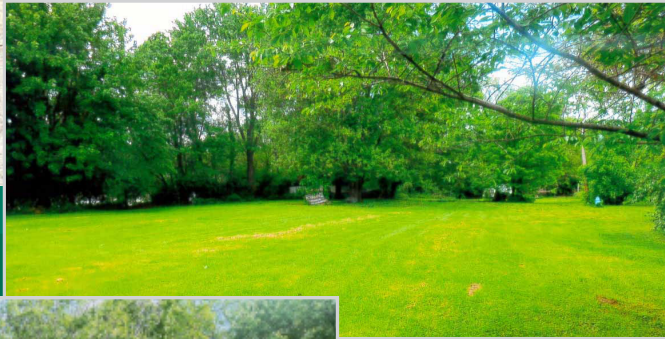


**Ohio River Property**  
**River Frontage & Rare Boat Ramp**  
**For Sale**

**Pt. Pleasant, OH**



**LOCATION**

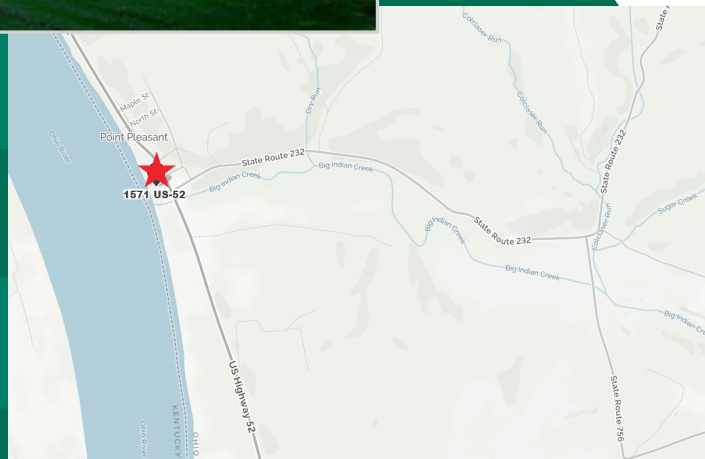
**1571 US Route 52**  
**Pt. Pleasant, OH 45153**

**FEATURES**

- **Ideal site for 2nd home or recreational “Shangrila”.**
- Includes a 2,312 SF house
- Sale price includes new roof and new furnace
- Adjacent to National Historic Site – Birthplace of General/President US Grant
- On a National Scenic Byway
- 2.5 Acres
- All utilities and septic system
- Boat ramp: 330Ft long, 13+Ft wide and 8-10” of grooved reinforced concrete (excellent condition)
- 375Ft of premium Ohio River frontage
- Sale price: \$125,000

**CONTACT**

**Tom Dix**  
 tdix@fuse.net  
 513/314-9086



COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512  
 9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

Ohio River

BOAT RAMP

SITE



Owner: UNKNOWN  
PIN: 222617.062  
Ac

Owner: UNKNOWN  
PIN: 222617.072  
Ac

Owner: UNKNOWN  
PIN: 222617.061  
Ac

Owner: UNKNOWN  
PIN: 222617.061  
Ac

Owner: STATE OF OHIO  
PIN: 222617.012P  
Ac 0.11

Owner: WALKER GREGORY JAMES  
PIN: 222617.056A  
Ac 2.3498

Owner: CAMPBELL PAUL L & MARY C  
PIN: 222617.006  
Ac

Owner: CAMPBELL PAUL L & MARY C  
PIN: 222617.004P  
Ac 0.56

Owner: NEWBY STEPHEN R & KAY  
PIN: 222617.050  
Ac 0.161

Owner: NEWBY STEPHEN R & KAY  
PIN: 222617.050  
Ac 0.161

Owner: LLOYDSTER LLC  
PIN: 222617.889  
Ac 0.5115

Owner: CAMPBELL PAUL L & MARY C  
PIN: 222617.015A  
Ac

Owner: DAVID TERESA ROSE  
PIN: 222617.017  
Ac 0.161

Owner: CAMPBELL PAUL L &  
PIN: 222617.049  
Ac 0.161

Owner: CAMPBELL PAUL L &  
PIN: 222617.048  
Ac

Owner: CAMPBELL PAUL L &  
PIN: 222617.045  
Ac

Owner: CAMPBELL PAUL L &  
PIN: 222617.819P  
Ac 0.52

Owner: CAMPBELL PAUL L &  
PIN: 222617.024  
Ac 0.149

Owner: WELLEN NICHOLAS  
PIN: 222617.026  
Ac 0.148

Owner: STATE OF OHIO  
PIN: 222617.022  
Ac

Owner: CAMPBELL PAUL L & MARY C  
PIN: 222617.019A  
Ac

Owner: PIN: ROW  
Ac

Owner: CAMPBELL PAUL L & MARY C  
PIN: 222617.019A  
Ac

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