



7130 County Road 121

7130 County Road 121, Fredericktown, Ohio 43019

Property Features

- ±348.55 total acres (±292 acres are Recreational Land | ±57 acres of Existing Improvements)
- The Property is characterized by rolling topography, is heavily wooded & includes two low lying pond areas & ravines
- Utilities: Public Water, Private Propane Tanks & Septic Systems
- Potential Uses: Retreat, Children's Camp, Counseling Center, Excellent Recreational & Hunting Property
- Located just north of State Route 95 which is a major artery connecting the subject to the villages of Mt. Gilead (to the northwest) & Fredricktown (to the east)
- Approx. 4 miles east of I-71
- Highland Local School District
- Franklin & Chester Townships | Morrow County

Sale Price: \$2,094,000

www.CentralOhioLand.com



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7130 County Road 121

Property Aerials



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Property Aerials





Buildings & Descriptions



Group Home East

This one-story group home building also contains thirteen individual bedrooms, seven full bathrooms, and 6,075± square feet of living space that was originally constructed in the late 1990s. This building is an exact replica of Group Home West but a mirror image. This building is in similar fair to average overall condition with some deferred maintenance items primarily cosmetic in nature. The sprinkler system for this building is tapped into the city water supply.



Group Home West

This one-story group home building contains thirteen individual bedrooms, seven full bathrooms, and 6,075± square feet of living space that was originally constructed in the late 1990s. The property features a frame construction on a concrete slab foundation with brick and wood siding exterior, asphalt shingle roof, painted aluminum gutters and downspouts, a detached two-car garage, a covered wooden front porch with metal roof, a partially covered rear concrete patio, shed, and a water pump house. The interior includes a full kitchen, laundry room, janitor closet with floor tub, two-story living room with brick fireplace, dining room with vinyl tile floors, a large meeting room with interior and exterior windows, and three interior rooms used as office space (no closets). The kitchen has a large center island with built-in wood cabinets and a single bay sink, laminate countertops and floor coverings, an additional triple bay sink, double oven, and a large pantry. Interior finishes include wood doors and trim, painted and papered drywall walls, stamped drywall ceilings, carpet in the bedrooms, office areas, and living area, and ceramic tile floors and walls in the bathrooms. 23 The property is heated via four propane furnaces and cooled via central air-conditioning, has a sprinkler system which utilizes a 10,000 gallon water tank located in the pump house north of the building. The existing improvements are in fair to average overall condition with some deferred maintenance items primarily cosmetic in nature.

Buildings & Descriptions



Single Family Residence #1

This one-story residence, also known as The Brent House, contains three bedrooms, two full baths, and 1,634± square feet of living space that was originally constructed in 2000. The property features a frame construction with vinyl siding exterior, asphalt shingle roof, painted aluminum gutters and downspouts, a full walkout basement, an attached two-car garage, a covered wooden front porch, and rear wood deck. The interior includes a full kitchen, laundry room, a master suite with two walk-in closets, a dining room, a living room with propane gas fireplace, and two additional bedrooms. Interior finishes include wood doors and trim, painted drywall walls throughout, carpet floor coverings, vinyl tile floorings and laminate counters in the kitchen and bathrooms, and concrete block walls, drop ceiling tiles with fluorescent lighting and carpet in the basement. The property is heated with a propane furnace and cooled via central air-conditioning. The existing improvements are in average overall condition.



Single Family Residence #2

This two-story residence, also known as The Cooley House, contains four bedrooms, two and a half baths, and 3,056± square feet of living space that was originally constructed in 1995. The property features a frame construction with vinyl siding exterior, asphalt shingle roof, painted aluminum gutters and downspouts, a crawl space, an attached two-car garage, a covered wooden front porch, rear wood deck and concrete patio. The first floor includes a den, full kitchen with breakfast nook, laundry room, dining room, living room with gas fireplace, family room, a half bath, and a two-story entry way. The second floor includes three bedrooms, a full bath with double sink vanity, and a master suite with a double sink vanity, large soaker tub, stand-up shower, and a walk-in closet. Interior finishes include wood doors and trim, painted drywall walls throughout, carpet floor coverings, vinyl tile floorings and laminate counters in the kitchen and bathrooms, and ceramic tile flooring in the entryway and half bath. The property is heated via two propane furnaces, one for each floor, and cooled via central air-conditioning. The existing improvements are in average overall condition.

