

Property Description (Final Version)

573.44-acre contiguous property located in Adams County, Ohio offering a rare combination of scale, natural resources, and development flexibility.

The property features a **privately owned 100-acre lake** with an estimated volume of approximately **978 million gallons** (based on an average depth of 30 feet), providing a substantial on-site water resource suitable for a variety of industrial, infrastructure, agricultural, or recreational uses.

The site is located approximately **1.6 miles from State Route 32**, offering strong regional access while maintaining privacy and minimal surrounding development.

A high-voltage transmission corridor is located approximately **3,300 feet from the property boundary** at its closest point, presenting potential utility advantages for large-scale or power-intensive uses (subject to utility confirmation).

The property is also located approximately **1,200 feet from active limestone quarry operations**, in an area with established limestone production, which may indicate additional long-term resource or industrial potential, subject to further evaluation and permitting.

With **no formal zoning currently in place in Adams County**, the property offers exceptional flexibility for a wide range of potential uses, including:

- Industrial or manufacturing development
- Infrastructure or energy-related uses
- Resource extraction or aggregate production
- Recreational, mixed-use, or long-term land investment

Ownership is open to a range of transaction structures, including **outright sale or long-term ground lease arrangements (up to 99 years)**, depending on project scope and alignment.

This is a unique opportunity to acquire or control a large, versatile tract in a strategically positioned location with multiple potential high-value development paths.