



\$67,999 -- 17.79 acres

42 Cr, Toronto, OH 43964

- Jefferson County

Recreational Property

Residential Property

Undeveloped Land

3 Parcels for the Price of One!

State	County	City	Zip
Ohio	Jefferson County	Toronto	43964
Address	Price	Acage	Bedrooms
42 Cr	\$67,999 -	17.79 acres	0
Baths			
0			

Description

Cash Price: \$67,999

Market Value: \$88,220

Savings of 23%!!

Check out this 17.79 acres of vacant land. The property is located at 42 CR, Toronto and has paved road access. Great recreational property with ATV riding, hunting or even camping during your free time. Take it a step further and build your dream home on this beautiful cliffside or if you are an investor, you can subdivide and create a community of homes. The properties are located just outside the small town of Toronto, OH, a very natural and secluded area but very convenient location to highway, turnpike, and shopping. These parcels have endless possibilities!

City electricity and water are available, but septic is needed. There are two deeded right-of- ways and a boundary survey is required at buyers expense on two parcels before closing.

Site Address: 42 Cr, Toronto, OH 43964

County / State: Jefferson, Ohio

Parcel Number: 13-02404-000, 13-03728-000 & 13-03735-000

Parcel Size: 17.79 acres

Parcel Area: 2,178 Square Feet, 723,531.6 Square Feet & 48,787.2 Square Feet

Zoning: R-1

of Dwellings Allowed to be Built: Only one single family dwelling was allowed

Flood Zone: Not in the flood zone area

Electric: Yes, AEP +18008526942

Water: Yes, City Water Department 740-537-2591

Sewer: Septic Needed

Survey/Plat Map: N/A

Percolation Test: No

Property Access: Paved at Hamilton Dr, Toronto, OH 43964, USA

Legal Description: DIST:13 CITY:ISLAND CREEK TWP 1-3-36 9-E LD 0.055A MAP 12-36B0-004A0 SPL, 1-3-36 4 Ld 16.615A Map-13-36D0-00100 Spl - Annex Fr 12-03728 & DIST:13 CITY:ISLAND CREEK TWP 1-3-36 4-E & 16-17 WAL HT 1.125A MAP 13-36C-2 COMB W03728-00503736 ANNEX FR 12-03735

Subdivision: Wallace Heights

Center GPS Coordinates: 40.4589, -80.6279 | 40.45916064, -80.62431655 | 40.45862568819708, -80.62786513554279

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Not allowed

Farming Allowed: Not allowed

Livestock Allowed: Dogs and cats are only allowed in city

Annual Taxes: \$2.30 (2021), \$447.68 (2021) & \$17.32 (2021)

HOA Fees / Name of HOA: Not part of an HOA

Elevation: 1069.6 feet, 1079.4 feet & 1151.6 feet

Elementary School: East Elementary School +17402825112

Middle School: Harding Middle School +17402823481

High School: Toronto Junior/Senior High School +17405372442

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Easements

- Access

Proposed Use

- For Development
- Hunting/Fishing
- Residential Multi-Family

Street/Utilities

- City Water

Lot Description

- Acreage
- Heavily Treed
- Irregular

Road Frontage Desc

- City

Topography

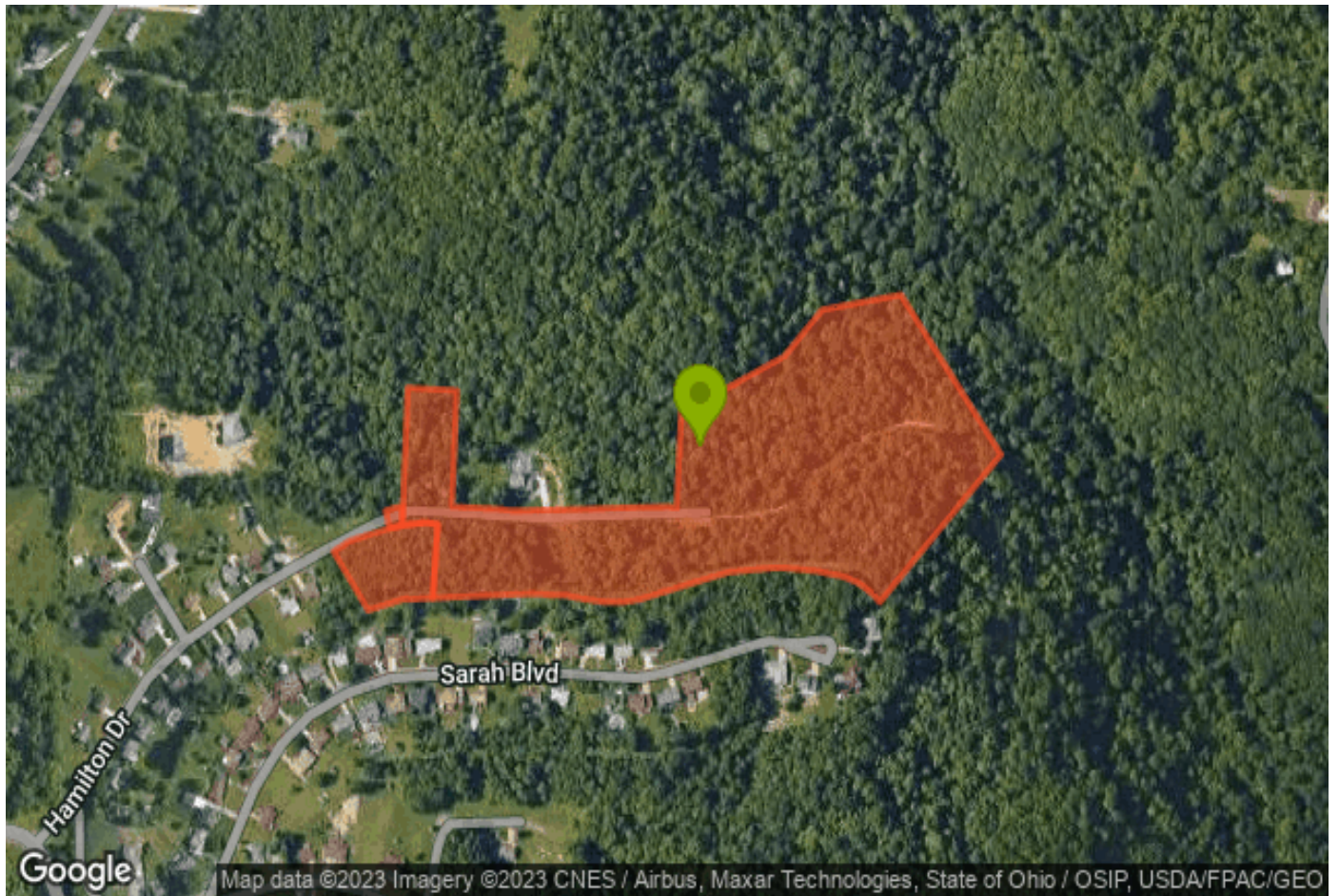
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Seller Contact Information

Trivette Marketing

Trivette Marketing
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Property Boundaries



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This information believed accurate but not warranted