



PEACH Realty, Inc.

1073 Oregonia Road • Lebanon, Ohio 45036

Phone/Fax 513-932-2000

Dale Peach - Broker

“Growing with You”

Mason Ohio
2.3 Acres
Commercial

| | |
|--------------------------|--|
| Subject Property: | St. Rte. 42 / St. Rte. 741 |
| Frontage: | 356' / 603' |
| Zoning: | Commercial |
| Utilities: | Gas, Electric, Water, Sewer |
| Size: | 2.3 Acres |
| Area Trend: | Unbelievable!!! CORNER with tremendous visibility in highly desirable Mason Ohio. |

Commercial
Residential
Industrial
Development
Investment
Agricultural
Appraisal
Consulting
Buyer/Seller
1031-Tax Exchange

High traffic coming from Interstate Corner of State Route 741 and State Route 42

LISTED AT \$1,750,000

CALL DALE OR SCOTT PEACH FOR MORE INFORMATION

Office: 513-932-2000
Dale: 513-227-6876
Scott: 513-299-8208

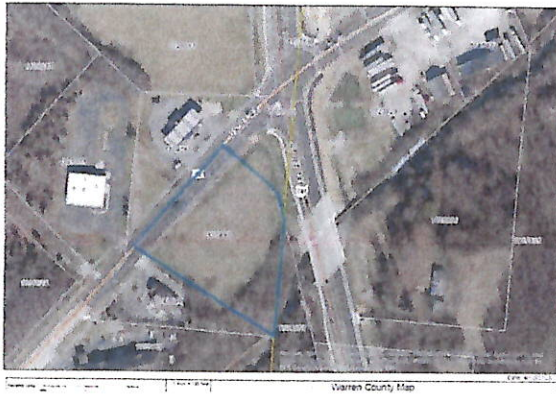


Active

1836790 E09MA **St Rt 42**
 TaxDist/Muni Mason **Cnty Warren**
 cip
 Subd **Twp**

Lot **Subu** Mason
State OH **Zip** 45040

LP\$ 1,750,00



Map [Click here for All Photos](#)

Property Type Commercial Lot

Lot **Sch Dist** Mason City SD

Acreage

Total 2.3000

Wooded

Cleared

Pri/Acre\$

Elevation Flat

Wood Cleared

Gas At Street

Water Public

Sewer Public Sewer

Zoning

Frontage

Description

Sa-Tax \$0

Realist2 Census Tract

Asmnt of Record

Occupy Negotiable

Easement Of Record

Cross Street

TaxID 1225200011

Other TaxID

Spec Fin No

Deed Restriction

Auction No

This Listing Courtesy of Peach Realty, Inc.

Unbelievable Corner on State Route 741 and State Route 42! Location..Location...Location Tremendous visibility in highly desirable Mason Ohio minutes from I 71 and I I 275 and I 75.

Features

Land Description 1 to 4.999 Acres

View

Topography Cleared

Improvements

Utilities Avail Electricity Avail,Natural Gas Avail

Miscellaneous

Documents Avail

Trees

Accessible Trans

Best Use

This listing is Active - Report Prepared by

Robert Peach
Peach Realty, Inc.
 1073 Oregonia Rd, Ste C, OH 45036
 Lebanon, OH 45036

Contact Phone 513-299-8208

Office Phone 513-932-2000

Preferred Fax

Cell Phone 513-299-8208

dhg3llc@gmail.com



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ALTA / NPS LAND TITLE SURVEY
 SUB A-2 AND B-1E ROUTE 741
 SECTION 12, TOWNSHIP 6 NORTH
 COUNTY OF MADISON, WISCONSIN
 STATE OF WISCONSIN

SCHEDULE B-II - EXCEPTION ITEMS

1. NONE
2. NONE
3. NONE
4. NONE
5. NONE
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SURVEYOR'S NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS, AS ADOPTED BY THE BOARD OF SURVEYING AND LAND SURVEYING, WISCONSIN, AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS, AS ADOPTED BY THE BOARD OF SURVEYING AND LAND SURVEYING, ILLINOIS.

2. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED.

3. ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS, UNLESS OTHERWISE SPECIFIED.

