



SOLD

**FAIRFIELD COUNTY OHIO
MILLERSPORT-PLEASANTVILLE AREA
26 COUNTY HOMESITES/FARM SITES
2.3 TO 9 ACRES
OWNER/BANK FINANCING AVAILABLE**



**FOR ADDITIONAL INFORMATION CONTACT
RON BEITZEL**

RBEITZEL@COLUMBUS.RR.COM

529 Woodside Lake Drive, Gahanna, Ohio 43230
(614) 337-1180*(614) 337-1181 Fax

PROPERTY INFORMATION

DEVELOPER: Genesis Land Development, L.L.C., PO Box 307281, Gahanna, Ohio 43230 (614) 337-1180

GENERAL: The information contained herein is purposely for the tracts included within and is deemed accurate; however, it is not warranted and is subject to change.

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

Deed Restrictions Overview

- No Pre-Manufactured Homes of Any Type (Single/Double-Wide, Modular)
- Single-story residence buildings shall have a minimum total finished floor area of **1,800 square feet** on tracts over 2.5 acres in size.
- Single-story residence buildings located on tracts less than 2.5 acres in size shall have a minimum total finished floor area of **1,650 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.
- 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.

RESERVATION EASEMENTS:

Each tract may be subject to a 10' electrical/utility easement along the side lot lines and a 20' utility easement running parallel along the road frontage

SETBACK REQUIREMENTS:

DWELLING

A front setback of not less than 100 feet from the edge of the road right-of-way shall be maintained. A side-yard setback of not less than 30 feet on each side of the dwelling shall be maintained. The total side-yard setback must total a minimum of 80 feet. A rear yard setback of not less than 50 feet from the rear property line shall be maintained.

To verify the above information and to obtain additional information, contact Ralph Reeb, Walnut Township Zoning Inspector, at (740) 862-1991.

WATER:

Public water is not available on this site. Each tract owner shall be required to obtain a permit to drill a well in accordance with the Fairfield County Board of Health regulations. Contact them at (740) 653-4489.

PROPERTY INFORMATION
PAGE 2 OF 2

Contact the Ohio Department of Natural Resources at (614) 265-6717 to obtain information about water wells, or search the ODNR Well Log website for more detailed information: <http://www.dnr.state.oh.us/>

SEWAGE: Each tract owner shall be required to install a septic system. Pre-approval documentation is available upon request from the developer. For additional information contact the Fairfield County Health Department at (740) 653-4489.

ELECTRICITY: Service supplied by South Central Power Company. Call (800) 282-5064 to establish service. Seller makes no warranties or guarantees as to the costs to obtain utility service.

TELEPHONE: Service provided by GTE North. Call (800) 483-3000 to establish service.

DRIVE APPROVALS: Preliminary driveway approvals have been obtained by the developer and are available upon request. For additional information contact the Fairfield County Engineer's Office at (740) 687-7050.

SCHOOL DISTRICT:

Fairfield Union School District, 7698 Main Street West, Rushville, Ohio (740) 536-7384

website: <http://www.fairfield-union.k12.oh.us>

Pleasantville Elementary School, 225 Lincoln Avenue, Pleasantville, Ohio, (740) 468-2181

Rushville Middle School, 8155 Rushville Road NE, Rushville, Ohio (740) 536-7321

Fairfield Union High School, 6401 Cincinnati Zanesville NE, Lancaster, Ohio, (740) 536-7306

Open enrollment is available through Millersport School System, 11850 Lancaster NE, Millersport, Ohio, (740) 467-2985.

PROPERTY TAXES:

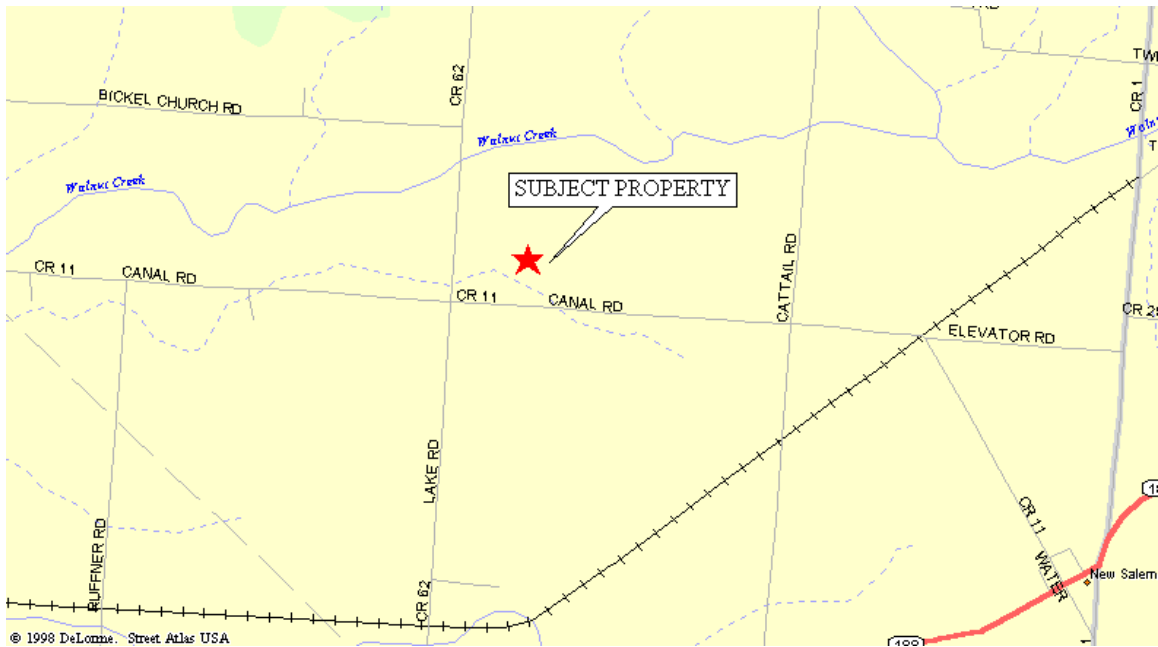
The effective tax rate for Fairfield County, Walnut Township, Fairfield Union School District is \$34.265925 per \$1,000 of assessed value. Assessed value is 35% of the true value of the property. A 10% rollback should be applied to the computed annual tax amount. This rate is subject to change without notice. For more information, contact the Fairfield County Auditor's Office at (740) 687-7162.

