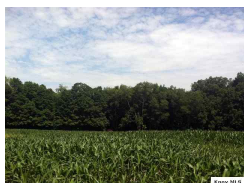


**ALL FIELDS DETAIL**



**MLS #** 20110681  
**Status** Active  
**Type** 10+ Acres  
**Address** 0 Armentrout Road  
**Address 2**  
**City** Fredericktown  
**State** OH  
**Zip** 43019  
**Area** Suburban  
**Class** LAND  
**Asking Price** \$120,000  
**Sale/Rent** For Sale  
**IDX Include** Yes

**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>   | 32.8820                             | <b>Price Per Acre</b>            |                                   |
| <b>Auction Y/N</b>       | No                                  | <b>Agent</b>                     | Sam Miller - Main: (740) 397-7800 |
| <b>Listing Office 1</b>  | Re/Max Stars - Main: (740) 392-7000 | <b>Listing Agent 2</b>           |                                   |
| <b>Listing Office 2</b>  |                                     | <b>Listing Agent 3</b>           |                                   |
| <b>Listing Office 3</b>  |                                     | <b>School District</b>           | Fredericktown                     |
| <b>Public School</b>     | Fredericktown                       | <b>County</b>                    | In Knox County                    |
| <b>Township</b>          | Berlin                              | <b>Subdivision</b>               |                                   |
| <b>Comp-SB</b>           | 0                                   | <b>Comp-BB</b>                   | 3                                 |
| <b>Comp-Variable Y/N</b> | No                                  | <b>Semi-Annual Taxes</b>         | 110.26*                           |
| <b>Parcel #</b>          | 01-00891-000                        | <b>Lot #</b>                     | 0                                 |
| <b>Listing Date</b>      | 7/6/2011                            | <b>Expiration Date</b>           | 6/15/2012                         |
| <b>Lot Size/Acres</b>    | 32.882                              | <b>Zoning</b>                    | AG                                |
| <b>Assessments</b>       | 6.00*                               | <b>Directions</b>                |                                   |
| <b>Parcel #1</b>         |                                     | <b>Parcel #2</b>                 |                                   |
| <b>Parcel #3</b>         |                                     | <b>Parcel #4</b>                 |                                   |
| <b>CAUV Y/N</b>          |                                     | <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>       | 7/7/2011                            | <b>Status Date</b>               | 7/7/2011                          |
| <b>HotSheet Date</b>     | 7/7/2011                            | <b>Price Date</b>                | 7/7/2011                          |
| <b>Input Date</b>        | 7/7/2011 1:46:00 PM                 | <b>Original Price</b>            | \$120,000                         |
| <b>Days On Market</b>    | 1                                   |                                  |                                   |

**FEATURES**

|              |              |              |
|--------------|--------------|--------------|
| <b>WATER</b> | <b>YARD</b>  | <b>CROPS</b> |
| None         | Paved Street | Tenant Owned |
| <b>SEWER</b> | Wooded       |              |
| None         | Level        |              |
|              | Hills        |              |

**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</b>        | <b>Selling Office 1</b>   |
| <b>Seller Concessions Y/N</b> | <b>Seller Concessions</b> |
| <b>Financing</b>              |                           |

**REMARKS**

32.882 Country acres located in Fredericktown, gorgeous country views, wonderful future building site with walkout basement potential, located in Berlin Township and in Fredericktown School District, this property features approximately 21 acres of tillable land, 4.8 acres of woods and 6.7 acre of pasture, this property is priced to sell and won't last long at \$120,000 \*Property enrolled in CAUV and Crop rights reserved for 2011.

**ADDITIONAL PICTURES**