Buildings & Descriptions



Former School House Building

This one-story building, formerly used as a schoolhouse, contains 2,522± square feet and was originally constructed in 1970. The property features a frame construction with wood siding exterior, asphalt shingle roof, painted aluminum gutters and downspouts, a basement accessed from the exterior only, and a rear wooden deck. The building contains six offices, two full baths, one full kitchen and one kitchenette, large common area, one large classroom, and a mud room. Interior finishes include wood doors and trim, painted drywall walls throughout, carpet floor coverings, vinyl tile floorings and laminate counters in the kitchen, and ceramic tile flooring in the bathrooms. The existing improvements are in average overall condition.



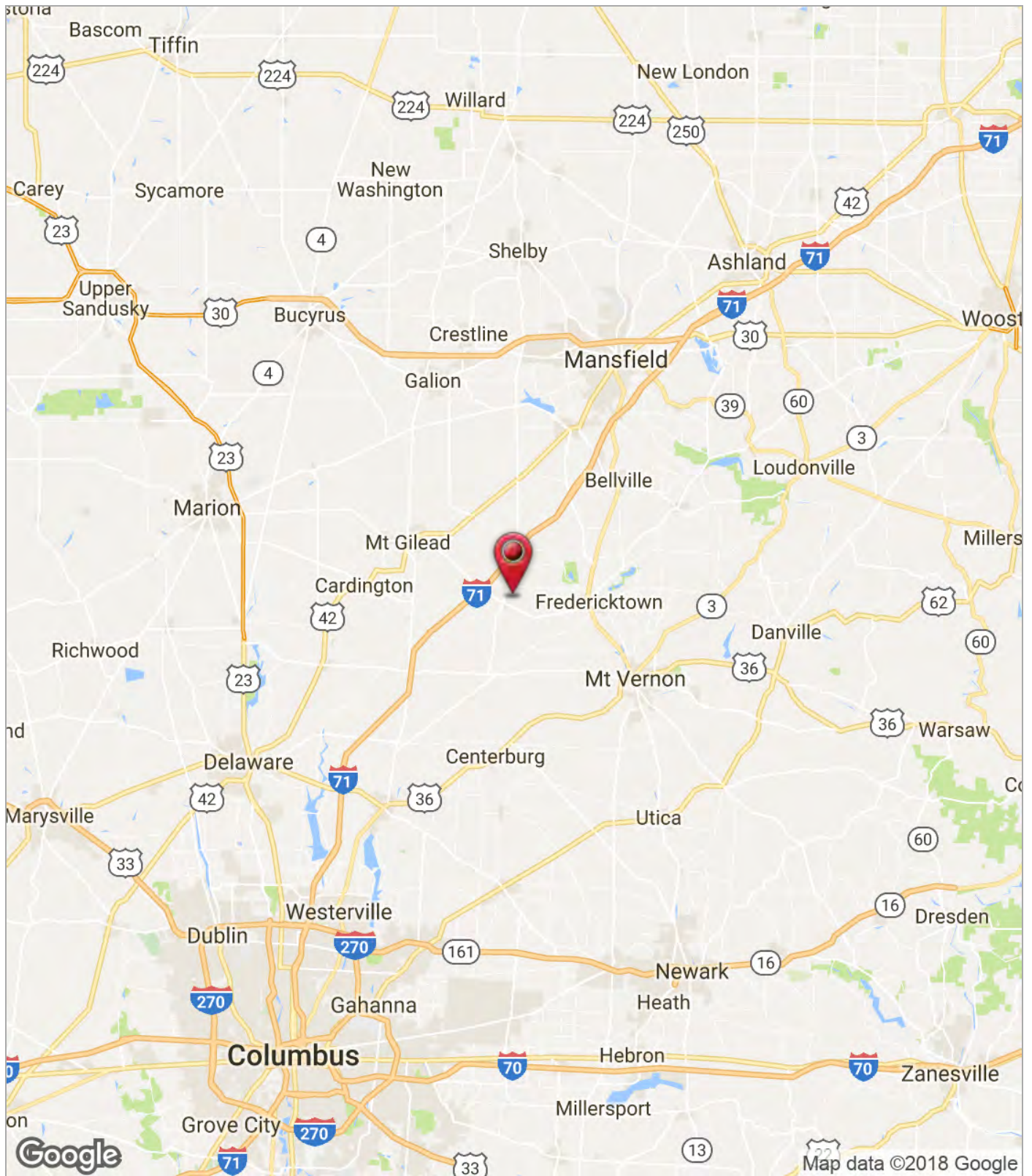
Barn & Concrete Block Building

