

35 ac piece of property inside the Albany City Limits.

35 Acres

Asking: \$375,000



MLS#: 2427175 - Address: Carpenter Rd - Albany, OH 45710



This 35 ac piece of property completely sits inside the Albany City Limits. With the amount of road frontage and access to public utilities your plans are unlimited. This section is being sold out of an original 56 ac farm that is being marketed in 3 sections. Sellers are willing to listen to any of your ideas if you choose to make changes. Nothing has been surveyed so feel free to explore and make your plans. Section A \$175,000 Section B \$375,000 Section C \$150,000 SEE PLAT MAP IN PHOTOS.

Listed By: C.R. Pratt -- The Athens Real Estate Co., Ltd.

For more information on this listing contact:



C.R. Pratt
The Athens Real Estate Co., Ltd.
540 Union Ave - Athens, OH 45701
Cell: 7405912334 | Office: (740) 589-4600
Fax: (800) 878-7700 | Email: crpratt@myathenshouse.com
Web: GOOGLE: CR Pratt

Carpenter Rd - Albany, OH 45710 -

MLS: 2427175 - CL - Active - \$375,000

MLS #:	2427175	File #:	332
Status:	Active	Status Changed:	06/23/2020
List Price:	\$375,000	Org. List Price:	\$375,000
Property Type:	Commercial Lot	Listing Type:	For Sale
Classification:	Vacant Land	Zoning:	Special Purpose
Acres:	35	Lot Dim:	
Lot Sq Ft:	1,350,360	Depth:	
Frontage:			
HOA/Month:	Includes:		



Location Information:

Address:	Carpenter Rd - Albany, OH 45710 - #: Tract B	School District:	Alexander LSD
County:	Athens	Subdivision:	
Section:		Township:	
Taxes/Yr.:		Tax ID#:	H02-00100028-00
GPS:	N39° 13.015' W82° 12.005' -- Lat: 39.21690840, Lng: -82.20008800		
Directions:			

Comments/Remarks: 35 ac piece of property inside the Albany City Limits.

Public Descr.: This 35 ac piece of property completely sits inside the Albany City Limits. With the amount of road frontage and access to public utilities your plans are unlimited. This section is being sold out of an original 56 ac farm that is being marketed in 3 sections. Sellers are willing to listen to any of your ideas if you choose to make changes. Nothing has been surveyed so feel free to explore and make your plans. Section A \$175,000 Section B \$375,000 Section C \$150,000 SEE PLAT MAP IN PHOTOS.

Utilities Services:

- Contact Utility Company

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If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



The Athens Real Estate Co., Ltd.
540 West Union Street
Athens, OH 45701

Office: (740) 589-4600
Fax: (800) 878-7700
www.myathenshouse.com

Residential Property Disclosure Exemption Form

Address: Tract B - Carpenter Road, Albany, OH 45710

Owner's Name(s): Phyllip & Phyllis Bolin

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity;
- (8) A transfer between co-owners;
- (9) A transfer of unimproved land;
- (10) A transfer of commercial/industrial property.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

Owner's Certification

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Phyllis & Phillip Bolin	dotloop verified 06/22/20 2:03 PM EDT CA3V-VND7-W8DU-OLXB
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Owner

Date

Owner

Date

Purchaser's Acknowledgement

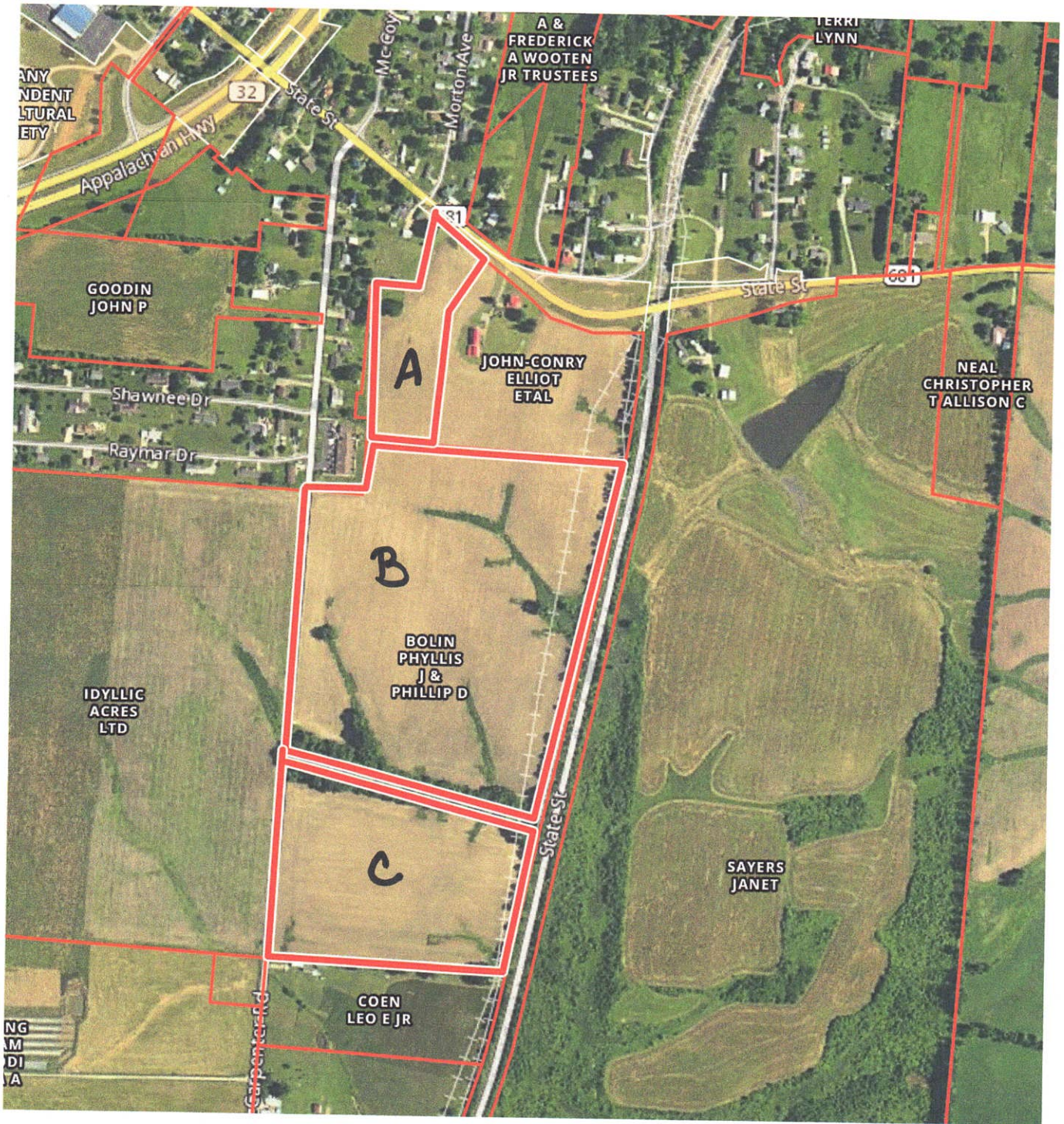
Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Purchaser

Date

Purchaser

Date



PHUBS PDB
06/22/20
2:03 PM EDT
dotloop verified