

4 ac. Old SR 32
Batavia Twp, OH 45103

\$450,000.00
MLS# 1591399

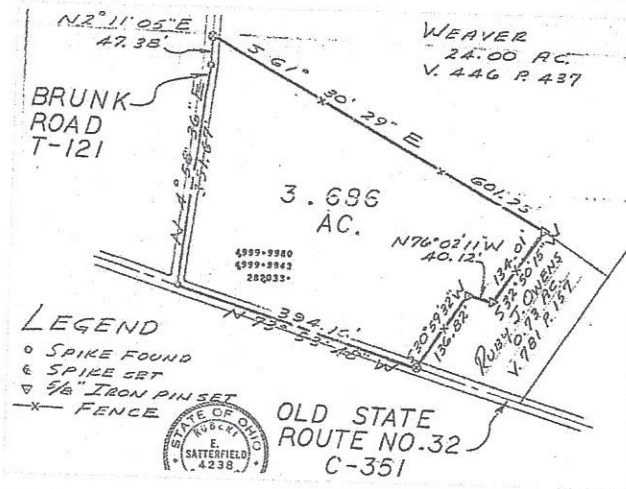


Contact Information

Agent Name: John Abell
Phone: 513-266-1184
Email: jabell@koogler-eyre.com
Office Name: Koogler/Eyre Realtors - Koogler-Eyre Realtors
Office Phone: 513-753-9660



513-266-1184
<http://jabell.koogler-eyre.com>



4 ac. Old SR 32
Batavia Twp, OH 45103
\$450,000.00

MLS# 1591399

3.69 Acres flat mostly cleared corner lot ready for your development. High visibility on Old SR 32 & Brunk Road with ODOT vehicle count of 5300/day.

Information

Address: 4 ac. Old SR 32
Batavia Twp, OH 45103
Bathrooms: 0.0
Area: Batavia Township
MLS ID: 1591399
Status: Active

Features

Lot Size: 3.69 Acres
Lot Dimensions: irr
Water: At Street
Sewer: None

School Information

School District: Batavia Local SD



for more information on this property: <http://jabell.koogler-eyre.com/lid=127877141>

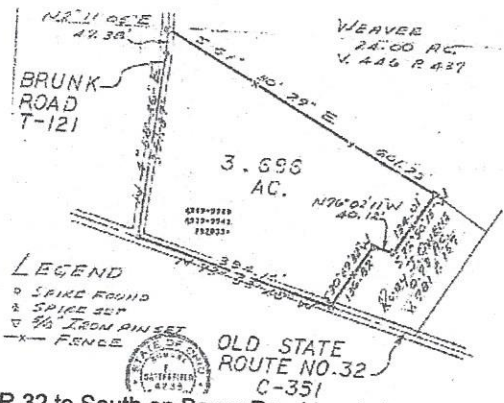
Koogler/Eyre Realtors - Koogler-Eyre Realtors, 4203 Curliss Lane, Batavia, OH, 45103

Information has not been verified, is not guaranteed, and is subject to change.
Printed on August 7th, 2018



Active
 C1591399p+ C01BT 4 ac. Old SR 32
 City/Village Batavia Twp Cnty Clermont
 Subd Twp

Lot State OH Subu Batavia Twp. SP\$ LP\$ 450,000
 Zip 45103



Property Type
 Commercial Lot
 School Batavia Local SD
 District Call SD 513-732-2343

Lot irr
Acreage
 Total 3.6900
 Wooded
 Cleared 3.30

Pri/Acre\$
 Elevation Flat
 Wood Cleared
 Gas None
 Water At Street
 Sewer None
 Zoning Office, Business
 Frontage 745.00
 Description On Old 32 & Brunk Ro

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

SR 32 to South on Bauer Road turn left on Brunk Road to corner of Brunk and Old SR 32.

Cross Street

Tax ID 012010A005 Other
 Spec Fin N
 Deed Restrictions

Auction N

This Listing Courtesy of Koogler/Eyre Realty

3.69 Acres flat mostly cleared corner lot ready for your development. High visibility on Old SR 32 & Brunk Road with ODOT vehicle count of 5300/day.

