

6 ac. College Drive
Batavia, OH 45103

\$29,900.00
MLS# 1597109

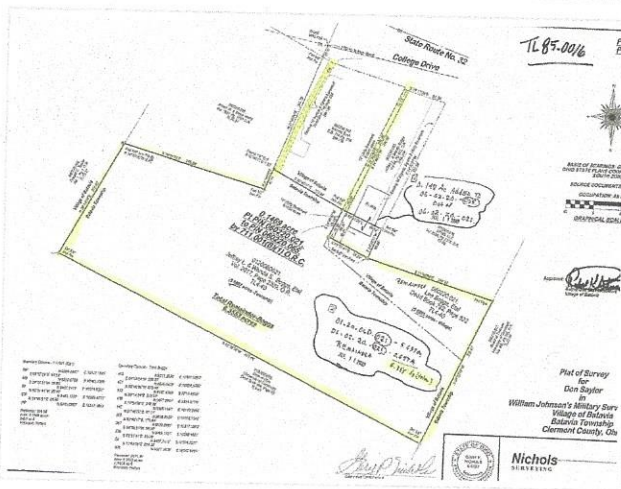


Contact Information

Agent Name: Len Koogler
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 Office Name: Koogler/Eyre Realtors - Koogler-Eyre Realtors
 Office Phone: 513-753-9660



(513) 753-9660 ext. 11
<http://koogler.koogler-eyre.com>



6 ac. College Drive
Batavia, OH 45103
\$29,900.00

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6.35 Acres+/- Zoned Commercial. All wooded, rolling land 20' ingress/egress, utilities at street. 3 water/sewer taps are included.

Information

Address: 6 ac. College Drive
Batavia, OH 45103
 Bathrooms: 0.0
 Area: Batavia
 MLS ID: 1597109
 Status: Active

Features

Lot Size: 6.35 Acres
 Lot Dimensions: irr
 Water: At Street
 Sewer: Public

School Information

School District: Batavia Local SD

for more information on this property: <http://koogler.koogler-eyre.com/lid=128766812>



Koogler/Eyre Realtors - Koogler-Eyre Realtors, 4203 Curliss Lane, Batavia, OH, 45103

Information has not been verified, is not guaranteed, and is subject to change.
 Printed on September 24th, 2018



Active
 C1597109p C01BA 6 ac. College Dr
 City/Village Batavia Cnty Clermont
 Subd Twp

Lot Subu Batavia
 State OH Zip 45103

SP\$
LP\$ 29,900

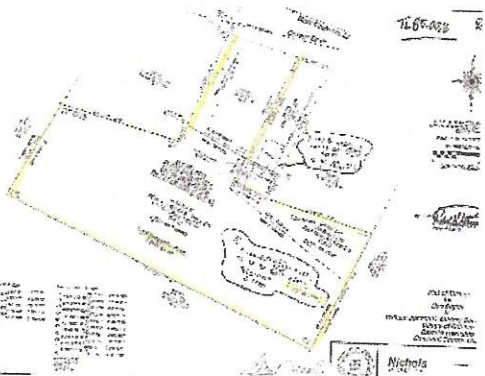
Property Type
 Commercial Lot

Lot irr **School** Batavia Local SD
Acreage **District** Call SD 513-732-2343

Total 6.3500
Wooded 6.35
Cleared

Pri/Acre\$ 4900
Elevation Hilly
Wood Heavily
Gas None
Water At Street
Sewer Public
Zoning Commercial
Frontage 20.00
Description

Sa-Tax 169.
TxRate
Assmt 0
Occupy At Closing
Easemnt Of Record



SR 32 East to Batavia, Right on Main Street to Right on College Drive
 Cross Street Main Street

Tax ID 060220.021. **Other**
Spec Fin N
Deed Restrictions

Auction N

This Listing Courtesy of Koogler/Eyre Realty

6.35 Acres+/- Zoned Commercial. All wooded, rolling land 20' ingress/egress, utilities at street. 3 water/sewer taps are included.