4. ALL CORNERS ARE MARKED WITH IRON PIPES, UNLESS OTHERWISE SPECIFIED.

5. ALL ELEVATIONS ARE GIVEN IN FEET ABOVE MEAN SEA LEVEL, UNLESS OTHERWISE SPECIFIED.

6. ALL AREAS ARE GIVEN IN SQUARE FEET, UNLESS OTHERWISE SPECIFIED.

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MAP LEGEND

- 1. PROPOSED PLANNED DEVELOPMENT
- 2. EXISTING PLANNED DEVELOPMENT
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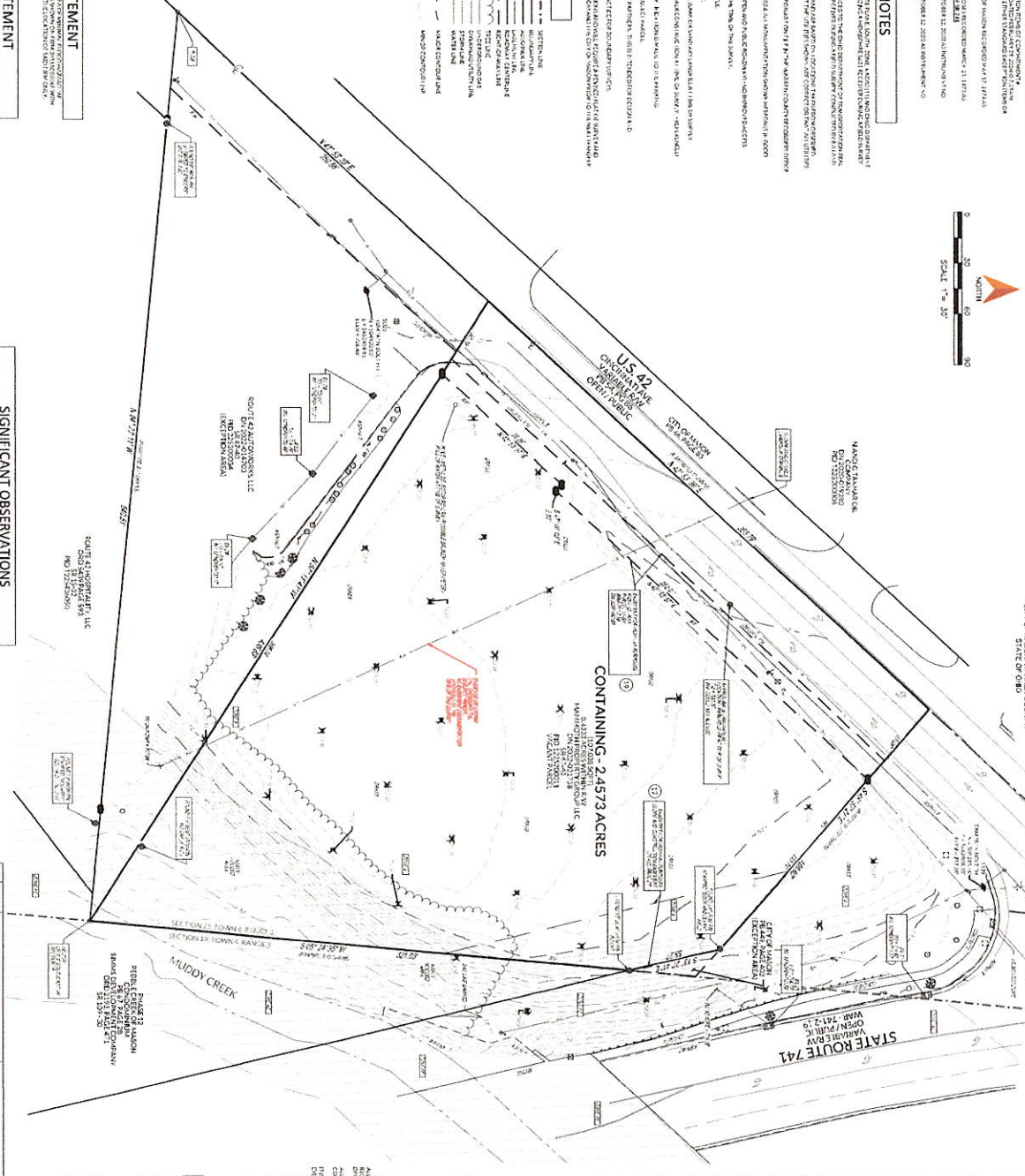