BROKER DISCLOSURE:

Ron L. Beitzel, Broker of Beitzel Real Estate Group, Inc., DBA Four Seasons Land Company, is a principal of Genesis Land Development, LLC.

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

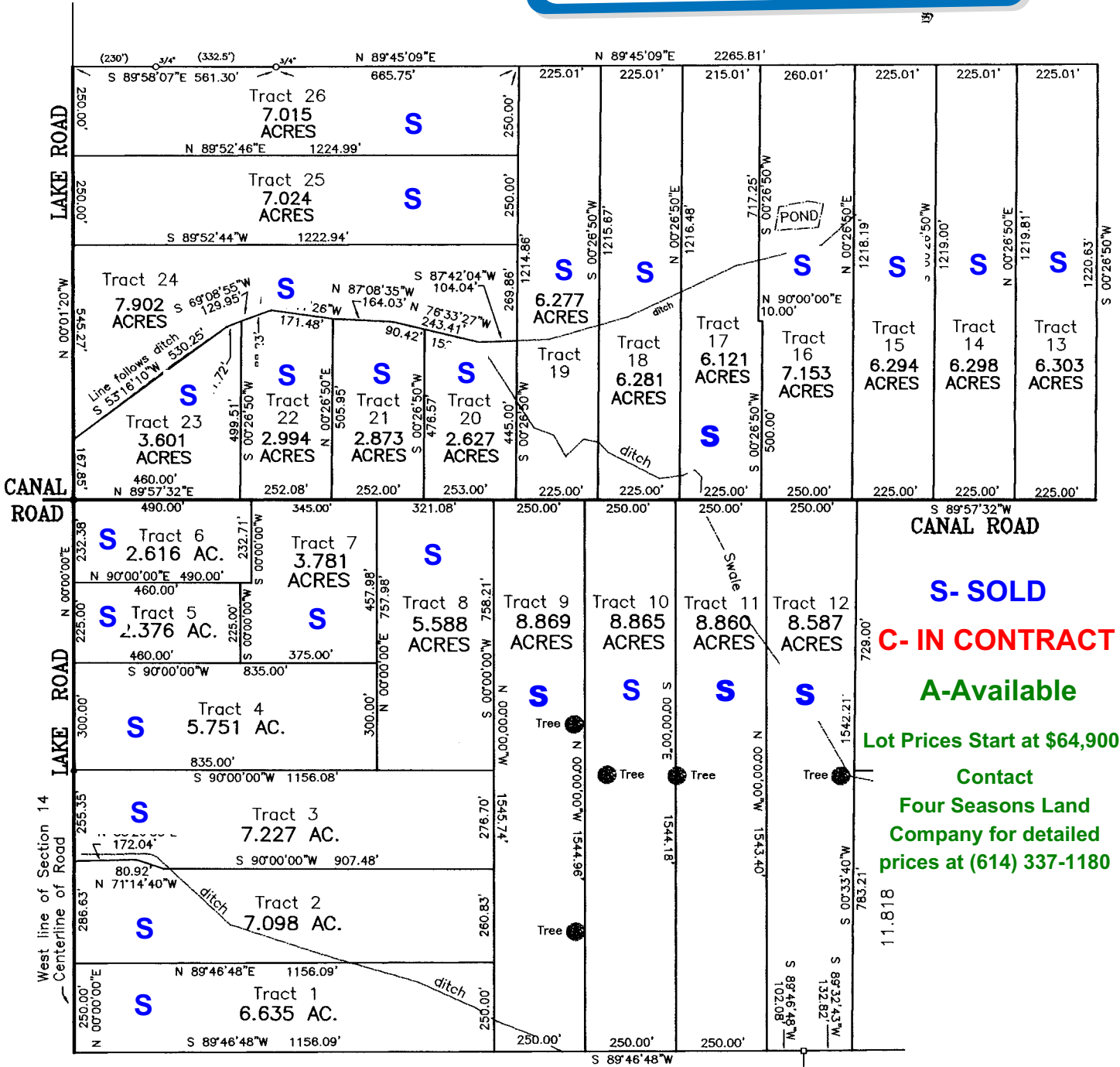
Map to Subject Property



LAST LOT LEFT!

TRACT 16- REDUCED TO ONLY \$59,900!

BUILD IN FRONT OR REAR OF TREE-LINED STREAM



S- SOLD
C- IN CONTRACT
A-Available
 Lot Prices Start at \$64,900
 Contact
 Four Seasons Land
 Company for detailed
 prices at (614) 337-1180

TOBIN-McFARLAND SURVEYING INC.

111 West Wheeling Street
 Lancaster, Ohio 43130

Ph. 740-687-1710 Fax 740-687-0877

GENESIS LAND DEVELOPMENT