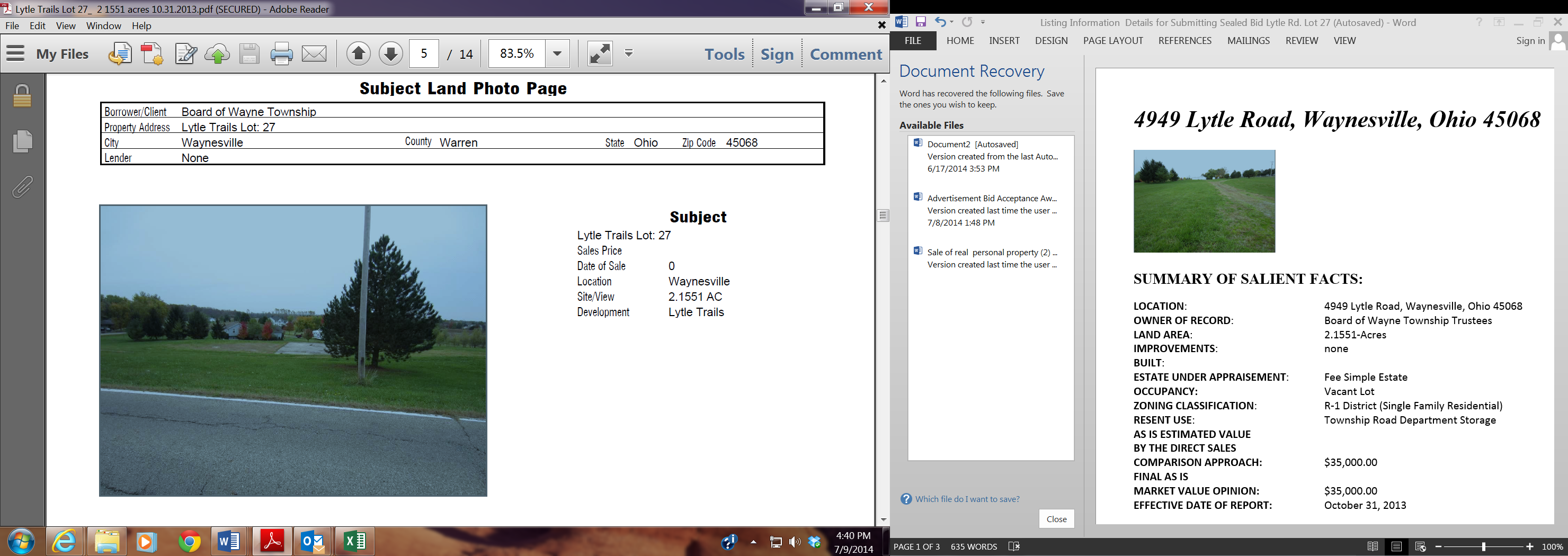
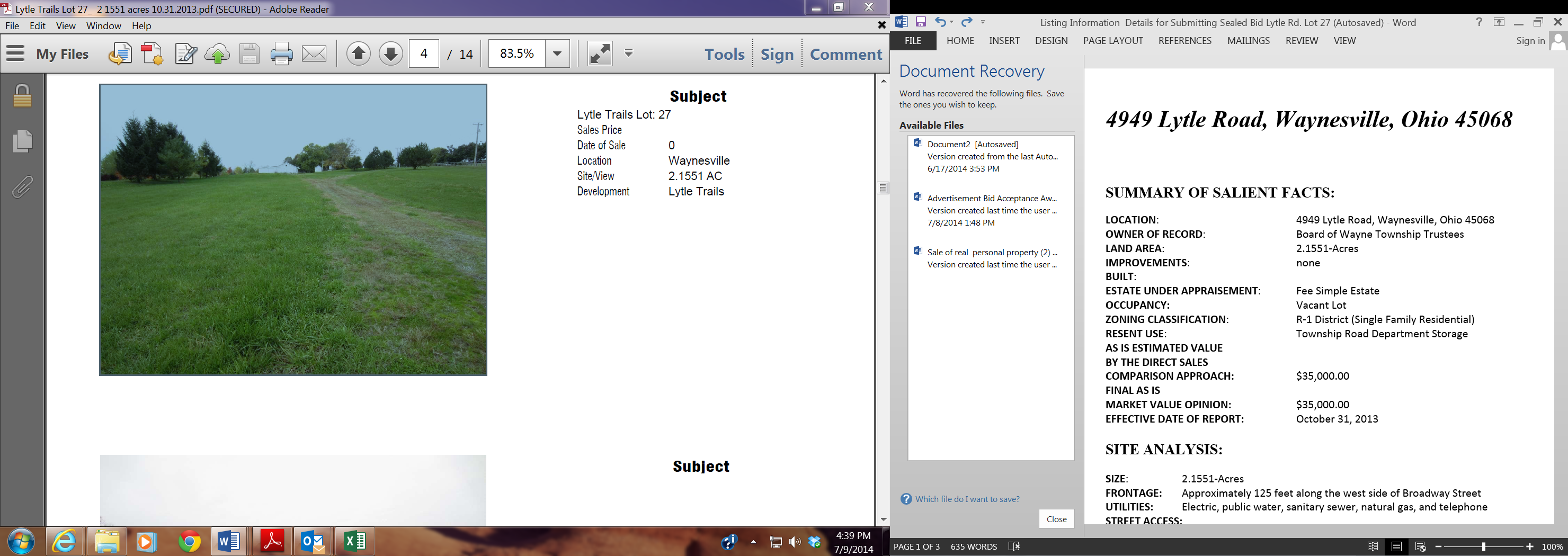