EXHIBIT "A" LEGAL DESCRIPTION

VICINITY MAP

UTILITY NOTES

UTILITY PROVIDERS

CERTIFICATION

VESTING DEED / PARCEL INFORMATION

NO. DATE REVISIONS

PREPARED BY

BA

Calibre Engineering

7700 BARRACON RD
 SUITE C
 CENTERVILLE, OH 45450
 800.885.6580
 CALIBRE-ENG.COM

PROJECT NO. 24081

PROJECT NO. 24081

641124

FLOOD ZONE STATEMENT

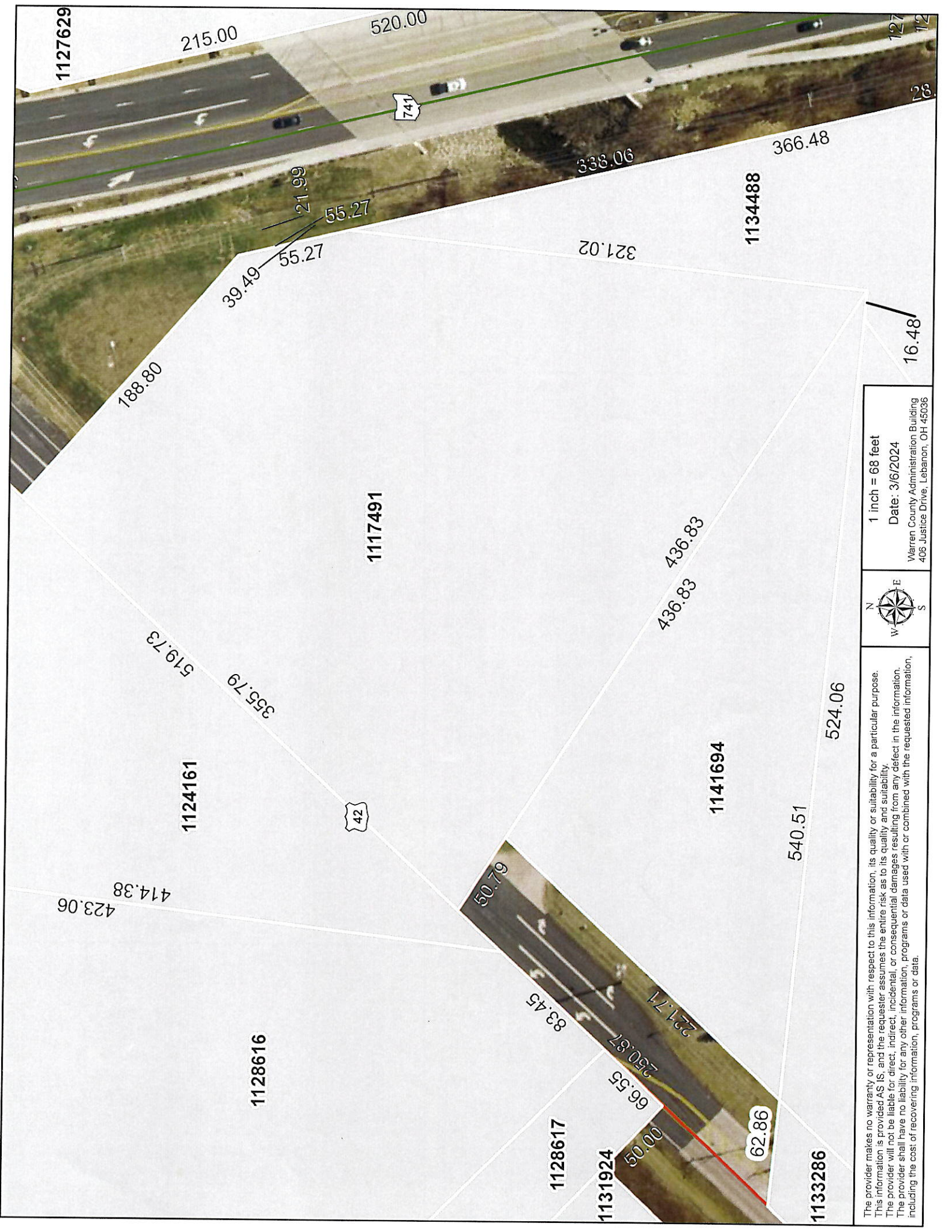
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PERMITS DOCUMENTS

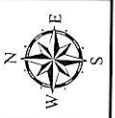
NO DOCUMENTS WERE REVIEWED FOR THIS SURVEY.

