



Four Seasons Land Company
Land Acquisition, Development, & Disposition Services

LAND FOR SALE

52.11 ACRES

**BEAUTIFUL ATHENS COUNTY OHIO
PLEASANTON ROAD, ATHENS, OH 45701**

ONLY \$109,900!



5017 Pine Creek Drive, Westerville, Ohio 43081
(614) 898-5263*(614) 898-9514 Fax
Marketed by Ron Beitzel, Broker
rbeitzel@fourseasonslandco.com

**52.11 ACRES
PLEASANTON ROAD
ATHENS, OHIO 45701**

52.11 beautiful wooded acres perfect for your recreational and/or hunting retreat! This property is conveniently located 1.4 miles west of the intersection of US 33 and Pleasanton Road. Approximately 7 miles south of the City of Athens! No tortuous driving on endless country roads to get this property! Seller indicates that some of the timber is marketable. Seller reports 8-12 point bucks have been taken on this property!

From Columbus take US 33 south to Pleasanton Road, go west on Pleasanton approximately 1.4 miles to the property. Property is located on the left (south) side of Pleasanton Road just past the church. Property has a 40' ingress-egress easement alongside church property. Look for our signs.

SITE INFORMATION

PRICE: \$109,900

Address: 0 Pleasanton Road
Athens, Ohio 45701

County: Athens
Township: Alexander

Parcel ID: Athens County Auditor Parcel Numbers
B010010035801 (36.02 Acres), B010010035900 (16.02 Acres)

School District: Alexander Local School District
<http://www.alexanderschools.org/>
6091 Ayers Rd
Albany, OH 45710-9492
(740) 698-8831

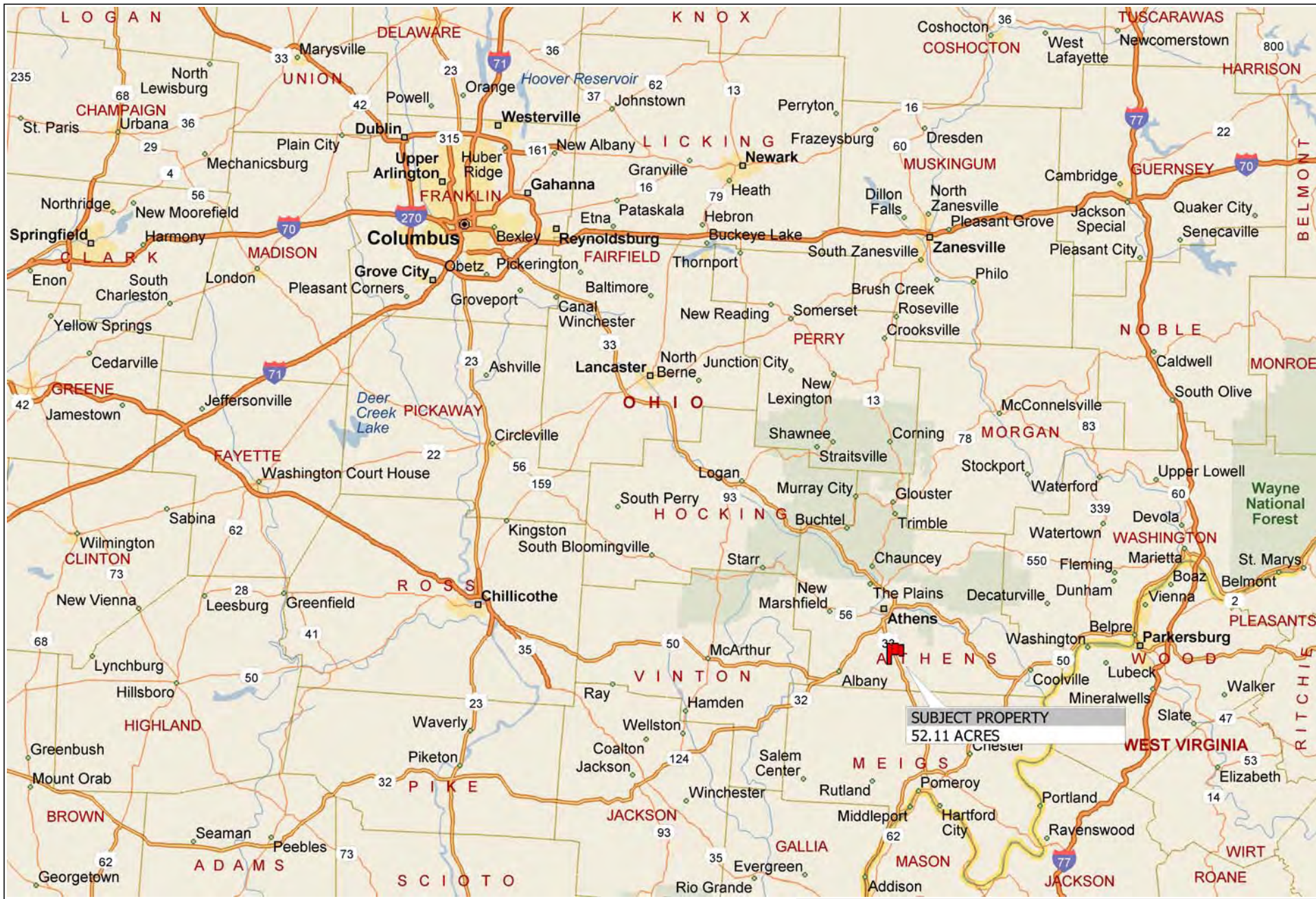
Subject
Property Zoning: Alexander Township in Athens County is not zoned.