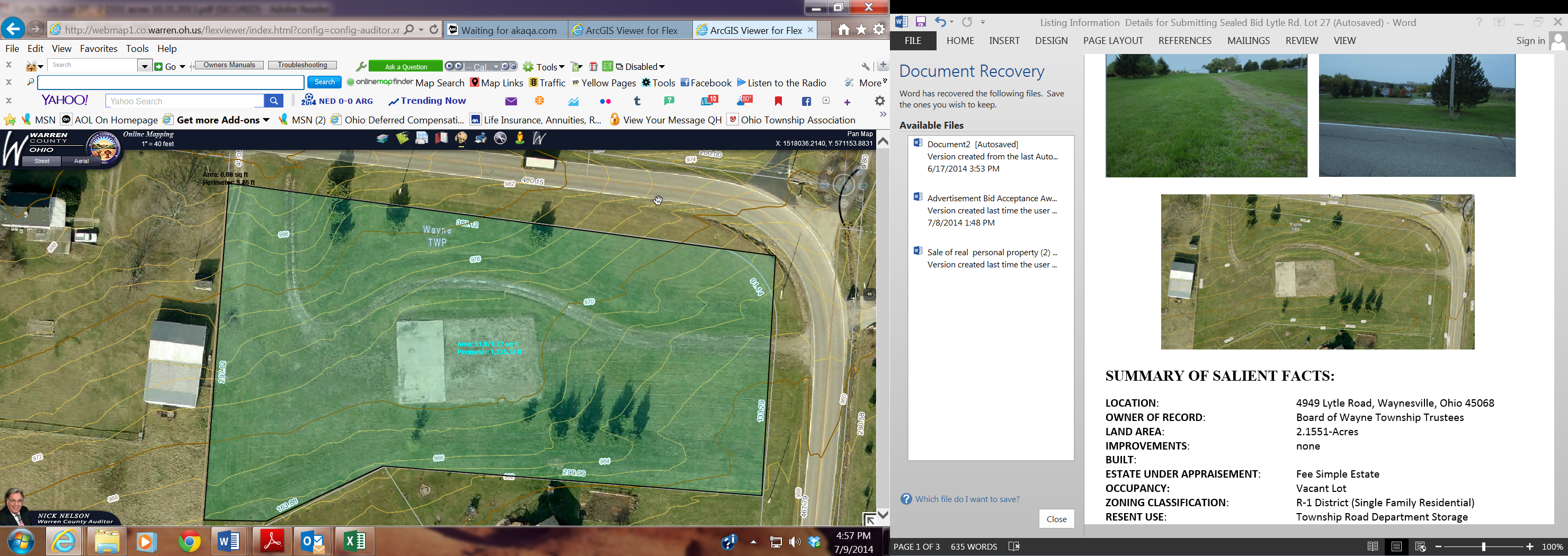
***4949 Lytle Road, Waynesville, Ohio 45068***