SIGNIFICANT OBSERVATIONS

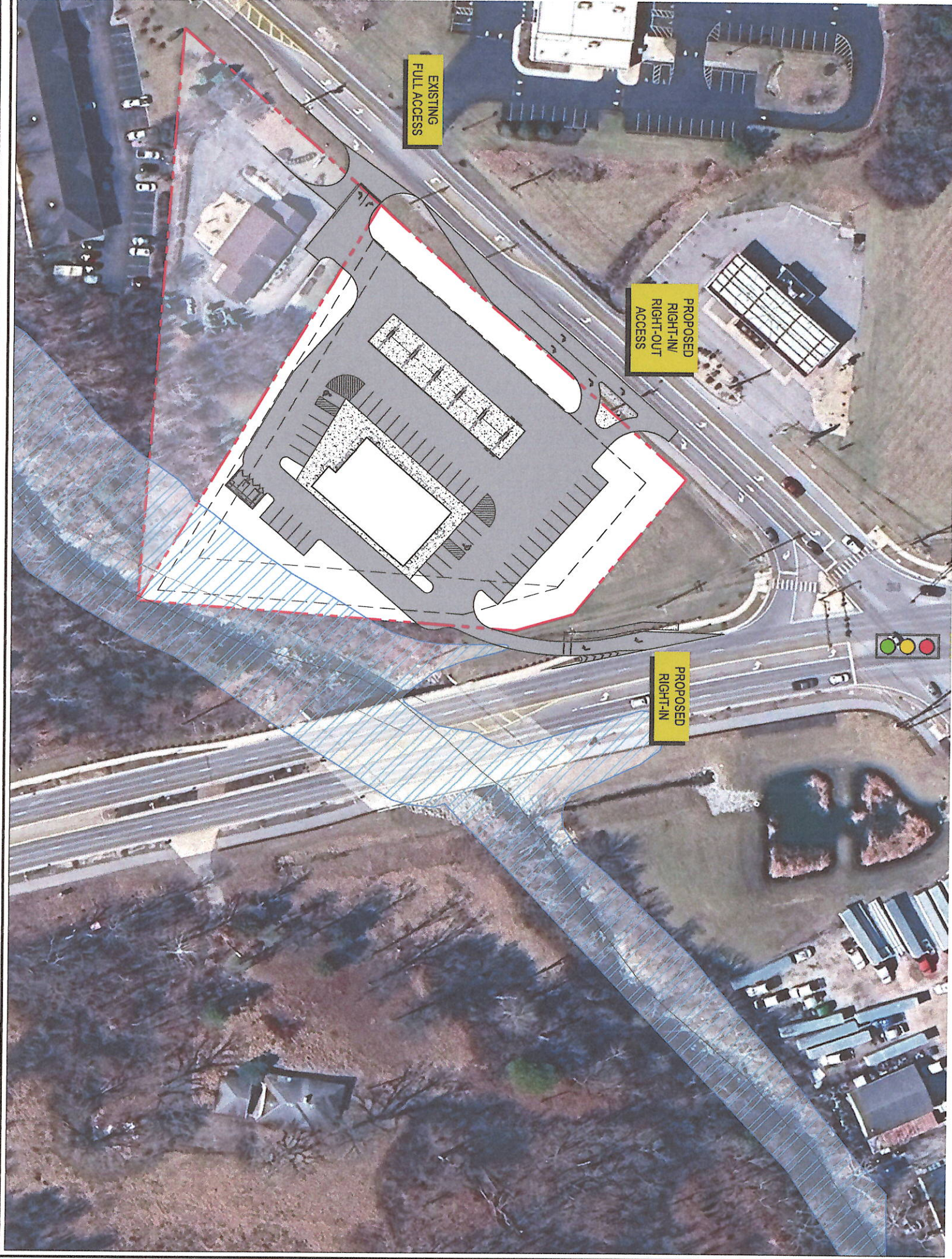
NO SIGNIFICANT OBSERVATIONS WERE MADE DURING THIS SURVEY.



1 inch = 68 feet
 Date: 3/6/2024
 Warren County Administration Building
 405 Justice Drive, Lebanon, OH 45036



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EXISTING
FULL ACCESS

PROPOSED
RIGHT-IN/
RIGHT-OUT
ACCESS

PROPOSED
RIGHT-IN
ACCESS

EXHIBIT A

