



**BERKSHIRE  
HATHAWAY**  
HomeServices

**Stouffer  
Realty**

# Village of Kirtland Hills

## LAND FOR SALE

### 5 AC Lots or 16 AC with Sewer



**Backs up to 150 AC  
Old Growth Nature Preserve**

### Property Highlights

- 16 AC or 5 AC lots at \$450k per lot
- Rare Sewer Access for Kirtland Hills off Johnnycake
- Backs up to 150 AC Old Growth Preserve (WRLC)
- Dream home sites in serene meadow with woods
- Desirable Little Mountain Rd address
- Rural Beauty, yet only 5-10 min drive from World Class Cleveland Clinic, Holden Arboretum, & all amenities of Mentor and Kirtland. Minutes to I-90

### Listing Agent

**Luke Petros**

Berkshire Hathaway HomeServices Stouffer Realty  
lukepetros@stoufferrealty.com

**440-985-8580**

### 5 Acre Lots Concept Plan



**Lot A has sewer access along Johnnycake Ridge Rd, Lots B & C will likely be septic. City Water on Little Mountain Rd**

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130 N. Miller Road, Suite 103, Fairlawn, OH 44333





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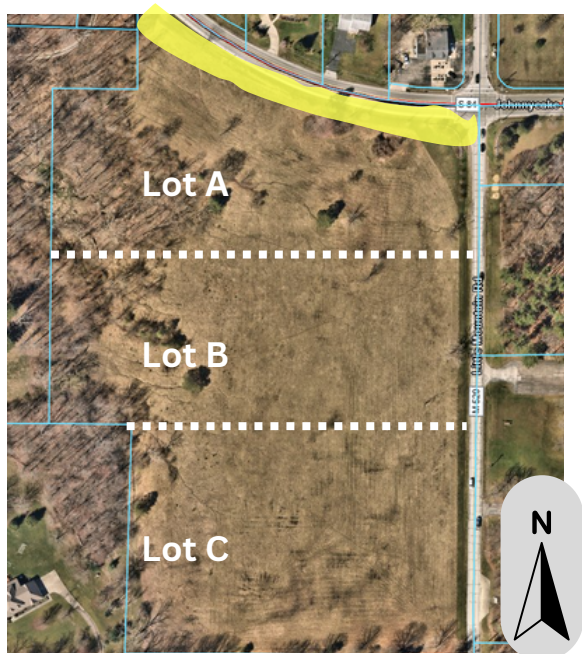
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MLS Now

### Future Trail Easement



### Nature Preserve Exhibit



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**Adjoining 150 AC Undisturbed Old Growth Nature  
Preserve, owned by Western Reserve Land Conservancy**

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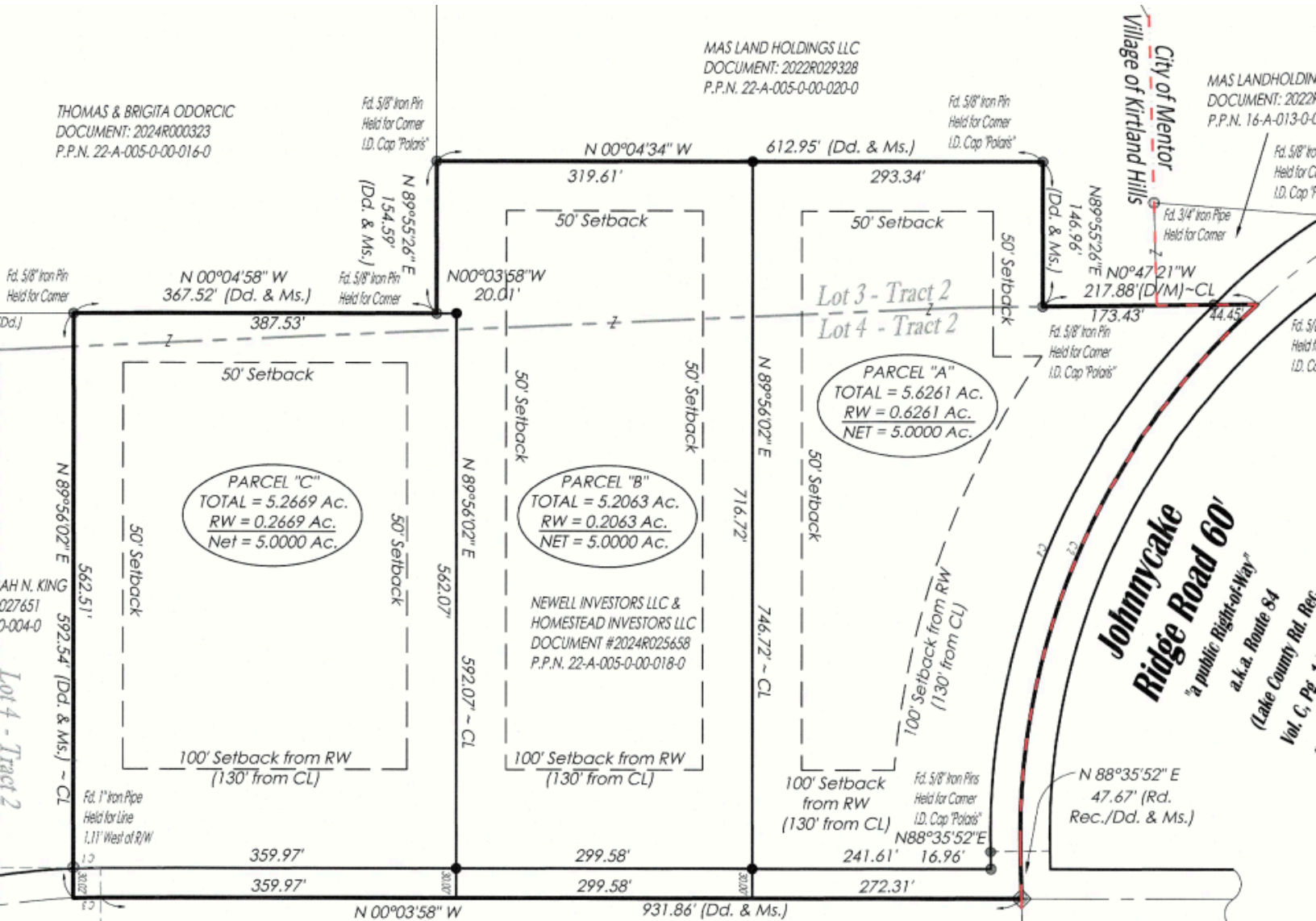
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## Plat



### ***Little Mountain Road 60'***

***"a public Right-of-Way"***

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