Features

Land Description 1 to 4.999 Acres
View
Topography Cleared, Level
Improvements
Utilities Avail
Miscellaneous Corner
Documents Avail Aerial Photo, Survey
Trees
Accessible Transp County Road
Best Use Com/Business, Office

This listing is Active Report Prepared by



John Abell
 Koogler/Eyre Realty
 4203 Curliss Lane
 Batavia, OH 45103-3217

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Cell Phone 513-266-1184
E-Mail jabell@koogler-eyre.com

Information has not been verified, is not guaranteed and subject to change.
 This information has NOT been reviewed by the MLS

RIEDEL
JAY L &
012010A095
2/AC
BRUNK RD

SAYLOR
DONALD C &
012010A097
2/48/AC

BAUER
CROSSING LLC
012010A098
20.06 AC

RIEDEL
JAY L &
012010A005
3.69 AC

OWENS RUBY J
012010A006
0.73 AC

OWENS JAMES L
012010A089
1.35 AC

LYTLE ROBERT
W & GLADYS
012010A027
1.68 AC



Linda L. Fraley
Clermont County Auditor

4/29/2016

Jay Riedel #3.pdf

1 in = 94 ft

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Brunk Rd / Bauer Rd & SR 32



12/11/2017

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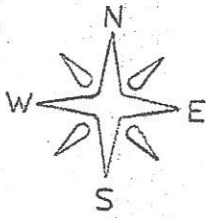
Brunk Rd. & Old SR 32



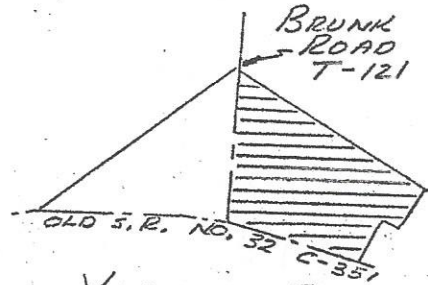
12/01/2017

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BEARINGS ARE MAGNETIC
AND BASED UPON THE
N 4° 58' 36" E LINE.

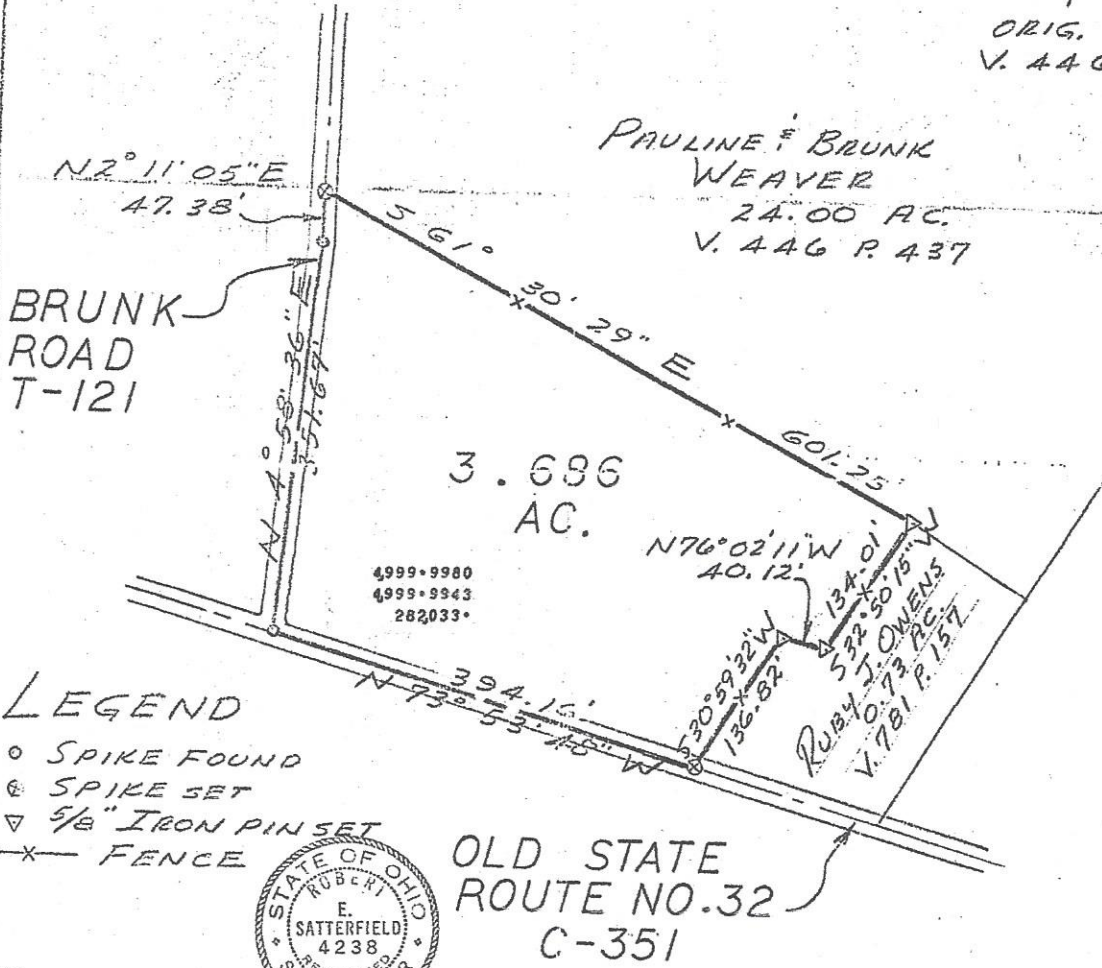


0 100 200
SCALE: 1" = 100'