The barn features a half concrete block half wooden siding exterior, dirt floor, and a metal roof that is past its economic life. The concrete block building features painted concrete block exterior with some wood siding, one garage door, and a concrete floor. The building is not heated or cooled but is wired for electric. Per the site visit, we have determined these buildings to be in fair condition and overall provide no contributory value to the underlying land.

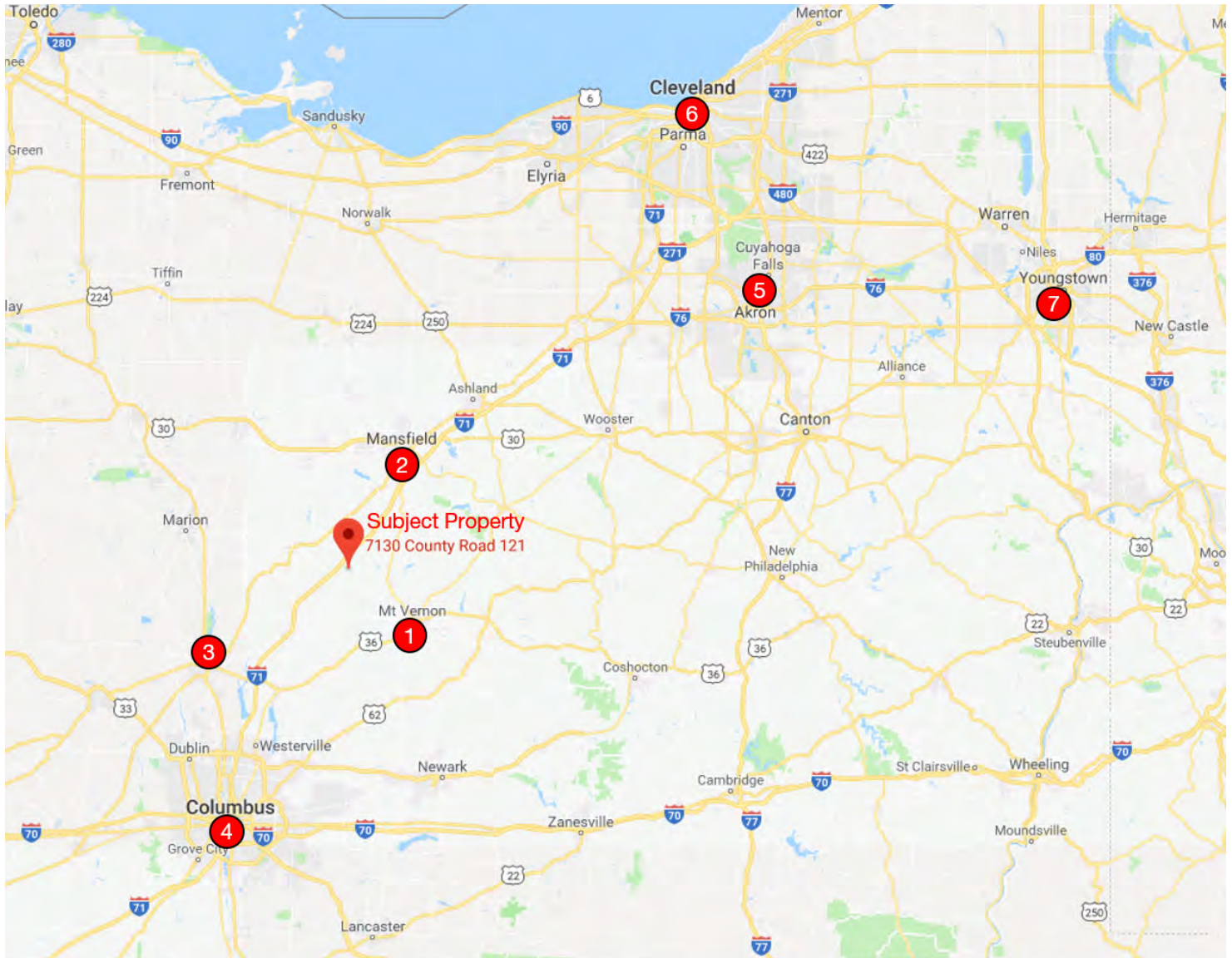
Parcel Number	Taxes	Acres	Improvements
F14-001-00-056-01	\$20,165.28	27.996	Group Homes
F14-001-00-056-02	\$17.60	0.55	n/a
F14-001-00-055-08	\$4,832.82	75.63	Barn & Concrete Block Bldg
D10-001-00-228-01	\$4,635.94	17.72	Former School Building
D10-001-00-228-02	\$8,856.68	217.175	Recreational Land
D10-001-00-228-22	\$5,437.12	9.481	Single-Family Residences
Total of 6 Parcels	\$43,945.44	348.55 Acres	