Site Information
Page 2

- Deed Restrictions:** None
- Taxes:** The effective 2009 tax rates per \$1,000 of assessed value for residential property in the Alexander Local School District within the following jurisdictions may apply:
Alexander Township - \$45.546679
2009 subject annual property taxes were \$824.34.
- Sewer & Water Service:** No public sewer is available to the property at this time. Contact the Athens County Health Department for additional information on septic system installation criteria.
- Athens County Health Department
278 W. Union St.
Athens, OH 45701
(740) 592-4431
- <http://www.health.athens.oh.us>
- Public water is available through Le-Ax Water.
A water tap currently costs \$1,830.
Le-Ax Water (740) 594-0123
- Electricity:** American Electric Power
(800) 277-2177 New Service
www.aepohio.com
- Telephone:** Frontier Communications 877-462-8188
<http://www.frontier.com>
DSL service is not available to the subject property.

THE INFORMATION CONTAINED HEREIN IS DEEMED TO BE RELIABLE, HOWEVER, NOT GUARANTEED.

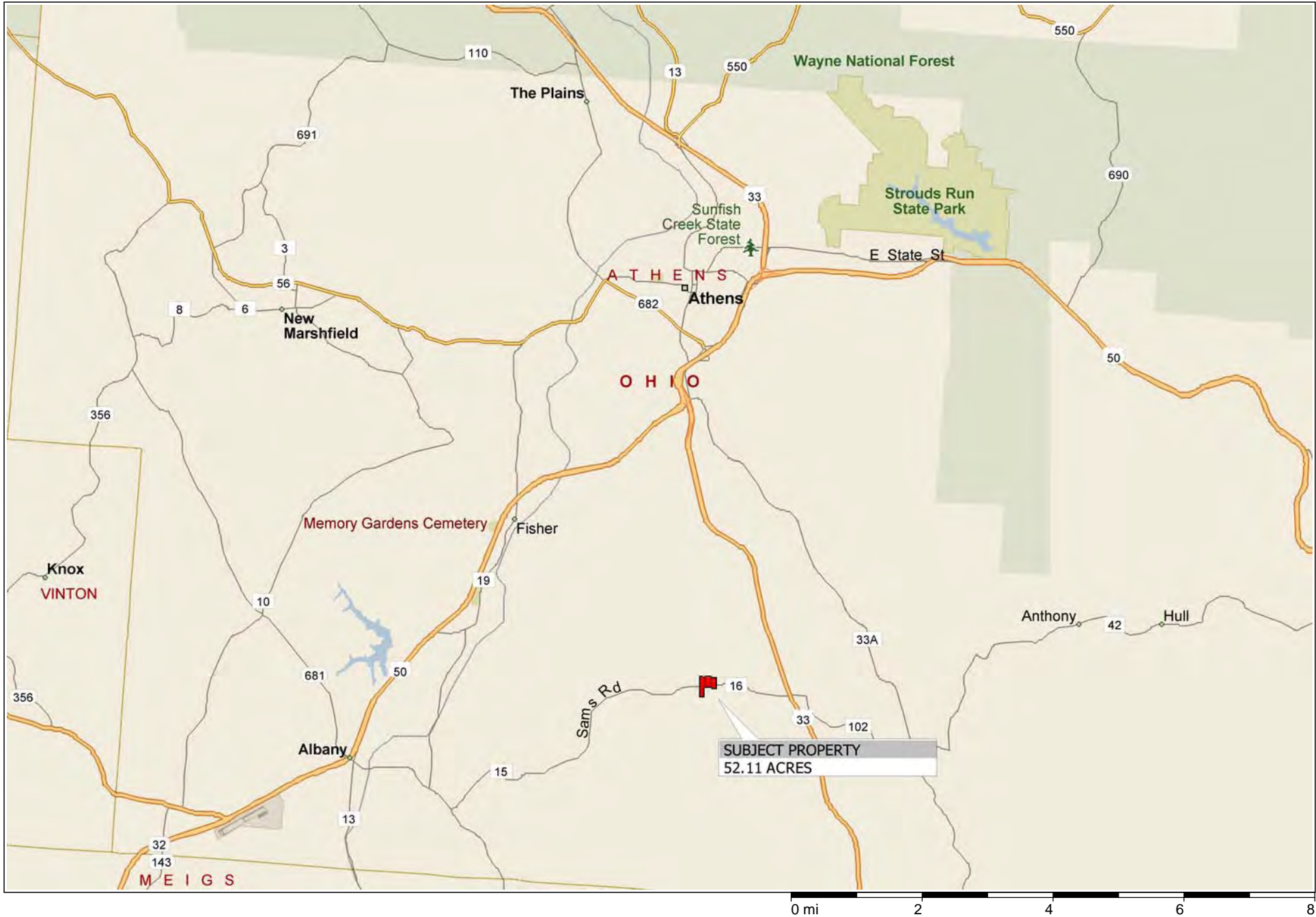
52 Ac. Pleasanton Road Athens Ohio



0 mi 20 40 60

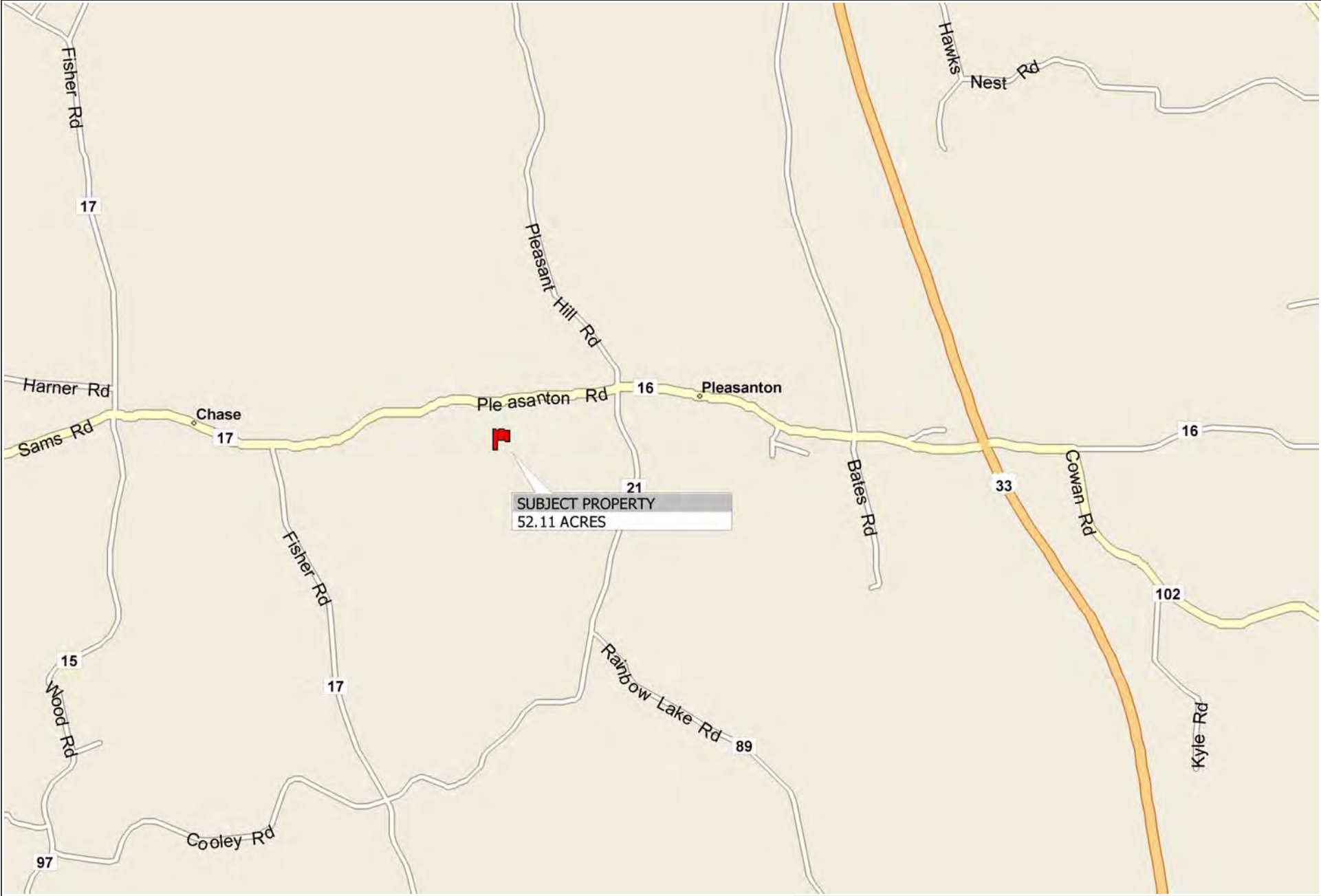
Copyright © and (P) 1988–2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2007 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

