

Four Seasons Land Company



Land Acquisition, Development, & Disposition Services

2.68 AC. COUNTRY HOMESITE

SOLD

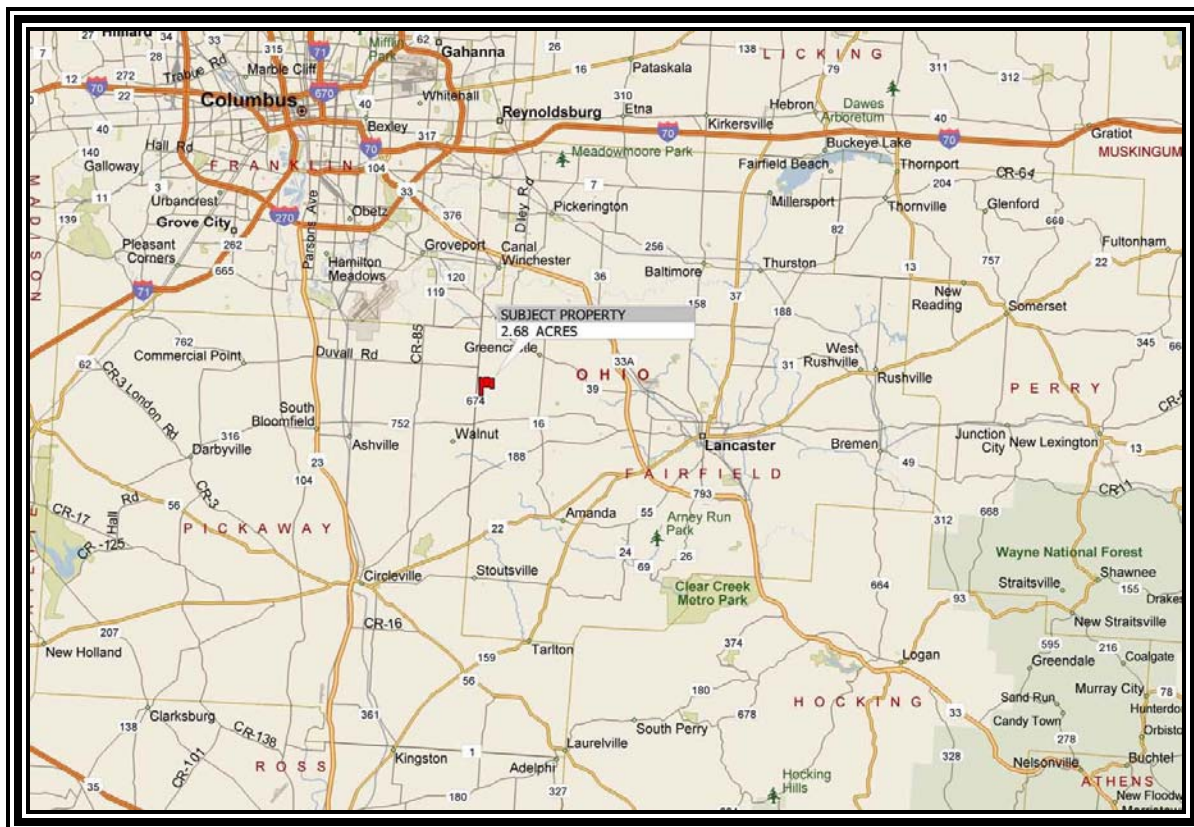
WINCHESTER SOUTHERN ROAD (SR 674)

BLOOM TWP., FAIRFIELD COUNTY OHIO

5 ACRES TO 13 ACRES

ONLY \$59,900!

BANK FINANCING AVAILABLE!



5017 Pine Creek Drive, Westerville, Ohio 43081

(614) 898-5263*(614) 898-9514 Fax

Marketed by Ron Beitzel, Broker

rbeitzel@fourseasonslandco.com

Visit our website or call Ron Beitzel for detailed information!

www.FourSeasonsLandCo.com

(800) 815-LAND(5263)

BEAUTIFUL 2.68 ACRE HOMESITE

**Winchester Southern Road (SR 674) and Marcy Road
Bloom Township, Fairfield County Ohio**

\$59,900

This property is located just south from the Franklin County Slate Run Metro Park and Historical Farm. It's ideally located within a 10 minute drive to shopping and restaurants venues at the Gender Road and US 33 interchange and 15 minutes to Ashville. 30 minute drive to downtown Columbus!

