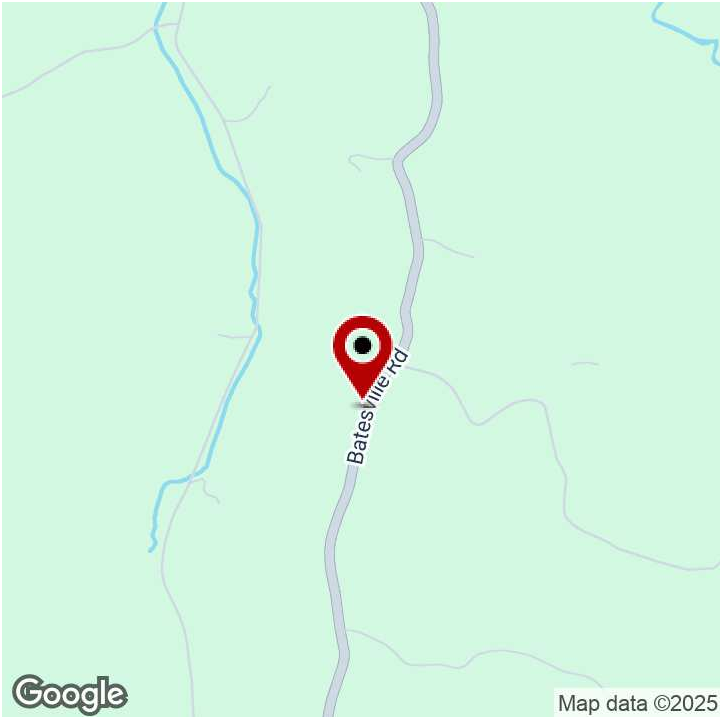


SPECIAL PURPOSE FOR SALE

POTENTIAL REDEVELOPMENT SITE FOR RETREAT, CONVENTION CENTER, WEDDING VENUE, AND RECREATIONAL



49862 Batesville Rd, Summerfield, OH 43788



PROPERTY DESCRIPTION

Boundless opportunities in Summerfield, Ohio. The property consists of 80.92 acres of land in the heart of beautiful Ohio near Interstate 77. Existing structures on the property include four (4) cabins, a commercial store with an apartment along Batesville Road. A bunk house, activity center, kitchen, and dining hall can be found on the premises. Structures are in the need of repair however previous infrastructure is present that includes electric and gas service. Water is available via water wells. Gravel driveways providing access all around buildings. Sellers are reserving unto themselves, their heirs and assigns any oil, gas, or hydrocarbons they may own. No oil and gas rights will transfer. Beautiful location for a hunting lodge, retreat, wedding venue, and convention center.

PROPERTY HIGHLIGHTS

- Multiple buildings suitable for a range of Special Purpose / Other uses
- Constructed in 1995, offering modern amenities and infrastructure

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	80.92 Acres
Building Size:	20,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	19
Total Population	3	12	50
Average HH Income	\$62,594	\$62,594	\$65,176