52 Ac. Pleasanton Road Athens Ohio



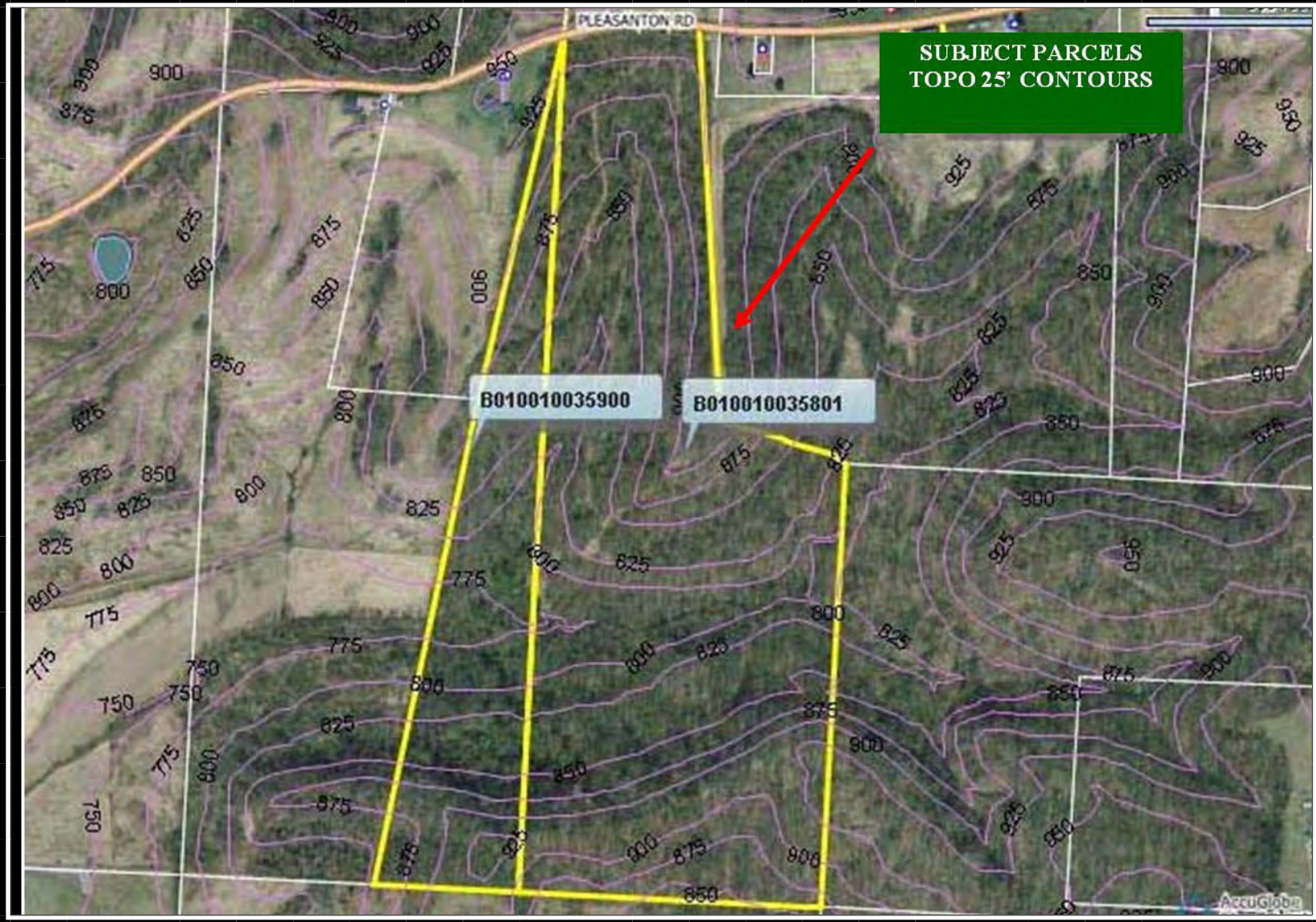
Copyright © and (P) 1988–2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2007 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

