Remarks

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1 - Agent Name	Selling Office 1 - Office Name
Seller Concessions Y/N	Seller Concessions
Financing	

REMARKS

Remarks Sprawling 70 acre setting located in Perrysville, fantastic wooded country property, Monroe Township and Loudonville-Perrysville School District, the 70 acres are currently in 2 separate parcels and we have contacted a surveyor to update the legal description and combine both parcels into a single parcel prior to closing. There is a previous lease that is active regarding oil/gas on this property and the income paid to the property owner is very small. There is a very old and non-livable home on this land and that is being sold as-is and without inspections or warranties of any kind, There is a 29.2 acre parcel (Ashland County) that is located directly behind this 70 acres that can be purchased as a package deal. \$735,000.

AGENT TO AGENT REMARKS

Showing Phone 740-397-7800

Agent to Agent Remarks

ADDITIONAL PICTURES

