

Four Seasons Land Company



**SOLD OUT!**

## CATTAIL ROAD FARM

**FAIRFIELD COUNTY OHIO  
MILLERSPORT-PLEASANTVILLE AREA**

**11 COUNTRY HOMESITES/FARM SITES  
ONLY ONE LOT LEFT – TRACT 7- 6 ACRES!  
OWNER/BANK FINANCING AVAILABLE**



**FOR ADDITIONAL INFORMATION CONTACT  
RON BEITZEL**

[RBEITZEL@FOURSEASONSLANDCO.COM](mailto:RBEITZEL@FOURSEASONSLANDCO.COM)

[WWW.FOURSEASONSLANDCO.COM](http://WWW.FOURSEASONSLANDCO.COM)

5017 Pine Creek Drive, Westerville, Ohio 43081  
(614) 898-5263\*(614) 898-9514 Fax

# VICINITY MAP



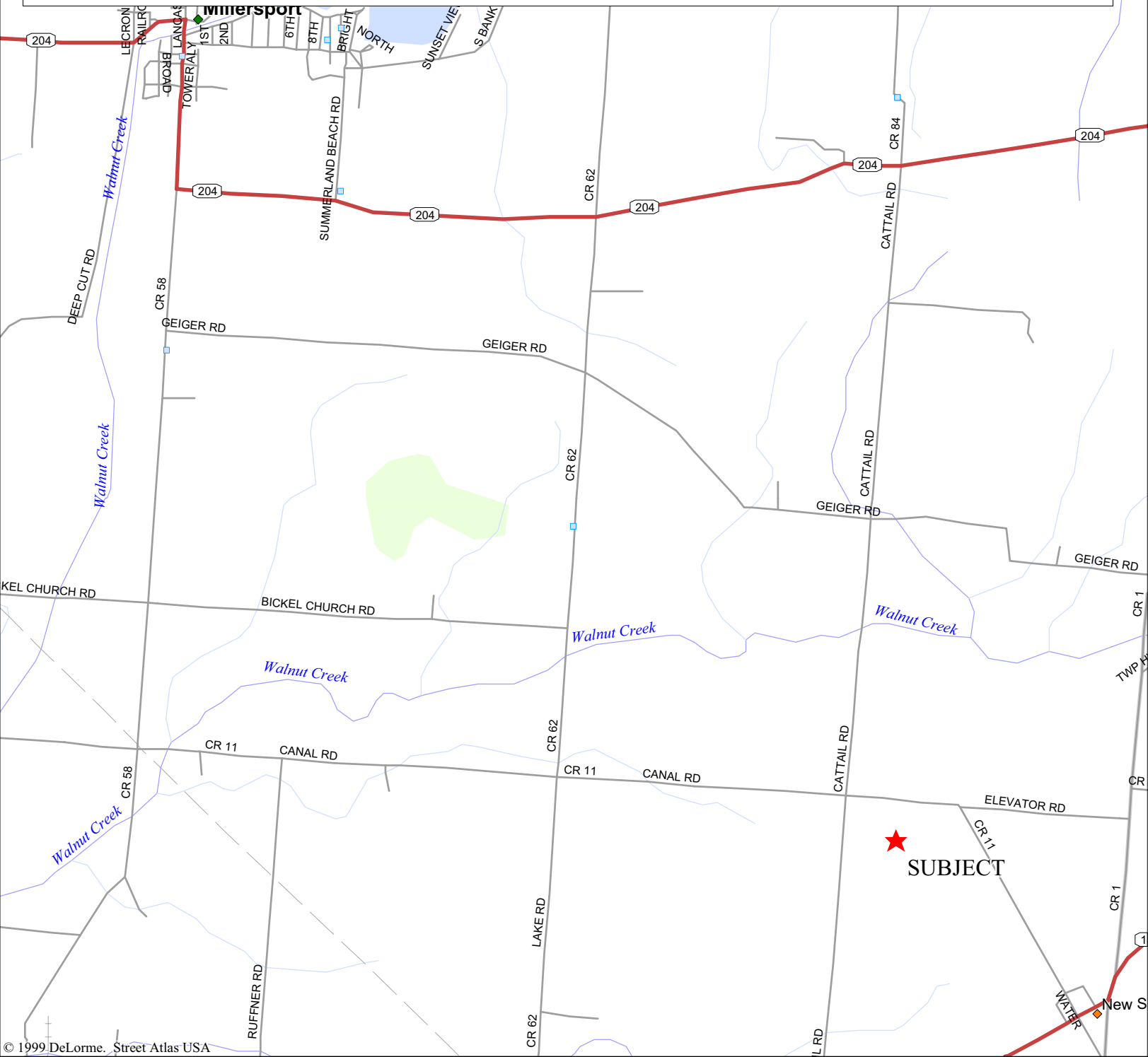
From Columbus:

