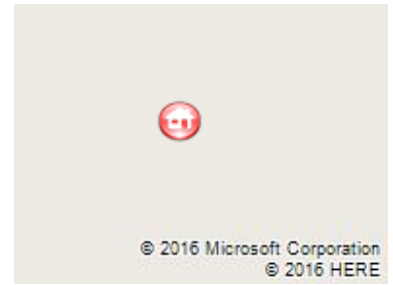


**ALL FIELDS WITH EMAIL**

**MLS #** 20161006  
**Class** LAND  
**Type** Vacant Land  
**Area** Suburban  
**Asking Price** \$235,000  
**Address** 17265 Allen Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	45.3300	<b>Price Per Acre</b>	
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 2 - Agent Name and Phone</b>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>Auction Y/N</b>	No	<b>School District</b>	Mount Vernon
<b>Public School</b>	Pleasant St-MTV District	<b>County</b>	In Knox County
<b>Township</b>	Monroe	<b>Subdivision</b>	Other
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	1151.05*
<b>Parcel #</b>	49-01267.000	<b>Lot #</b>	0
<b>Listing Date</b>	11/4/2016	<b>Expiration Date</b>	4/15/2017
<b>Lot Size/Acres</b>	45.33	<b>Zoning</b>	A-1
<b>Assessments</b>	3.00*	<b>Directions</b>	
<b>Parcel #1</b>		<b>Parcel #2</b>	
<b>Parcel #3</b>		<b>Parcel #4</b>	
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Documents On File</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	11/7/2016
<b>Status Date</b>	11/7/2016	<b>HotSheet Date</b>	11/7/2016
<b>Price Date</b>	11/7/2016	<b>Input Date</b>	11/7/2016 3:00 PM
<b>General Date</b>	11/4/2016	<b>Original Price</b>	\$235,000
<b>Days On Market</b>	3	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00
<b>Village</b>	Other	<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Picture</b>	13

**FEATURES****YARD**

Wooded  
 Meadow  
 Level  
 Hills  
 Pond

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

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

## SOLD STATUS

Financing

## REMARKS

45.33 Country Acres, beautiful setting, great location with easy access to State Route 3/Wooster Road, located in Monroe Township and in Mount Vernon Schools (Pleasant Street Elementary), large 58 x 37 pole barn, small pond, approximately 13 acres of woods, priced to sell at \$235,000.

## AGENT TO AGENT REMARKS

## ADDITIONAL PICTURES