VICINITY SKETCH

ORIG. 8 AC.
V. 446 P. 437



LEGEND

- SPIKE FOUND
- ⊙ SPIKE SET
- ▽ 5/8" IRON PIN SET
- X — FENCE



OLD STATE
ROUTE NO. 32
C-351

SURVEY BY
SATTERFIELD & ASSOCIATES

Robert E. Satterfield

ROBERT E. SATTERFIELD
WEST UNION, OHIO
P. S. NO. 4238
PHONE: 513-544-2833

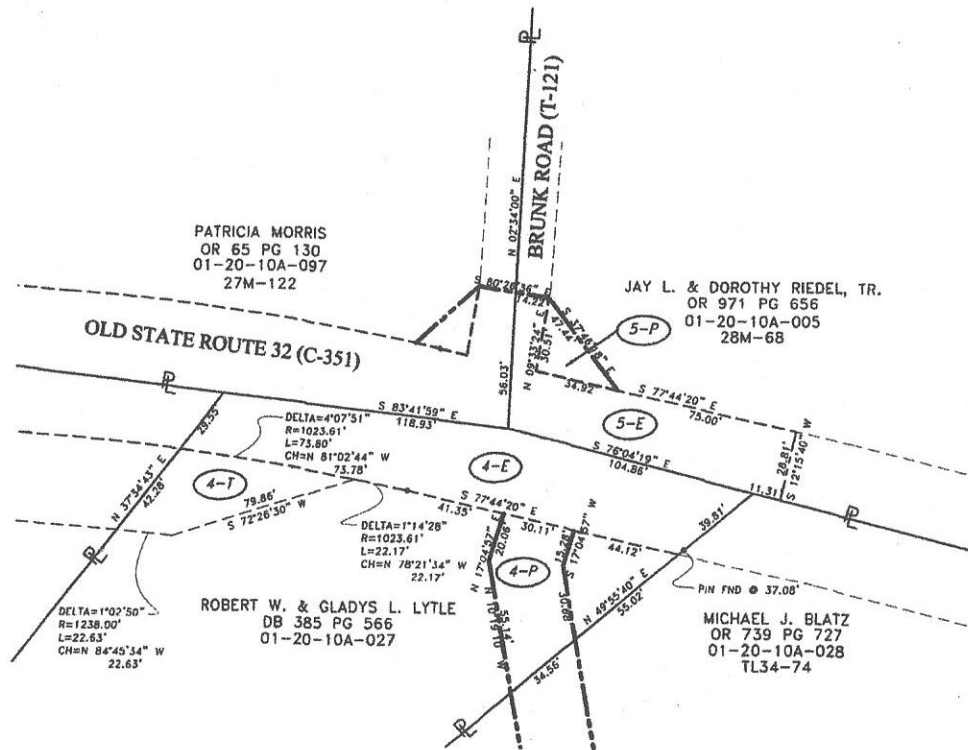
<p>SURVEY FOR</p> <p>PAULINE WEAVER</p>
<p>JAMES GRAY'S SURVEY NO. 1116 BATAVIA TOWNSHIP CLERMONT COUNTY, OHIO SCALE 1" = 100' JULY, 1991</p>

ACREAGE TABLE

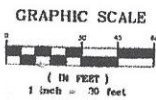
ID#	PARCEL ID#	PROPERTY OWNER	BOOK	PAGE	ACRES
4-E	01-20-10A-027	ROBERT W. AND GLADYS L. LYTLE	DB 385	566	0.164
4-T					0.040
4-P					0.042
5-E	01-20-10A-005	JAY L. AND DOROTHY RIEDEL, TR.	OR 971	656	0.082
5-P					0.012

LEGEND

- 1-E DESCRIBES EXISTING RIGHT-OF-WAY EASEMENT(P.A.O.)
- 1-P DESCRIBES PERMANENT RIGHT-OF-WAY EASEMENT(I.B.A.)
- 1-T DESCRIBES TEMPORARY CONSTRUCTION EASEMENT



PLAT OF EASEMENT
 FOR CLERMONT COUNTY JOB No. 1
 OLD STATE ROUTE 32 (C-351) & BAUER
 & BRUNK ROAD (T-121)
 WM JOHNSON'S MILITARY SURVEY
 & JAMES GRAY'S MILITARY SURVEY
 BATAVIA TOWNSHIP
 CLERMONT COUNTY, OHIO
 SCALE: 1"=30' JUNE, 2007



PREPARED BY:

 CRAIG A. RISNER, P.S.
 DEPUTY SURVEYOR
 CLERMONT COUNTY, OHIO
 OHIO REG. NO. S-6034

