



# DANBERRY NATIONAL, LTD.

## 58.86 +/- LAND FOR SALE

### GENERAL INFORMATION:

LOCATION: U.S. 24  
CLOSEST INTERSECTION: N. CLINTON ST./RT. 66  
CITY/TOWNSHIP: DEFIANCE/ NOBLE TWP.  
STATE/ZIP: OHIO/43512  
ZONING: R-2/R-3 (RESIDENTIAL)

### PRICING DETAILS:

PRICE: UPON REQUEST  
TERMS/TRADE: CASH AT  
CLOSING/NO TRADE



### COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR  
ACRES – 58.86 +/-  
- ADJACENT TO U.S. 24  
- GREAT VISIBILITY FROM U.S. 24  
- ADJACENT TO NORTHE TOWNE MALL  
- IN CLOSE PROXIMITY TO  
PROMEDICA/DEFIANCE HOSPITAL  
- EXISTING POND ON NORTHERLY  
PORTION OF PROPERTY  
- NEAR DEFIANCE COLLEGE/SHOPPING

### PARCEL INFORMATION:

PARCEL #: 106-0014-0-035-00 &  
106-0014-0-020-01

**TAXES:** \$8,032.28 – FULL YEAR (2019)  
INFORMATION IN FILE – DEFIANCE  
COUNTY AUDITOR'S OFFICE WEBSITE  
(<https://defianceoh-auditor.ddti.net/> )

### CONTACT:

**BRIAN W. MCMAHON** [BRIAN@DANBERRYNATIONAL.COM](mailto:BRIAN@DANBERRYNATIONAL.COM)  
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551  
OFFICE: (419) 874-2800

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<https://www.visitdefianceohio.com/>

