



**Jim Wootton**  
**(614) 956-6125**

**FOR SALE – 1.0 ACRE WOODED HOMESITE**  
**\$24,900**

**2950 Meister Road, Lancaster, Ohio 43130**  
**(Fairfield County-Hocking Township)**



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## **PROPERTY INFORMATION**

**A 1.0 acre surveyed lot with a beautiful country setting with paved road frontage. It offers a rolling terrain and is mostly wooded. It is located about 7 minutes to U.S. Route 33 & U.S. Route 22 and about 13 minutes or so to downtown Lancaster, Ohio**

### **Property Details**

- **Electric service is available from South Central Power (and is at the road)**
- **Area water wells are from 83' to 295' deep and produced 8 to 15 gallons per minute according to the records of the Ohio Department of Natural Resources Division of Water Resources.**
- **There are no deed restrictions; but there is a 50' wide easement for the neighbor's driveway to the adjacent house to the east with the address of 2920 Meister Road SW.**
- **The property has beautiful mature woods, mainly hardwoods.**
- **Note: The address of 2950 Meister Road SW, Lancaster, OH 43130 is an estimated address, but not yet assigned as an 'official' address (as the property is currently vacant land) but is simply used to help locate the property. The property is adjacent to the east of property at 2972 Meister Road SW, Lancaster,**

**Ohio, located at the northeast corner of Meister Road SW & Hopewell Church Road SW.**

- **Survey attached (dated 6-1-1977)**
- **Preliminary Title Commitment attached (dated 8/21/2018).**
- **Soils Report in support of a potential 3-bedroom homesite is attached, by Lawrence Torney, Certified Professional Soil Scientist (12-10-2018).**
- **Zoned RR, Rural Residential, in Hocking Township of Licking County, Ohio.**
- **All mineral rights transfer (ATO).**
- **The Seller will furnish and pay for owner's title insurance, deed preparation and conveyance fee.**
- **James B. Wootton is a principal and is a licensed real estate broker in the State of Ohio.**

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### **DIRECTIONS TO THE PROPERTY**

**The easiest way get to the property is to exit the U.S. Route 33 freeway at the U.S. Route 22 exit and go west to Delmont Road SW, and head south to Stoney Hill Road SW. Then, go east and then south on Hopewell Church Road SW to Meister Road SW. Turn left (or east) on Meister Road SW and go about 400' to the wooded lot on your left (about halfway between 2972 & 2920 Meister Road SW).**

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**FAIRFIELD COUNTY**

**Hocking Township - Amanda Clearcreek Local School  
District**

**Property Class: (501) Residential (0 to 9.999 Acres)**

**Parcel No: 0180094710    2017 Real Estate Taxes: \$216.50  
Per Year**

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