This property is located in the Canal Winchester School District and features a building site that slopes to the rear for walkout basement possibilities. Property is service with public water- no need to drill a well!

Call now or e-mail us for detailed information.

PROPERTY INFORMATION

- GENERAL:** The information contained herein is purposely for the tract 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 Broker.
- 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**.
 - Residences consisting of more than one story, including split levels, shall have a minimum total finished floor area of **2,000 square feet**.
 - The number of animals permitted shall be restricted to one "animal unit" (1,000 pounds of animal) per acre of fenced pasture area as recommended by the Ohio Cooperative Extension Service.
- RESERVATION EASEMENTS:** Property is subject to a 10' electrical/water line utility easement running either along the south side lot lines or within a 20' utility easement running parallel and alongside the road right of way.

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PROPERTY INFORMATION
PAGE 2 OF 3

Property is subject to a drainage easement to the creek located along the west (rear) lot line of the property.

**SETBACK
REQUIREMENTS:**

DWELLING

The subject property is zoned Rural Residential (R-R). A front setback of not less than 50 feet from the edge of the road right-of-way shall be maintained. A side-yard setback of not less than 25 feet on each side of the dwelling shall be maintained. The total side-yard setback must total a minimum of 60 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 Anne Darling Cyphert, Bloom Township Zoning Inspector, at (614) 837-4387.

WATER:

Public water is available through Earnhart Hill Water Company at (740) 474-3114. A 20 foot water line easement runs parallel to the road right of way. The residential tap is \$2,300 each and there are no deposits required as of March 2009.

A water well can also be drilled in accordance with the Fairfield County Board of Health regulations. Contact them at (740) 653-4489.

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:

Any home built on the subject property will be required to install a septic system. Pre-approval documentation from 2003 is available upon request from the developer. A soils investigation by a soils scientist may be required to determine the type of system required.

For additional information contact the Fairfield County Health Department at (740) 653-4489.

<http://www.myfdh.org/Environmental%20Health.html>

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 AT&T. The property will have an 837-phone exchange, which is local to Columbus. Call (800) 660-1000 to establish service.

CABLE:

Cable TV and Broadband Internet service is provided by Insight Communications @ (800)-686-2200.

PROPERTY INFORMATION
PAGE 3 OF 3

SCHOOL DISTRICT:

Canal Winchester School District, Board of Education Office
290 Washington Street
Canal Winchester, OH 43110
Tel: (614) 837-4533 Fax: (614) 833-2165
website: <http://www.canalwin.k12.oh.us/>

GRADES K-2

Indian Trail Elementary
School Office
6767 Gender Road
Canal Winchester, OH 43110
Tel: (614) 833-2154 Fax: (614) 833-2167

GRADES 3-4

Winchester Trail Elementary
School Office
6865 Gender Road
Canal Winchester, OH 43110
Tel: (614) 833-2150 Fax: (614) 833-2161

GRADES 5-6

Intermediate School Office
122 Washington Street
Canal Winchester, OH 43110
Tel: (614) 833-2153 Fax: (614) 833-2168

GRADES 7-8

Middle School Office
100 Washington Street
Canal Winchester, OH 43110
Tel: (614) 833-2151 Fax: (614) 833-2173

GRADES 9-12

High School Office
300 Washington Street
Canal Winchester, OH 43110
Tel: (614) 833-2157 Fax: (614) 833-2163

PROPERTY TAXES:

2008 property taxes are \$999.22. The effective tax rate for Fairfield County, Bloom Township, Canal Winchester School District is \$55.848 per \$1,000 of assessed value. Assessed value is 35% of the true value of the property. A 10% and 2.5% homestead exemption rollback should be applied to the computed annual tax amount. This rate is subject to change without notice.

