

LISTING ID # 5140

**Listing Agent – Todd Weigandt
(937) 538-0156**



SELLER: La Blue Estates LLC

ADDRESS: 14265 Luthman Rd., Anna, OH 45302

LOT SIZE: 5.001 Acres; wooded site

TAXES: \$665.38/year

COVERED PORCH: 30' X 44' Built in 2012

STORAGE SHED: 14' x 23' Built in 2018

ENCLOSED BUILDING: 12' x 44' Includes one full bathroom with shower, hot water, heat, two-compartment sink, refrigerator, water softener, and storage area with overhead door.

NOTES: Very unique country property located east of Minster, OH. This wooded 5-acre site would make a great location to build your new home. Property includes electric for ten (10) campers, private well with several water hook-ups on the property. Fully stocked pond with permanent dock, diving board, pond fountain. Permanent custom-built swing set, central sewage connection on site, custom aluminum fencing and private gate at the entrance drive. Purchase price also includes the camper currently on site and the golf cart. This property is very well maintained and ready for a new owner.

YEAR BUILT: 2012
BUYER/BROKER CO-OP – 1.2%

SELLING PRICE: \$330,000.00

<p>ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.</p>
--