Take I-70 east to State Route (SR) 37; go south on SR 37 5.7 miles to Bickel Church Road; go east on Bickel Church Road 3.2 miles until it terminates into Lake Road; go south on Lake Road 0.5 miles to Canal Road, go east on Canal Road 1 mile to the intersection of Cattail and Canal Roads (the tracts on located on Cattail and Canal Roads at the southeast corner of the intersection).

From Lancaster:

Take SR 188 east to Cattail Road; go north on Cattail Road 1 mile to the property.

# VICINITY MAP



Mag 14.00  
 Sun May 02 17:13 2004  
 Scale 1:31,250 (at center)  
 2000 Feet  
 1000 Meters

- |  |                    |  |                    |
|--|--------------------|--|--------------------|
|  | Local Road         |  | County Boundary    |
|  | State Route        |  | Land               |
|  | US Highway         |  | Water              |
|  | Utility/Pipe       |  | Woodland           |
|  | Railroad           |  | River/Canal        |
|  | Small Town         |  | Intermittent River |
|  | Geographic Feature |  |                    |
|  | Locale             |  |                    |



**CATTAIL ROAD FARM  
PROPERTY INFORMATION**

**SCHOOL DISTRICT:** Fairfield Union School District

**RESTRICTIONS:** Deed restrictions apply. A full set of deed restrictions is available from Four Seasons Land Company.

**Deed Restrictions Overview**

- No Single/Double-Wide Mobile Homes. Ohio Basic Building Code (OBBC) approved modulars permitted.
- Single-story residence buildings shall have a minimum total finished floor area of **1,800 square feet**.
- Residences consisting of more than one story, including split levels, shall have a minimum total finished floor area of **2,000 square feet** with a minimum of **1,150 square feet** of finished floor area on the first floor.
- All homes require minimum 5/12 roof pitch and two-car attached garage.
- Domestic and farm animals will be permitted. No swine or fowl shall be permitted to be raised on or about the premises except for 4-H and FFA projects on tracts greater than 5 acres in size.
- Note, the 78 acre parcel has deed restrictions separate from those of the smaller lots. A copy is available upon request.

**WATER:** Public water is not available on this site. Contact Four Seasons Land Company for additional information.

**SEWAGE:** Each tract owner shall be required to install a septic system. Pre-approval documentation is available upon request from Four Seasons Land Company.