### UTILITY INFORMATION:

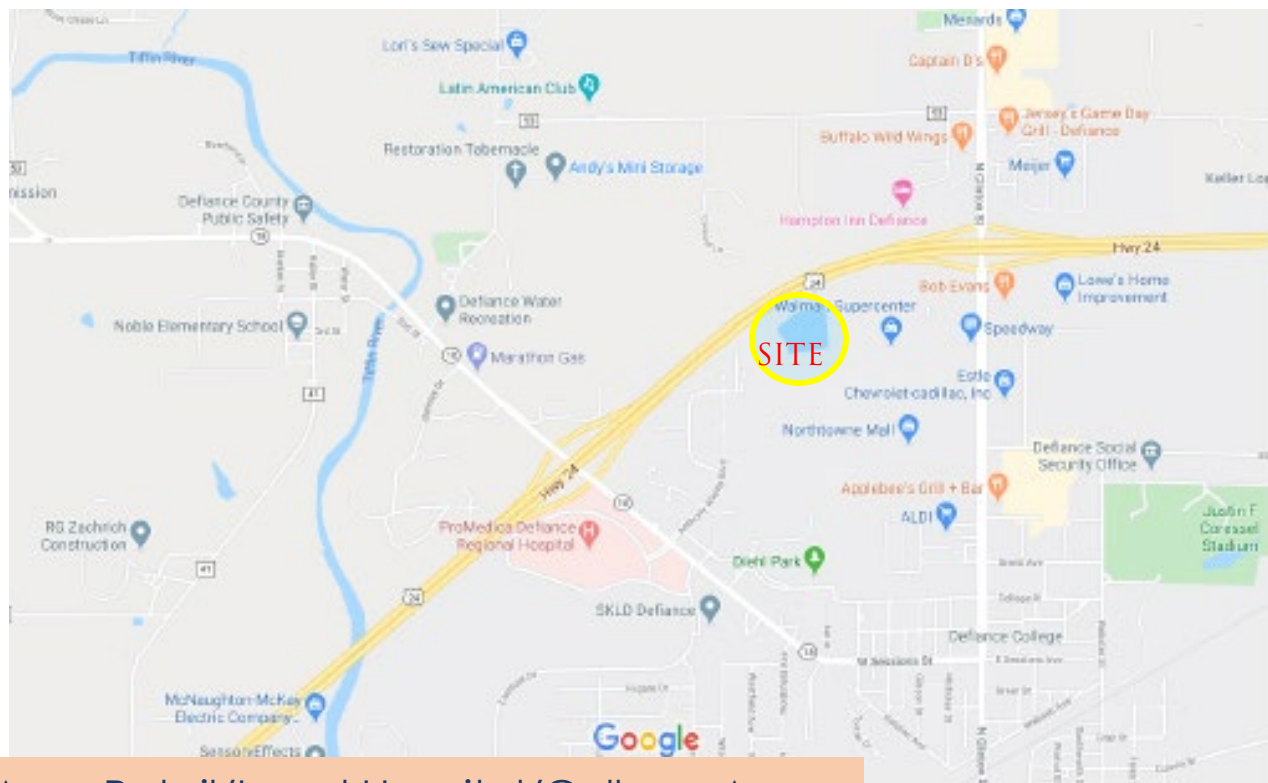
*GAS:* AVAILABLE - OHIO GAS COMPANY

*WATER:* AVAILABLE – SEE ATTACHED MAPS

*ELECTRIC:* AVAILABLE – FIRST ENERGY

*STORM SEWER:* SEE ATTACHED MAPS

*SANITARY SEWER:* SEE ATTACHED MAPS



Area Retail/Local Hospital/College Area

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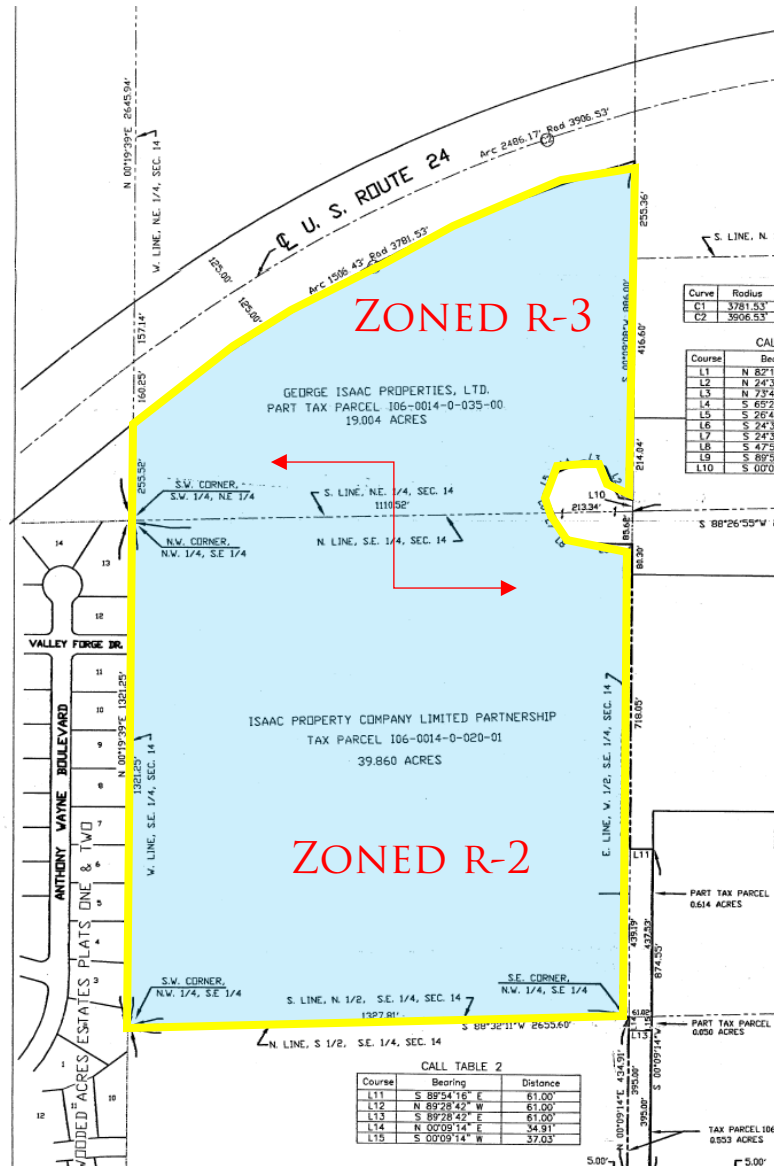
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## Survey