52 Ac. Pleasanton Road Athens Ohio

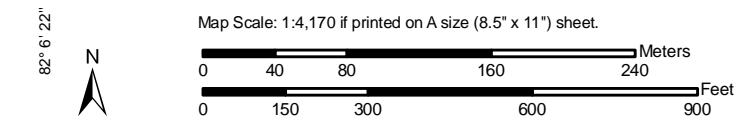
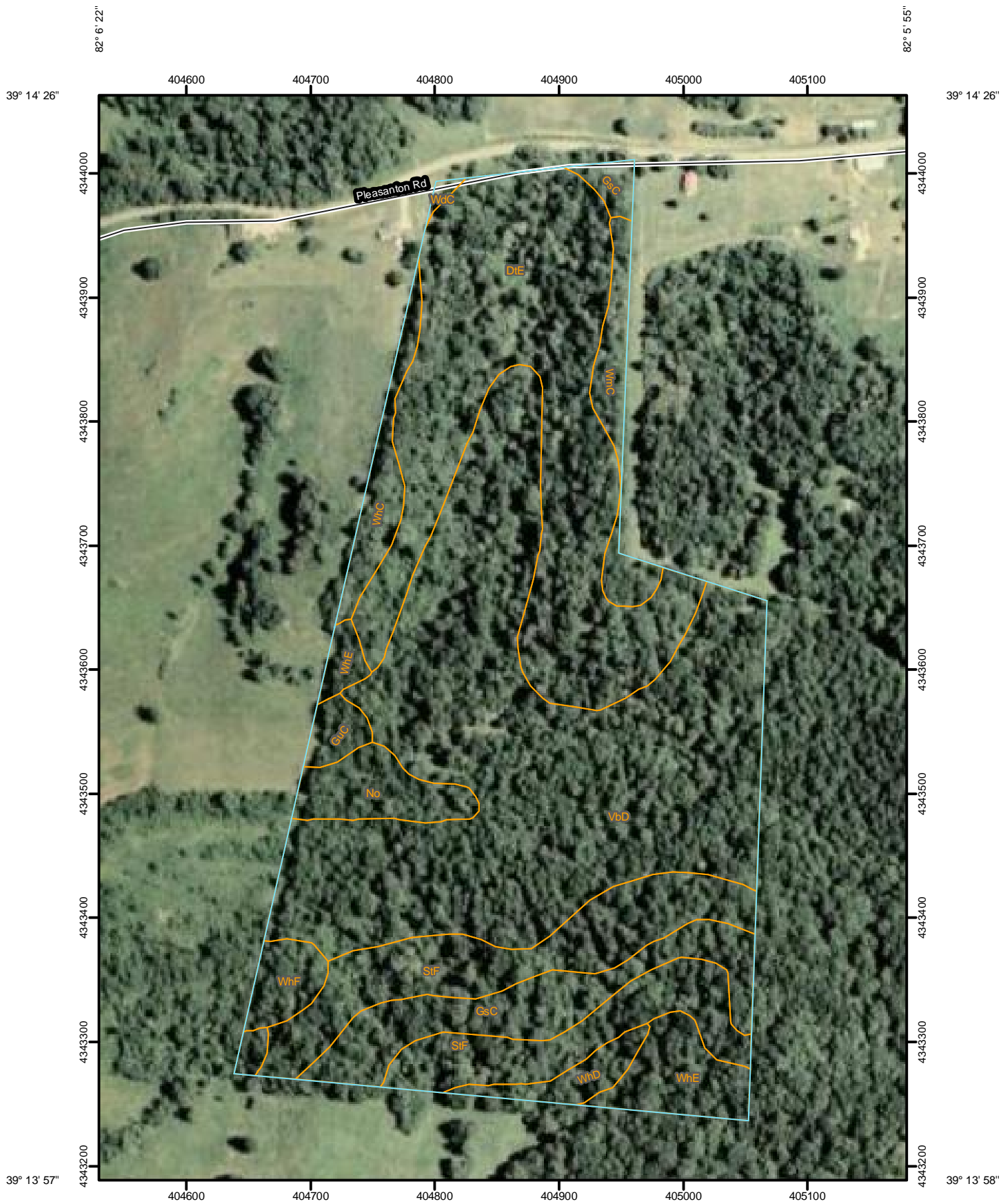


Copyright © and (P) 1988–2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2007 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.






Soil Map—Athens County, Ohio
(52.11 ACRES PLEASANTON ROAD ATHENS OH)



MAP LEGEND






















Area of Interest (AOI)




 Area of Interest (AOI)

Soils




 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

-  Very Stony Spot
-  Wet Spot
-  Other



Special Line Features

-  Gully
-  Short Steep Slope
-  Other






Political Features

-  Cities

Water Features

-  Oceans
-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:4,170 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 17N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Athens County, Ohio
Survey Area Data: Version 13, Feb 9, 2010