Land Description 5 to 9.999 Acres
View

Topography Sloped
Improvements
Utilities Avail Cable TV, Electricity, Sewer, Telephone, Water
Miscellaneous
Documents Avail Aerial Photo, Survey
Trees Heavily Wooded
Accessible Transp City Street
Best Use Com/Business

This listing is Active Report Prepared by



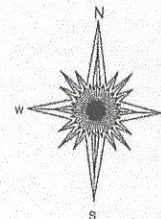
Len Koogler
 Koogler/Eyre Realty
 4203 Curliss Lane
 Batavia, OH 45103-3217
<http://www.lkoogler.koogler-eyre.com>

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Cell Phone
E-Mail koogler@koogler-eyre.com

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TL 85-0016

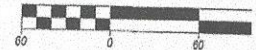
PIN 012
PIN 012



BASIS OF BEARINGS: GRID BEA
OHIO STATE PLANE COORDINATE
SOUTH ZONE

SOURCE DOCUMENTS: AS SH

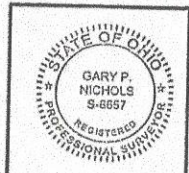
OCCUPATION: AS SHOWN



GRAPHICAL SCALE: 1" = 60'

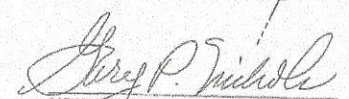
Approved: 
Authorized Representative
Village of Batavia

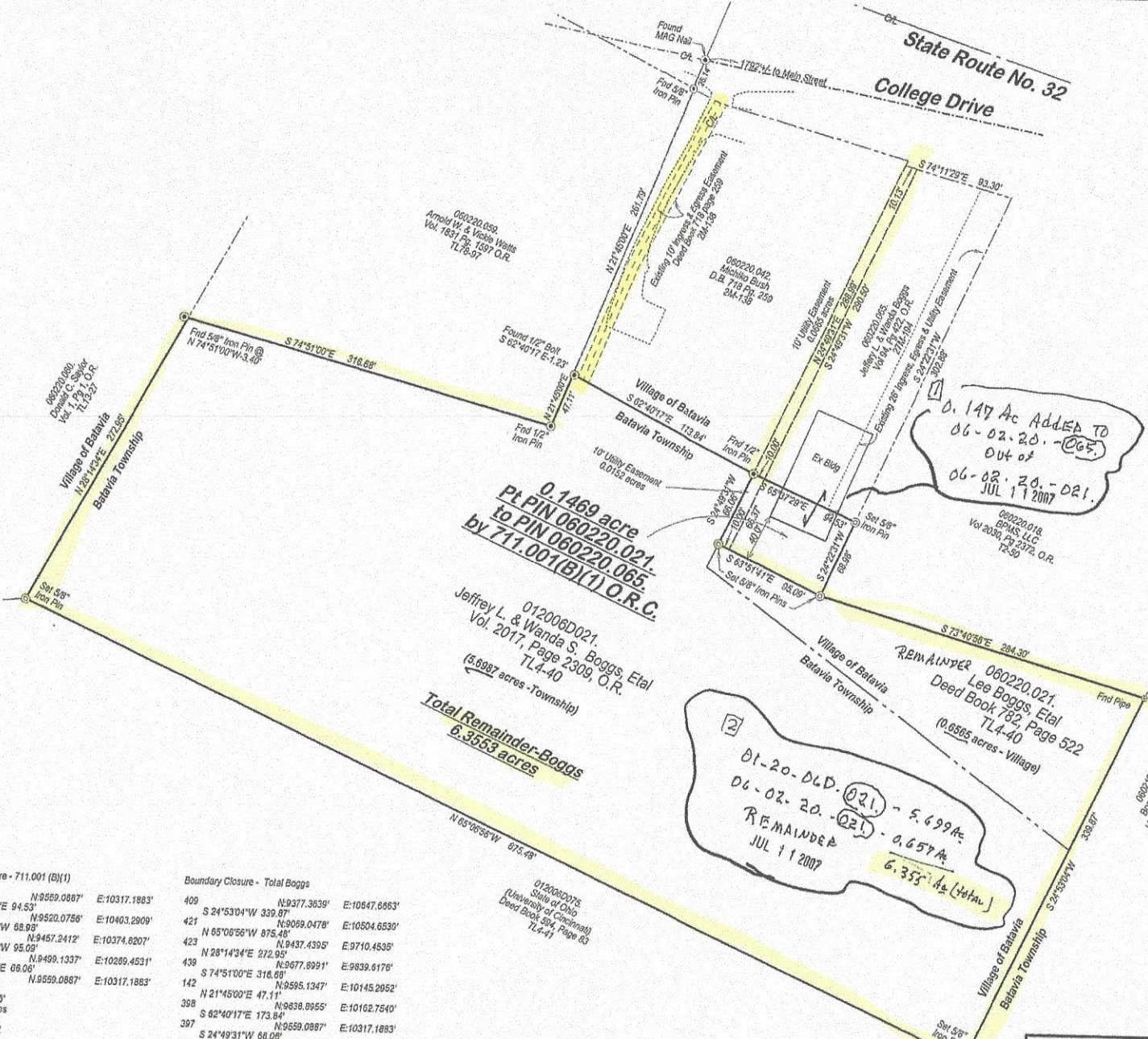
Plat of Survey
for
Don Saylor
in
William Johnson's Military Survey I
Village of Batavia
Batavia Township
Clermont County, Ohio