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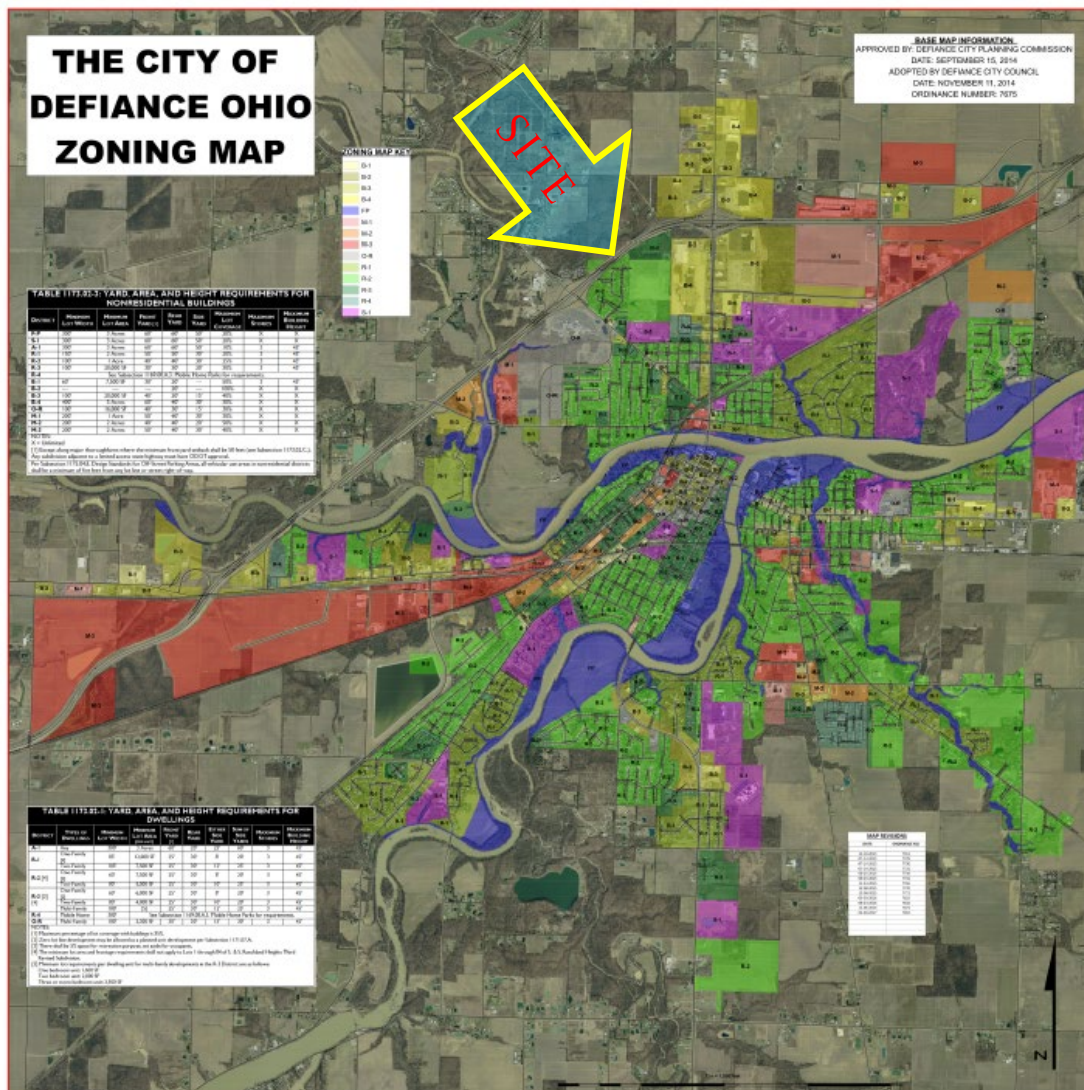
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# City of Defiance Zoning Map