Date(s) aerial images were photographed: 6/30/2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Athens County, Ohio (OH009)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DtE	Dekalb-Westmoreland complex, 25 to 40 percent slopes	13.2	24.3%
GsC	Guernsey silt loam, 8 to 15 percent slopes	3.8	6.9%
GuC	Guernsey-Upshur complex, 8 to 15 percent slopes	0.5	1.0%
No	Nolin silt loam, frequently flooded	1.5	2.8%
StF	Steinsburg sandy loam, 40 to 70 percent slopes	7.5	13.7%
VbD	Vandalia-Brookside complex, 15 to 25 percent slopes	21.7	39.8%
WdC	Wellston silt loam, 8 to 15 percent slopes	0.1	0.2%
WhC	Westmoreland-Guernsey silt loams, 8 to 15 percent slopes	1.2	2.3%
WhD	Westmoreland-Guernsey silt loams, 15 to 25 percent slopes	0.8	1.4%
WhE	Westmoreland-Guernsey silt loams, 25 to 40 percent slopes	2.0	3.7%
WhF	Westmoreland-Guernsey silt loams, 40 to 70 percent slopes	0.8	1.5%
WmC	Westmoreland-Upshur complex, 8 to 15 percent slopes	1.4	2.5%
Totals for Area of Interest		54.6	100.0%