**ELECTRICITY:** Service supplied by South Central Power Company for lots 8-10. AEP provides service to tracts 1-7.

**TELEPHONE:** Service provided by Verizon.

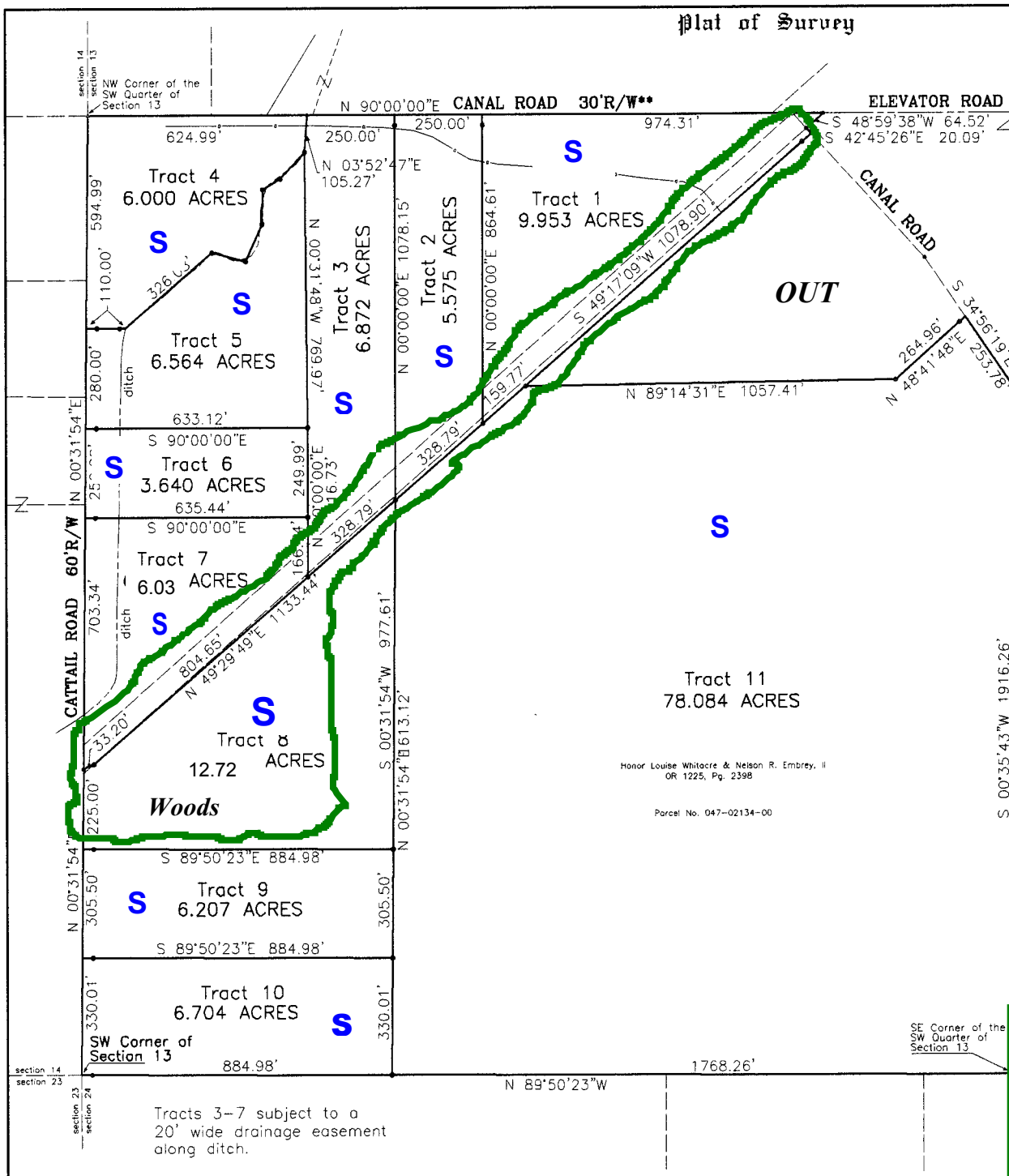
**Call or e-mail Four Seasons Land Company to receive a detailed marketing package.**

**[rbeitzel@FourSeasonsLandCo.com](mailto:rbeitzel@FourSeasonsLandCo.com)**

Information contained herein is deemed to be reliable, however, not guaranteed.

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Plat of Survey



Bearings are based on a previous survey as filed in survey book 60, page 15133.



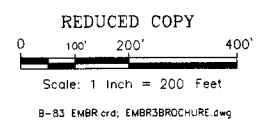
STATE OF OHIO  
FAIRFIELD COUNTY  
WALNUT TOWNSHIP  
T-16 R-18  
SECTION 13

FEMA Community Panel No. 390158 0045 D and 390158 0065 D, Zone "C".

LEGEND

- 5/8"X 36" rebar set with a "Tobin-McFarland" identification cap
- 5/8"X 36" rebar previously set
- Iron pipe, or other, found as labelled
- ▲ Railroad spike found
- ▲ Railroad spike previously set
- Mag nail set

PERTINENT DATA:  
Survey Book 6, Page 1984  
60, 15133  
\*\*Road Record Book 5, Page 176



**A- AVAILABLE**

**C- IN CONTRACT**

**S- SOLD**

**TRACT 7- 6.03 ACRES** □

**SOLD**

Tracts 3-7 subject to a 20' wide drainage easement along ditch.

Honor Louise Whitacre & Nelson R. Embrey, II  
OR 1225, Pg. 2398

Parcel No. 047-02134-00