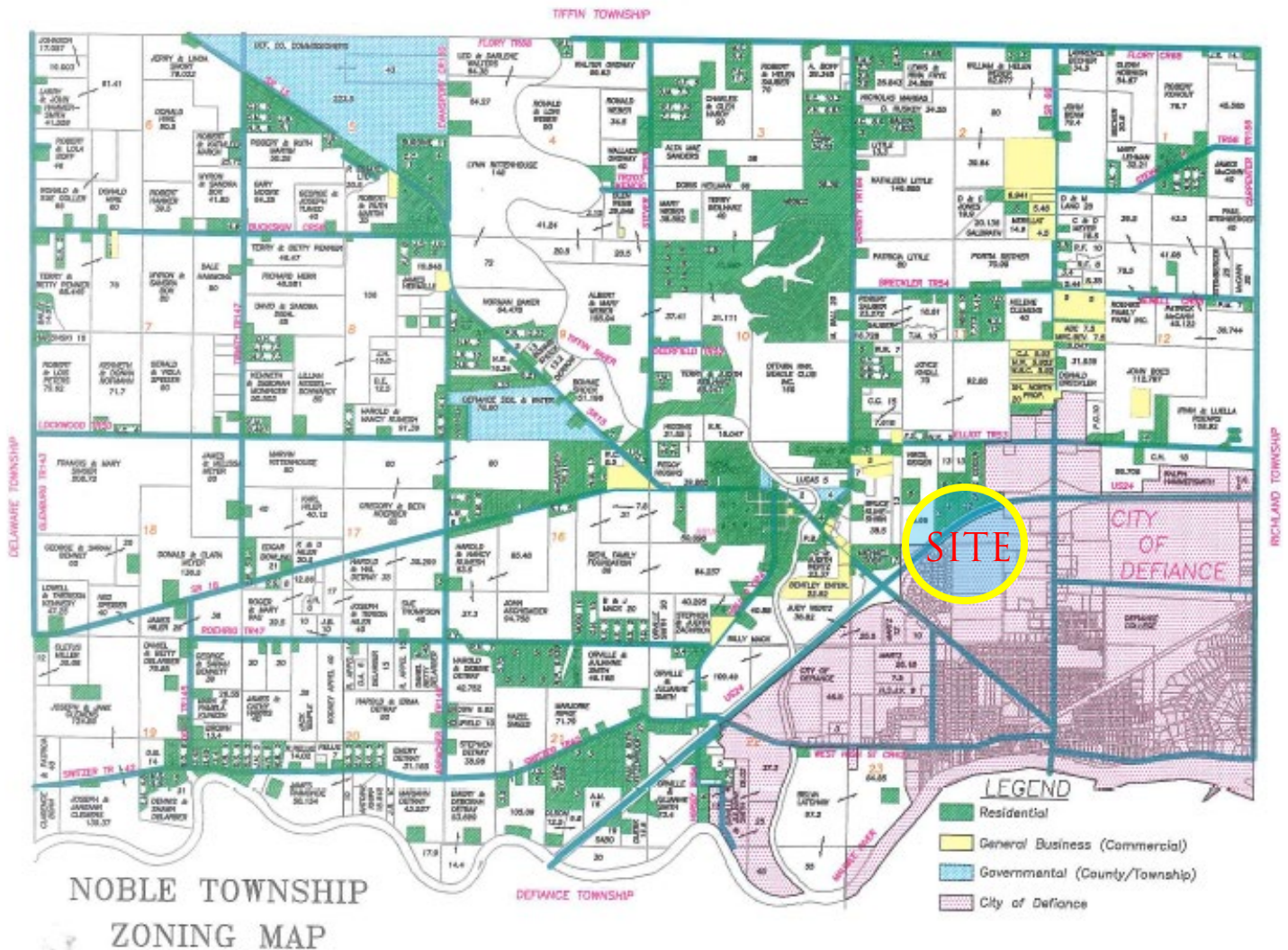


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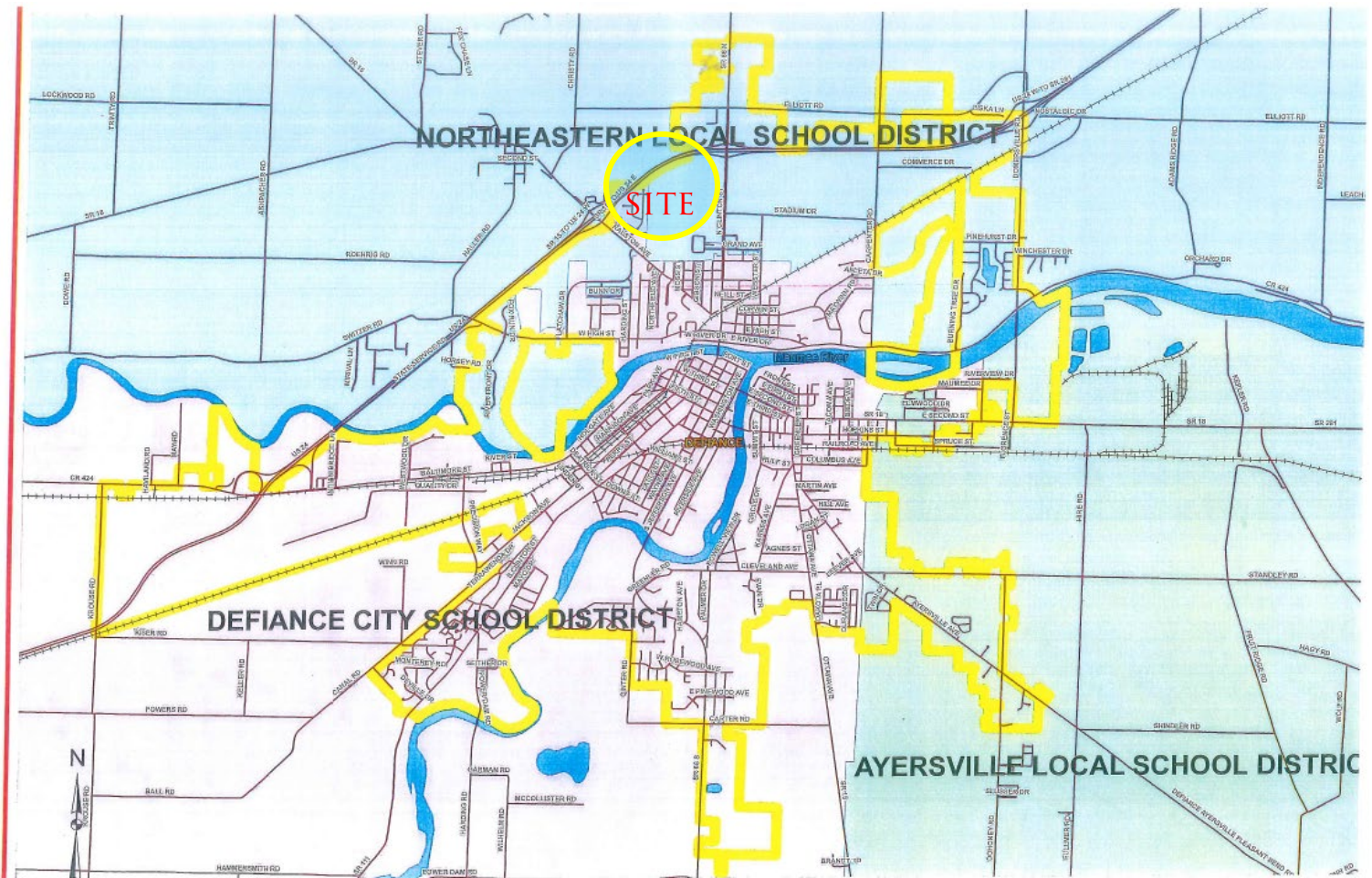
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## Defiance Area School Districts



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## Utility Map (cont.)



SOURCE: [WWW.OHIOGAS.COM](http://WWW.OHIOGAS.COM)

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