Nichols
SURVEYING
Gary F
S
E
O

Date September 22, 2006 Revised April 16, 2007 Drawn GN Checked GN FA


GARY PHILIP NICHOLS
OHIO PROFESSIONAL SURVEYOR NO. 8657



0.1469 acre
Pt PIN 060220.021
to PIN 060220.065
by 711.001(B)(1) O.R.C.

012006D021
Jeffrey L. & Wanda S. Boggs, Etal
Vol. 2017, Page 2309, O.R.
(5.6987 acres - Township)
**Total Remainder-Boggs
6.3553 acres**

Boundary Closure - 711.001 (B)(1)

397	N 9559.0887'	E: 10317.1883'	
462	S 65°37'29"E 94.53'	N 9520.0756'	E: 10403.2909'
52	S 24°22'31"W 68.98'	N 9457.2412'	E: 10374.8207'
230	N 63°51'41"W 95.09'	N 9499.1337'	E: 10269.4531'
397	N 24°49'31"E 68.06'	N 9559.0887'	E: 10317.1883'

Perimeter: 324.68'
Area: 0.1469 acres
6401 sq ft
Precision: Perfect

Boundary Closure - Total Boggs

409	N 9377.3639'	E: 10547.6563'	
421	S 24°53'04"W 339.87'	N 9069.0478'	E: 10504.6530'
423	N 65°06'56"W 875.48'	N 9437.4395'	E: 9710.4535'
439	N 28°14'34"E 272.95'	N 9677.8991'	E: 9839.6176'
142	S 74°51'00"E 316.68'	N 9595.1347'	E: 10145.2952'
398	N 21°45'00"E 47.11'	N 9838.8955'	E: 10162.7540'
397	S 62°40'17"E 173.84'	N 9559.0887'	E: 10317.1883'
230	S 24°49'31"W 68.06'	N 9499.1337'	E: 10269.4531'
52	S 63°51'41"E 95.09'	N 9457.2412'	E: 10374.8207'
409	S 73°40'58"E 204.30'	N 9377.3639'	E: 10647.6663'

Perimeter: 2471.39'
Area: 6.3553 acres
27605 sq ft
Precision: Perfect

012006D021
State of Ohio
(University of Cincinnati)
Deed Book 504, Page 82
TL4-41

060220.021.