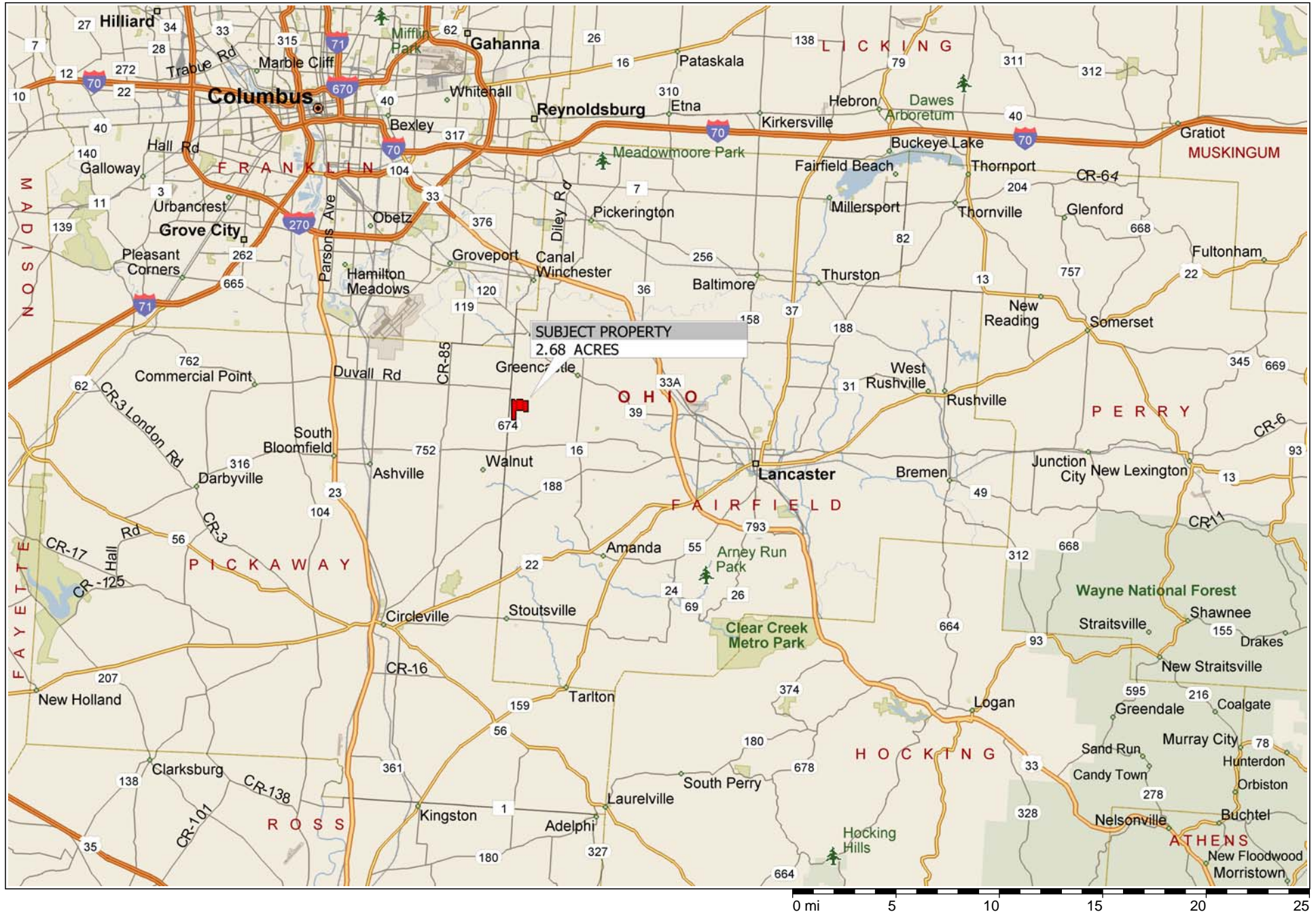
For more information, contact the Fairfield County Auditor's Office at (740) 687-7162. <http://realestate.co.fairfield.oh.us/>

MISC.:

