

**Dilgard & Associates, 135 Union Street, Ashland, OH 44805 419-281-2122**  
**Farm Search Data- Information deemed reliable but not guaranteed**

Status Active  
 MLS Number **212211**  
 Price **\$450,000.**

**Location**

Area Richland  
 Street Number 4020  
 Street Gladden Rd  
 City Perrysville  
 Township Other  
 County Richland  
 ZIP 44864  
 State OH  
 School District Lucas  
 1/2 Taxes \$951.01



**Farm Data**

Farm Type Grainry  
 Outbuildings Barn, Loafing Shed, Machinery Shed,  
 Other Outbuilding  
 Water Well  
 Sewer Septic  
 Elect Company Firelands

**Lot Data**

Acres 120.8500  
 Legal / Lot # NE A 120.85 LT 2 PT  
 Parcel # 0181414610000  
 Zoning TWP

Road Frontage 1300.0000  
 Tillable Acres 85.0000  
 Wooded Acres 22.0000  
 Pasture Acres 0.0000  
 Ponds No

Mineral Rights  
 Lay of Land Rolling  
 Road Type County  
 Flood Plain Unknown

**Structure Data**

Style 2 Story  
 Square Feet 1706  
 Rooms 8  
 Baths 1 1/2  
 Bedrooms 5  
 House Condition Fair  
 Heat Type Gas, Forced Hot Air  
 Garage Detached, Two Car

**Directions**

St. Rt. 603 to East on Gladden Rd (Between St. Rt. 39 & St. Rt. 95)

**Listing Data**

Agent Name Bill Stepp  
 Agent Phone 419-651-0997  
 Firm Dilgard & Assoc. Inc  
 Firm Phone 419-281-2122  
 Co Agent  
 Owner First Name Marie  
 Owner Last Name Trumpower

Sub Agent/Co-op 0  
 Buyer Broker 2  
 Exclusive No  
 Variable Rate Yes

List Date 03/27/2010  
 Last Modified 06/03/2010

Loan Type  
 Terms Cash, Conventional  
 Docs on File Plat, Legal Description, Title Search  
 Possession Transfer Title  
 Survey Conditional

Video/Photos Yes  
 Internet Yes  
 Option on Prop No  
 Lockbox No

**Remarks:**

Great Farm Opportunity. Taxes reflect CAUV & Homestead Exemption. Free gas subject to lease. Lots of buildings. Back a long lane. Subject to Probate Court Approval. Road frontage, tillable and wooded acres approximate.