

Agricultural Land for Sale

0 Lemoyne Road (Martens)

GENERAL INFORMATION

Location: 0 Lemoyne Rd
Closest Intersection: E Union St
City, State: Walbridge, OH
County: Wood
Zip: 43465
Parcel Nos: H28-712-090000035000 & 36000

PROPERTY INFORMATION

Land Size: 31.89 Acres
Land Dimensions: East of I-280: (5 acres)
328' Lemoyne x 665' Deep
West of I-280: (26.89 acres)
680' North/South x 1783 East/West
Zoning: R2
Traffic Counts: N/A
Current Use: Farmland

COMMENTS/FEATURES

AFFORDABLE FARMLAND

- ◆ Excellent tillable ground available at a low farmland price
- ◆ Can be combined with adjacent 80.67 acres to gain access to Union St.
- ◆ Perfect for area farmers

UTILITIES

Gas: Columbia Gas (On Union St.)
Water: Municipal (On Union St.)
Sanitary Sewer: Municipal (On Union St.)
Electric: Toledo Edison (On Union St.)
Storm Sewer: Ditch drainage (Cedar Creek)

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2016
Total Annual Taxes: \$1,962.44

GREAT PRICE!

Sale Price: \$119,000 (\$3,732/Acre)



For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

3178 N. Republic Blvd., Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042

www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.



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DEMOGRAPHICS

	1.0 Miles:		3.0 Miles:		5.0 Miles:	
Population						
2010 Total Population	2,275		15,817		69,653	
2016 Total Population	2,437		16,239		68,932	
2021 Total Population	2,563		16,621		68,914	
2016-2021 Annual Rate	1.01%		0.47%		-0.01%	
Households						
2010	1,046		6,515		27,318	
2016	1,135		6,708		27,253	
2021	1,197		6,881		27,360	
2016-2021 Annual Rate	1.07%		0.51%		0.08%	
Income- 2016						
Median Household Income	\$36,767		\$49,033		\$39,861	
Average Household Income	\$48,985		\$59,722		\$52,550	
Per Capita Income	\$23,681		\$24,823		\$20,925	
2016 Median HH Income	\$36,737		\$49,033		\$39,861	
2021 Median HH Income	\$34,325		\$53,674		\$42,505	
2016-2021 Annual Rate	-1.35%		1.83%		1.29%	
Households by Income - 2016						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	186	16.4%	883	13.2%	5,012	18.4%
\$15,000 - \$24,999	140	12.3%	728	10.9%	3,543	13.0%
\$25,000 - \$34,999	216	19.0%	795	11.9%	3,305	12.1%
\$35,000 - \$49,999	164	14.4%	996	14.8%	4,373	16.0%
\$50,000 - \$74,999	183	16.1%	1,354	20.2%	4,658	17.1%
\$75,000 - \$99,999	114	10.0%	802	12.0%	2,872	10.5%
\$100,000 - \$149,999	123	10.8%	923	13.8%	2,692	9.9%
\$150,000 - \$199,999	7	0.6%	147	2.2%	472	1.7%
\$200,000+	2	0.2%	80	1.2%	325	1.2%
Race and Ethnicity - 2016						
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,336	95.9%	15,082	92.9%	56,724	82.3%
Black Alone	14	0.6%	243	1.5%	4,309	6.3%
American Indian Alone	4	0.2%	64	0.4%	349	0.5%
Asian Alone	5	0.2%	118	0.7%	696	1.0%
Pacific Islander Alone	0	0.0%	4	0.0%	27	0.0%
Some Other Race Alone	34	1.4%	305	1.9%	3,414	5.0%
Two or More Races	44	1.8%	419	2.6%	3,395	4.9%
Hispanic Origin (Any Race)	170	7.0%	1,357	8.4%	10,335	15.0%

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