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Location Map



Distances To Major Cities



- ① Approx. 14 miles northwest of Mt. Vernon
- ② Approx. 22 miles to Mansfield
- ③ Approx. 32 miles to Delaware
- ④ Approx. 49 miles to Columbus
- ⑤ Approx. 86 miles to Akron
- ⑥ Approx. 104 miles to Cleveland
- ⑦ Approx. 133 miles to Youngstown



Morrow County, located in Central Ohio is centrally positioned between the state capital Columbus and Cleveland. An ultra-modern interstate highway system and central location put our community within a 10-hour drive of:

- 47 percent of the U.S. population
- 47 percent of the U.S. manufacturing capacity
- 48 percent of U.S. headquarters operations

As a result, the Morrow County offers greater access to the U.S. market within a 10-hour drive than any other major metro.

The mission of Morrow County is to improve the function of county government to serve its citizens and the region as efficiently and cost effectively as possible through joint efforts of our employees and leadership.

For more information visit: www.morrowcountyohio.gov and www.developmorrow.com



Demographics

Population: ±34,865

Households: 12,700

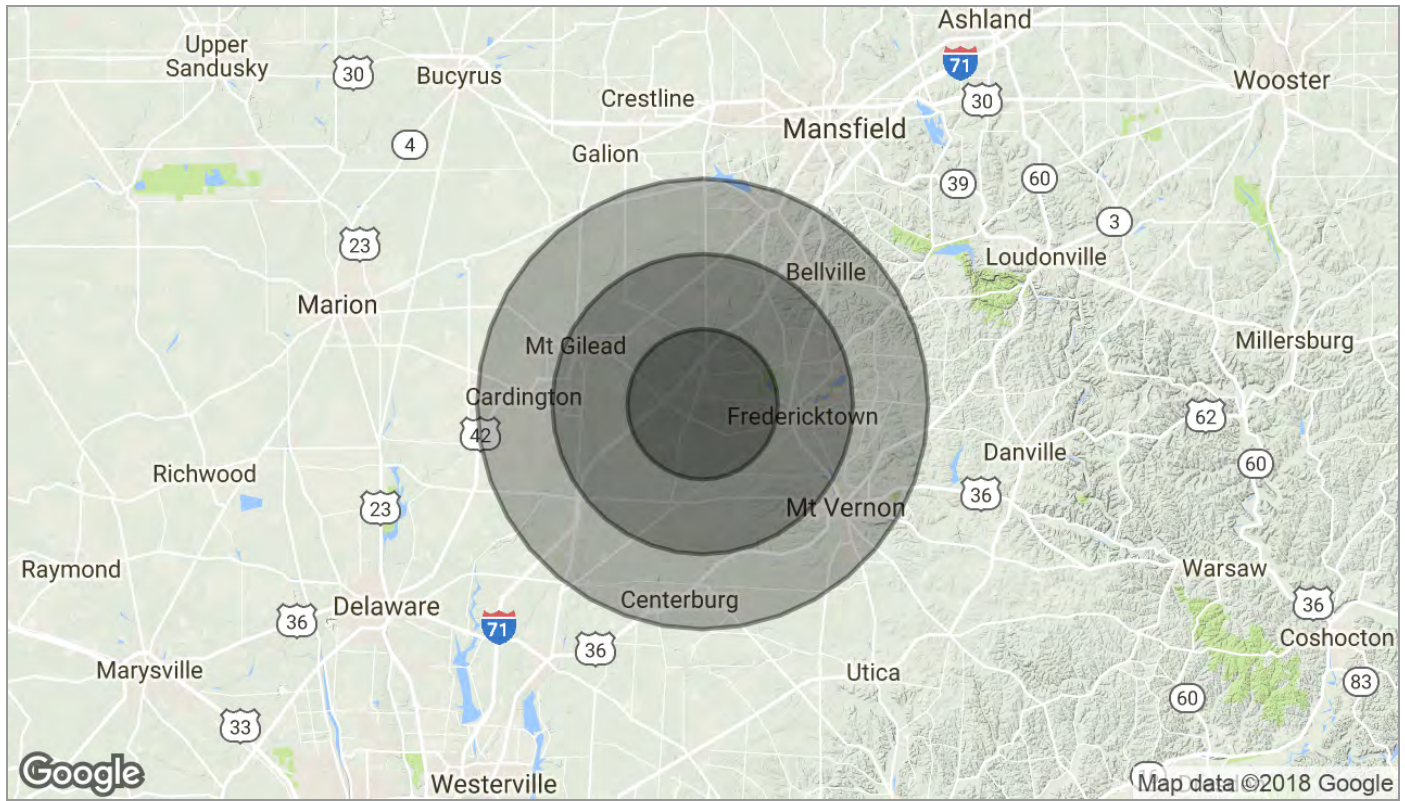
Median Age: 41.1

Average Household Income: \$51,993



Top Private Sector Employers	
Company	Number of Employees
Cardington Yutaka Technologies	725
Glen-Gery Brick	75
Fishburn Services Inc.	35
Marengo Fabricated Steel	35
FibreCore Technologies	30
Ringler Inc.	30
Lubrication Specialties Inc.	25
Ballie Lumber Company	20
Lilly Industries	20
Buckeye Asphalt	15
Champion Manufacturing	15

Demographics Map



Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	6,865	28,302	79,131
MEDIAN AGE	37.5	38.5	39.3
MEDIAN AGE (MALE)	37.9	38.2	38.7
MEDIAN AGE (FEMALE)	37.5	39.1	40.2
Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	2,463	10,365	29,960
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$57,816	\$58,791	\$57,971
AVERAGE HOUSE VALUE	\$161,610	\$169,739	\$170,684

* Demographic data derived from 2010 US Census