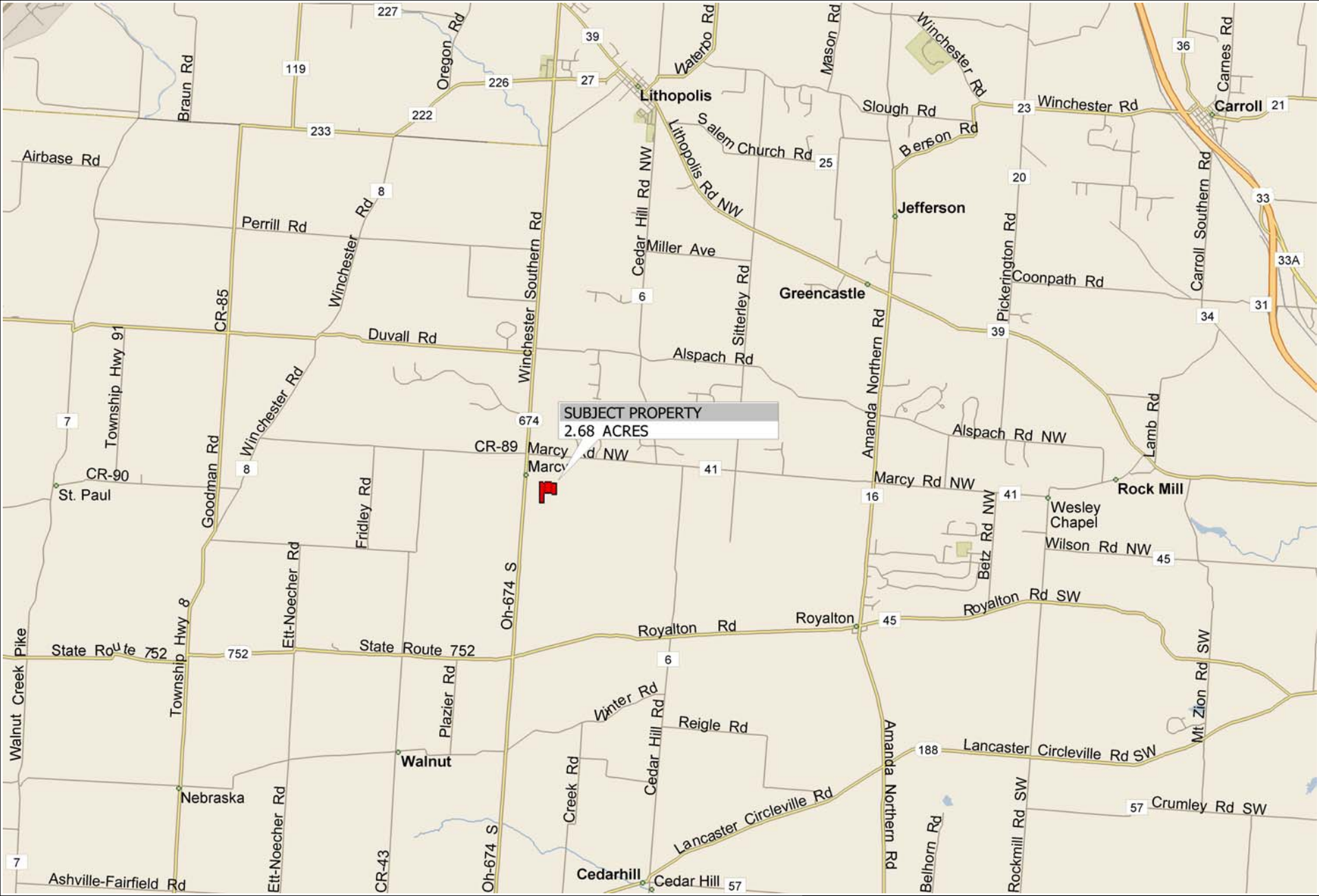
Property is located immediately south of the Franklin County Slate Run Metro Park and Historical Farm. For more information on this park call (614) 891-0700 or go to <http://metroparks.co.franklin.oh.us/slaterun.htm>

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

2.68 ACRES, WINCHESTER SOUTHERN ROAD, BLOOM TWP., FF CTY OH



2.68 ACRES, WINCHESTER SOUTHERN ROAD, BLOOM TWP., FF CTY OH



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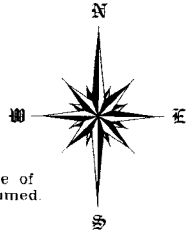
AERIAL OF SUBJECT PROPERTY



AERIAL OF SUBJECT PROPERTY



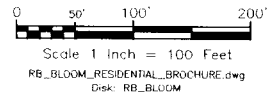
PLAT OF SURVEY



Bearings are based on the west line of Section 31 being N 00°00'00" E assumed.

Survey of 45.355 Acres

STATE OF OHIO
FAIRFIELD COUNTY
BLOOM TOWNSHIP
TWP. 14, RG. 20
SECTION 31, NW QTR.



REFERENCE MATERIAL:

Survey book 24, Page 8,108	
35,	11,014
35,	11,061
48,	13,353
54,	14,337
66,	15,966

Official Record 1289, Page 1847
to Genesis Land Development, LLC
50 Acres (less 4 exceptions)
Ohio Midland Light & Power Company
Deed of Easement
Vol 166, Pg. 392, No. 8511
State of Ohio
Perpetual easement for highway and
channel, Vol. 421, Pg. 177

- Indicates a 5/8" X 36" rebar set with a TOBIN-McFARLAND identification cap.
- Iron pipe found, size as shown
- ⊕ 5/8" rebar found
- ⊗ Bolt found
- ⊙ PK Nail
- △ Railroad spike found
- E— Aerial electric lines
- - - Edge of pavement

Bearings and distances shown in parentheses are from previous surveys and/or deeds.