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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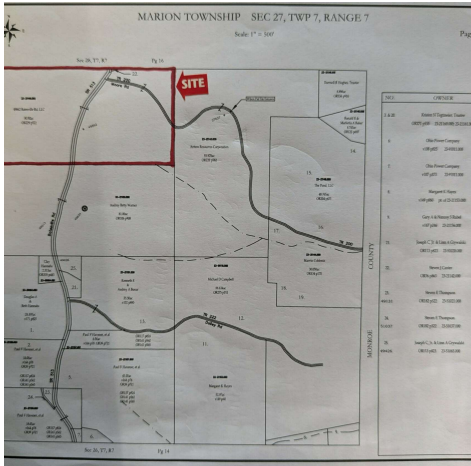
KW COMMERCIAL
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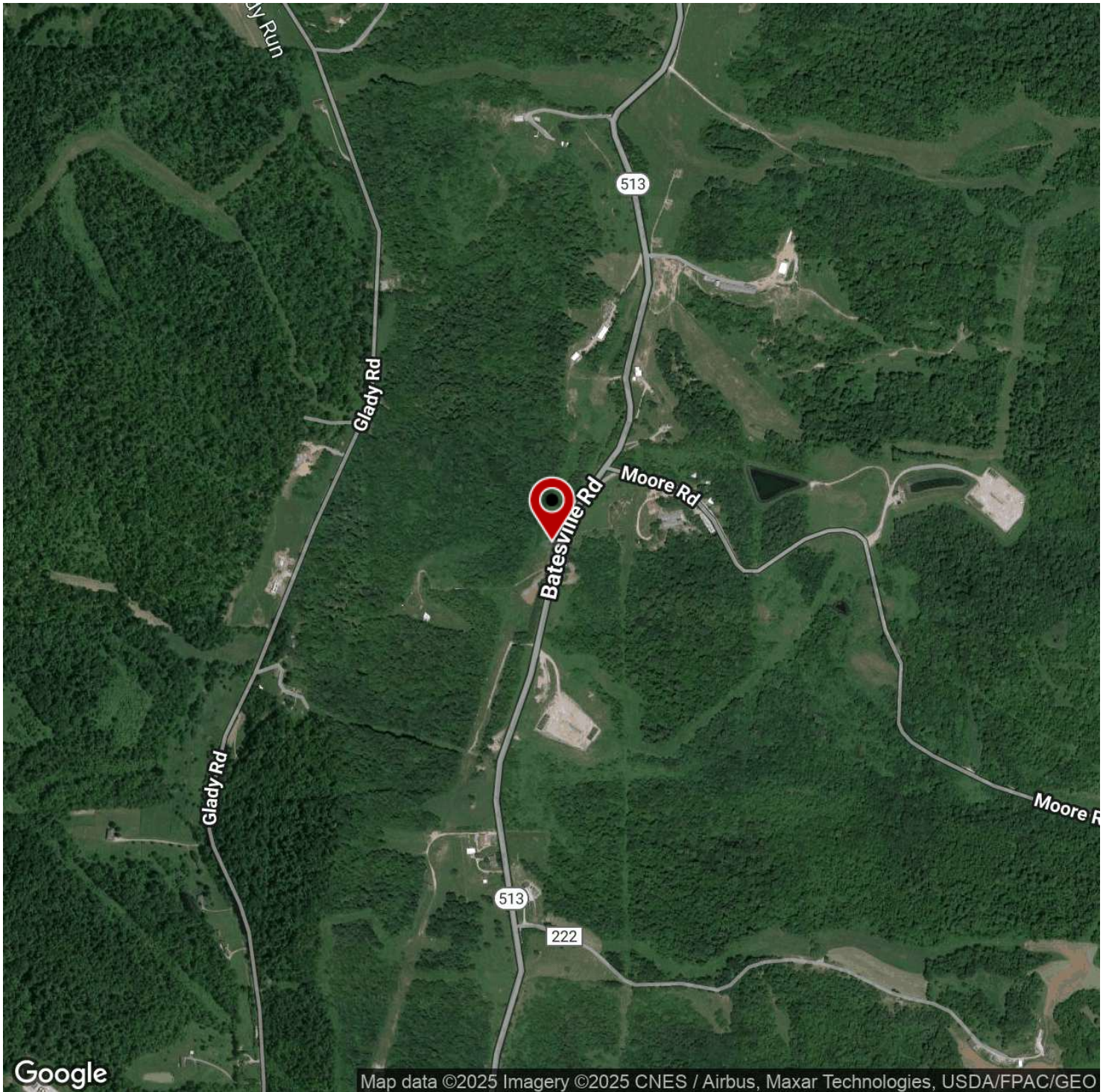
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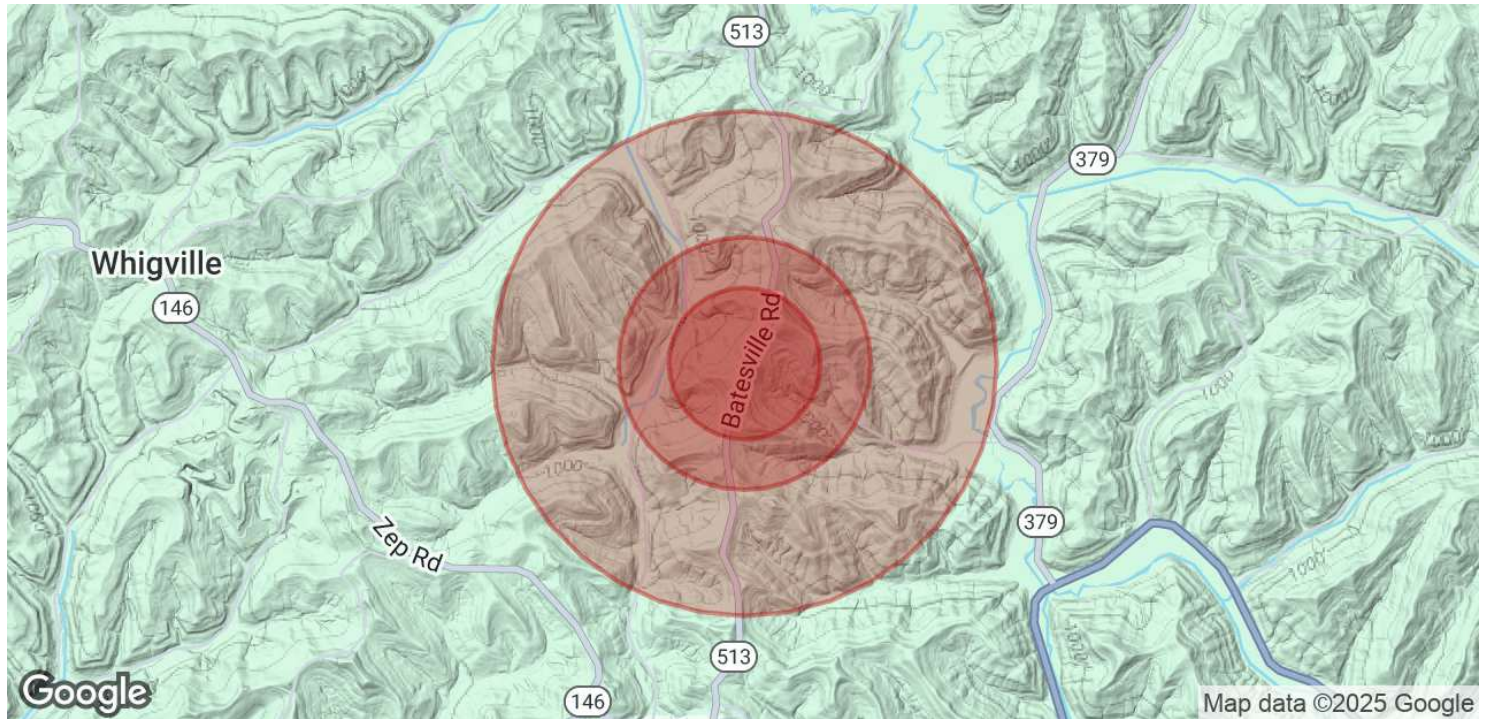
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	12	50
Average Age	42	41	41
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	19
# of Persons per HH	3	2.4	2.6
Average HH Income	\$62,594	\$62,594	\$65,176
Average House Value	\$216,494	\$216,494	\$214,564

Demographics data derived from AlphaMap

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Direct: **440.299.5190** | Cell: **216.219.0290**

OH #2010001710

PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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