



PRESENTED BY:

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**Koogler/Eyre Realty**

4203 Curliss Lane Batavia OH 45103-3217

513-753-9660

*Call me for all your  
Real Estate Needs!*

**JUST LISTED**

**\$149,900**



**BEDS:** 4  
**BATHS:** 2 (1 1)  
**SQ. FEET:** 2,660  
**BASEMENT:** None  
**LOT SIZE:** 2.0000  
**YEAR BUILT:**

2 acres on US 68 zoned commercial/business across from high school and next to Dollar General. This offers a 2 story, brick historical home that could be restored to a bed & breakfast or back to a family home. Other bldgs. 16x26 gar., 20x34, 16 x20, and 62x82 metal bldgs. Subject to survey.

**7415 US RT 68, Fayetteville, OH 45118**



[Click here to view additional property pictures](#)

Information has not been verified, is not guaranteed, and subject to change.

1602056p+vt E11PE 7415 US RT 68  
 City/Municip Fayetteville Cnty Brown  
 Subd Twp Perry

Rooms 7 Bedrms 4 Baths 1-1



RR 50 East off I-275 to Fayetteville, Right on US 68 to property on right

Cross Street Ohio Street

Open House

Date Time

Tax ID 270528560000

Other

Unit# Subu Perry Twp.  
 State OH Zip 45118

SP\$  
 LP\$ 149,900

Family Rm  
 Formal Din

BedRm Lev1N  
 BthRm Lev1N

Type  
 Levels Two  
 Arch Historical  
 Const Brick  
 Found Stone  
 Roof Metal, Shingle  
 Windows Wood  
 Heating None  
 Cooling None  
 Age Unknown  
 New N  
 Lot to be surveyed  
 Acreage 2.0000

Bsmt None  
 Garage 2 Garage Detached  
 Parking  
 Firepl  
 Gas None  
 Water At Street  
 Sewer Public  
 Zoning Commercial  
 Sa-Tax 1390.10  
 TxRate  
 Asmnt 1835.88  
 Occupy At Closing  
 Transp

Lev Condo  
 HOA Amt \$ 0.00

HOA Fee No

School Fayetteville Perry L  
 District Call SD 513-875-2423

Auction N  
 Spec Fin N

Disability Access

This Listing Courtesy of Koogler/Eyre Realty

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Dim Lev

Features

Docs Survey

Land Desc 1 to 4.9 Acres

Builds Barn, Shed, Other

This listing is Active - Report Prepared by



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 This information has NOT been reviewed by the MLS



BEARINGS ARE BASED UPON THE  
N 89° 25' 56" W LINE  
AS RECORDED IN O. R. 348, P. 1399.

NO EVIDENCE OF OCCUPATION EXISTS ALONG  
PROPERTY LINES UNLESS NOTED.

SOURCES OF DOCUMENTS  
ARE DEED RECORDS AS  
SHOWN ON PLAT.

Mopcheck By Screen Report

1/26/2007 14:26

BEARING	DISTANCE	NORTHING	EASTING
N 15°51'05" E	72.07'	5283.812	4144.516
S 88°26'34" E	157.06'	5353.141	4164.201
N 08°19'06" E	48.39'	5348.873	4321.203
N 86°30'09" E	803.69'	5396.754	4328.204
S 09°39'58" W	283.46'	5445.783	5130.397
S 10°40'05" W	196.44'	5166.347	5082.803
N 89°25'56" W	333.45'	4973.302	5046.438
N 25°53'53" W	326.10'	4976.607	4713.004
N 88°08'17" W	426.28'	5269.957	4570.573
		5283.808	4144.518

Distance Error: 0.00439315  
Total Distance: 2646.940  
Closure Ratio: 1/602515.27  
Area: 254845.9497 sqft or 5.915 acres



SCALE: 1" = 200'

WALTER KRIMMER  
TRACT NO. 4  
1.938 ACRES  
O.R. 265, P. 1093

(1678)

N 08°19'06" E  
48.39'

S 88°26'34" E  
157.06'

N 15°51'05" E  
72.07'

BANK STREET

MAIN STREET

ROSEMARY GALL  
LOT NO. 184-D  
RE-PLAY OF WHITE'S ADDITION  
(PLAT CABINET 2, SLIDE 486)  
O.R. 310, P. 2472

ARTHUR G. JOHNSON, JR.  
0.9945 ACRES  
O.R. 62, P. 639

PT. 163

LYNCH STREET N 86°30'09" E  
803.69' @ 86.00'

MARTIN DOUGLAS SPARKS  
ORIGINAL 81 ACRES  
O.R. 349, P. 338

(393)



OLD GEORGETOWN ROAD

5.915 ACRES

U.S. ROUTE NO. 68

PARCEL ONE ORIG. 4.359 AC.  
PARCEL TWO ORIG. 2.780 AC.  
(1.599 AC.)

N 25°53'53" W  
326.10'

N 89°25'56" W  
333.45'

PONCE FAYETTEVILLE, LLC  
1.120 ACRES  
O.R. 348, P. 1399

(VIDS SH4)

P.O.B.

5.9147  
0044  
602,514.9926

DEED REFERENCE

O. R. 246 PAGE 1766

LEGEND

- ⊙ SPIKE SET
- SPIKE FOUND
- ▽ 5/8" IRON PIN SET
- ▼ 5/8" IRON PIN FOUND

(ALL IN GOOD CONDITION UNLESS OTHERWISE NOTED.)

SURVEY BY

*Ty R. Pell*  
TY R. PELL & ASSOCIATES  
P. S. NO. 7524

SURVEY FOR

CHARLES GREENE

E. CARRINGTON'S V.M.S. NO. 619 SCALE: 1" = 200'		
VILLAGE OF FAYETTEVILLE, PERRY TOWNSHIP, BROWN COUNTY, OHIO		
TY R. PELL & ASSOCIATES PROFESSIONAL SURVEYOR 115 EAST MAIN STREET WEST UNION, OHIO 45693 PHONE: 937-544-5262 FAX: 937-544-2779		
DATE:	DRAWING NO.	FILENAME:
1-26-07	A-07-16	GREENEF

### Lead-Based Paint Disclosure Housing Sales

A product of the  
CINCINNATI AREA BOARD OF REALTORS® INC.  
Approved by Board Legal Counsel  
(If not understood, seek legal advice. For real estate advice, consult your REALTOR®.)



Property Address 7415 VS 68, FAYETTEVILLE, OH. 45118

#### LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling unit was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. *Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.*

#### Seller's Disclosure (Please initial where indicated):

- CS (a) Presence of lead-based paint and/or lead-based paint hazards (check one):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

Due To the Age of home Probable

- Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.

- CS (b) Records and Reports available to the seller (check one):

- Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

[Empty box for listing documents]

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Buyer's Acknowledgment (Please initial where indicated):

- CS (c) Buyer has received copies of all information listed in (b) above.

- CS (d) Buyer has received the pamphlet *Protect Your Family from Lead In Your Home*.

- CS (e) Buyer has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint and/or lead-based paint hazards; or

- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

#### Agent's Acknowledgment (Please initial where indicated):

- KA (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy:** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

By:

Seller [Signature] Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date 7/6/17 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent [Signature] Date 7/6/17 Agent \_\_\_\_\_ Date \_\_\_\_\_