FLOOD ZONE STATEMENT:
Zone "C", Map. No. 390158 0100 D

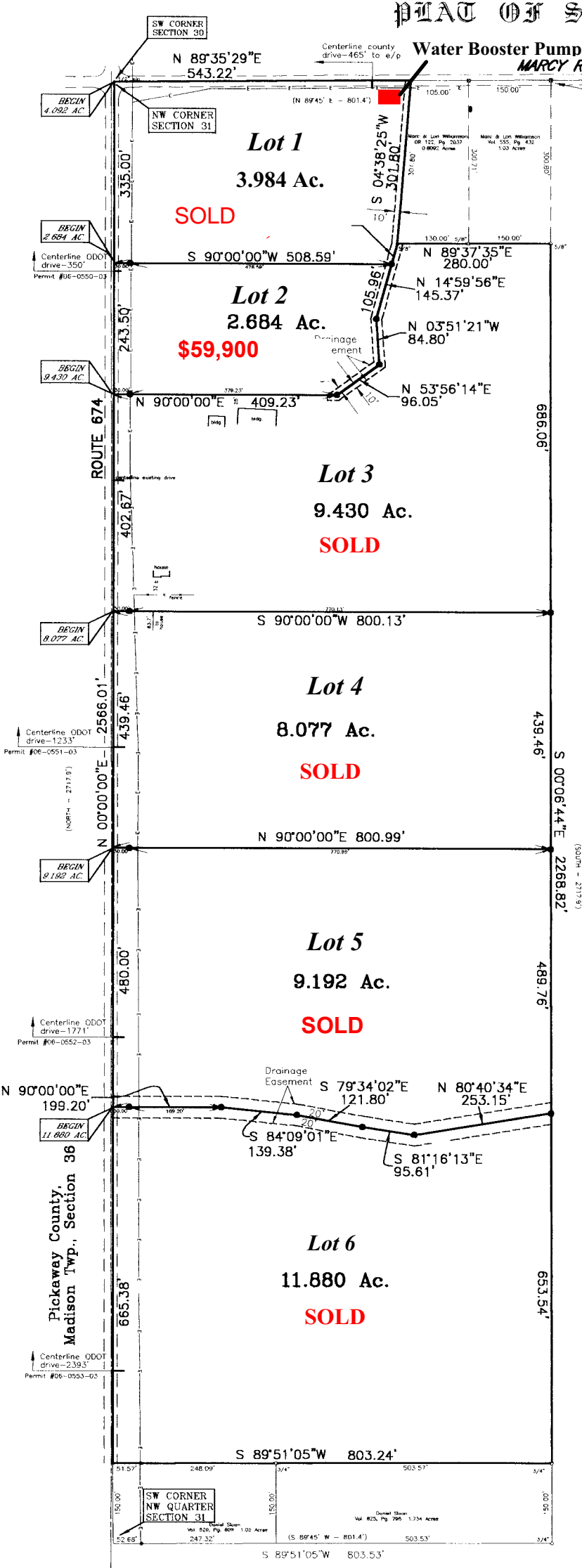
Contour datum from Fairfield County G.I.S. mapping
Contour interval: 2 foot

FOR: GENESIS LAND DEVELOPEMENT
DATE: SEPTEMBER 30, 2003

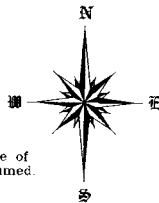


BY: *Robert N. McFarland* DATE: *9/30/03*

TOBIN-McFARLAND SURVEYING INC.
111 West Wheeling Street
Lancaster, Ohio 43130
Ph. 740-687-1710 Fax 740-687-0877



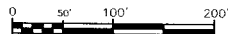
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Scale 1 Inch = 100 Feet
 RE_BLOOM_RESIDENTIAL_BROCHURE.dwg
 Disk: RE_BLOOM

REFERENCE MATERIAL:

Survey book	24,	Page	8,108
	35,		11,014
	35,		11,061
	48,		13,353
	54,		14,337
	66,		15,966