**SUMMARY OF SALIENT FACTS:**

**LOCATION**: 4949 Lytle Road, Waynesville, Ohio 45068

**OWNER OF RECORD**: Board of Wayne Township Trustees

**LAND AREA**: 2.1551-Acres

**IMPROVEMENTS**: none

**OCCUPANCY:** Vacant Lot

**ZONING CLASSIFICATION**: R-1 District (Single Family Residential)

**RESENT USE**: Township Road Department Storage/vacant lot

**AS IS ESTIMATED VALUE**

**BY THE DIRECT SALES**

**COMPARISON APPROACH:** $35,000.00

**FINAL AS IS**

**MARKET VALUE OPINION:** $35,000.00

**EFFECTIVE DATE OF REPORT:** October 31, 2013

**SITE ANALYSIS:**

**SIZE**: 2.1551-Acres

**FRONTAGE:** Approximately 580 feet along two sides of property

**UTILITIES:** Electric, public water, cable, and telephone

**STREET ACCESS:**

a. Surface gravel driveway

b. Maintenance Public

c. Storm Sewer No

d. Curb/Gutter No

e. Sidewalk No

f. Street Lights No

**TOPOGRAPHY:** The topography of the site is rolling to gently sloping. There are no known soil or sub-soil

condition that would adversely affect the development of the site.

**VIEW:** Average – Predominantly residential uses

**SIZE:** N/A

**DRAINAGE:** Satisfactory

**SHAPE:** Basically Rectangular

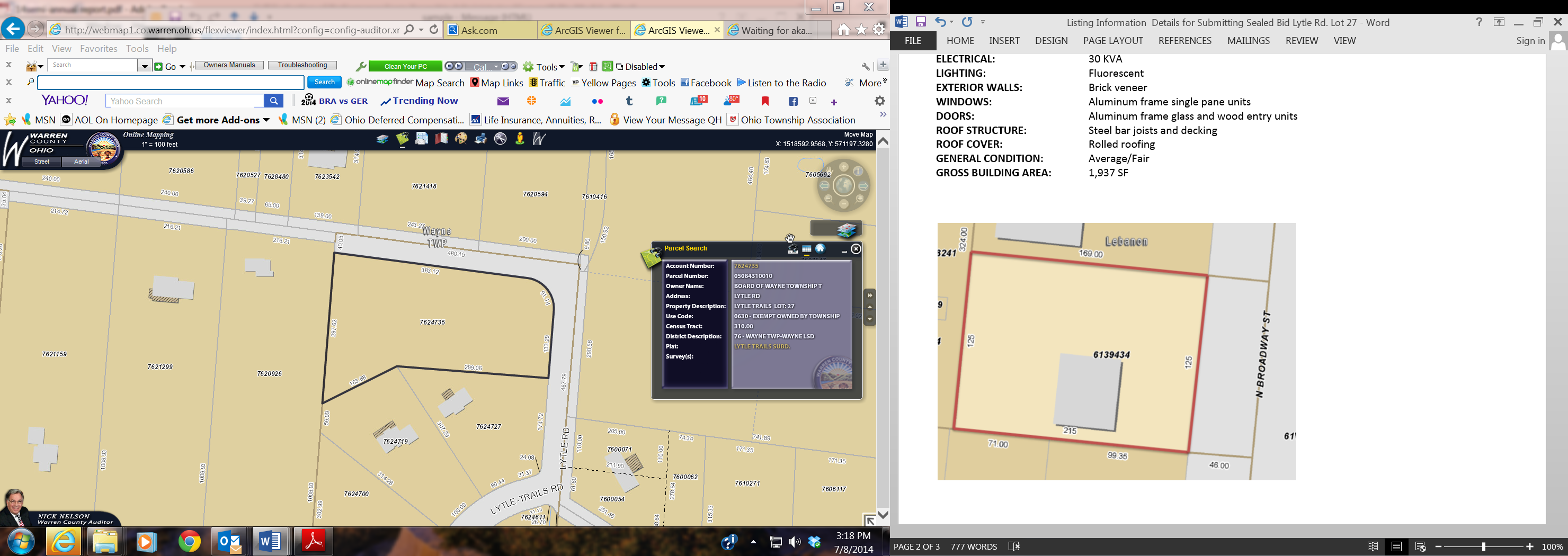
**FLOOD AREA:** No, see Warren County, Panel #39165C0053E, Dated 12/17/2010

**ZONING:** R-1 Single Family Residence

**SITE COMMENTS:**

The subject site is located along the south side of Lytle Road in the “S” curve next to Lytle Trails Road and consists of approximately 2.1551-acres. The ingress and egress is at two locations on the site and may be subject to Warren County Engineer’s access management plan and need a driveway permit. The public water utility is the Village of Waynesville and is subject to their tap fees, tower fees and any other fees associated with bringing water service onto the site. Site still has a concrete floor from an old pole building that has been removed. Septic system may be subject to Warren County Health Department conditions.

**Improvements As Is:**



**Details for submitting Sealed Bids:**

All bids shall be sealed and plainly marked **"Bid Opening – Lot #27 Lytle Trails subdivision, June 16, 2015 @ 7:00 p.m.”**

Sealed bids will be received by the Fiscal Officer of Wayne Township, Warren County, Ohio, P.O. Box 89, 6050 N. Clarksville Road, Waynesville, Ohio 45068, until 7:00 p.m., June 16, 2015, for the sale of Lot # 27 of Lytle Trails Subdivision, Warren County Parcel ID number 05084310010 and located at 4949 Lytle Road Waynesville Ohio and then at said time bids will be opened and read aloud. Details for submitting Sealed Bids may be retrieved at the Office of Wayne Township Board of Trustees, 6050 N. Clarksville Road, Waynesville, OH 45068, between the hours of 9:00 a.m. to 5:00 p.m., or by going to the Wayne Township web site at [www.waynetownship.US](http://www.waynetownship.US)

The property is being offered “AS IS” and “WHEREAS” with no warranty as to its condition or its fitness for any particular purpose of use. The successful bidder will receive a quit-claim deed, subject to real estate taxes and assessments accruing after the date of closing, building, zoning and other applicable governmental regulations, fees and charges, easements, rights-of-way, declarations, covenants and restrictions of record, for the real property upon payment of the purchase price in full.

The highest responsible bidder’s bid will be conditionally accepted on the day of the bid opening but subject to final acceptance by the Board of Wayne Township Trustees at a regularly scheduled meeting after the bid opening. The Board of Wayne Township Trustees, Warren County, Ohio reserves the right to reject any and all bids. The minimum bid of $20,000 has been placed on this property.

Each bid shall contain the full name of the bidder submitting the bid and be accompanied by a certified check in the amount equal to ten (10) percent of the bid, as a non-refundable bid bond in the event the successful bidder fails to timely pay the balance due. Upon award of bid, the successful bidder will be required to present the balance due, in the form of a certified check, within thirty (30) days, otherwise, the successful bidder forfeits the ten percent (10%) deposit and all acquisition rights.

The Board of Wayne Township Trustees reserves the right to accept the best bid, to reject all bids, and to waive any irregularities in bids.

No bidder may withdraw his/her bid within sixty (60) days after the actual date of the opening thereof.

All bids shall be properly signed by an authorized representative of the bidder.

All bids shall be sealed and plainly marked **"Bid Opening – Lot #27 Lytle Trails subdivision, June 16, 2015 @ 7:00 p.m.”**

**BID FORM**

**FOR Lot # 27 of Lytle Trails Subdivision at 4949 Lytle Road**

**WAYNE TOWNSHIP**

**WARREN COUNTY, OHIO**

**Send To:**

**DARRELL E. COFFMAN, FISCAL OFFICER**

**WAYNE TOWNSHIP TRUSTEES**

**P.O. BOX 89**

**WAYNESVILLE, OHIO 45068**

**BID AMOUNT $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**BID SUBMITTED BY:**

NAME (PRINT) SIGNED

ADDRESS

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

PHONE NUMBER