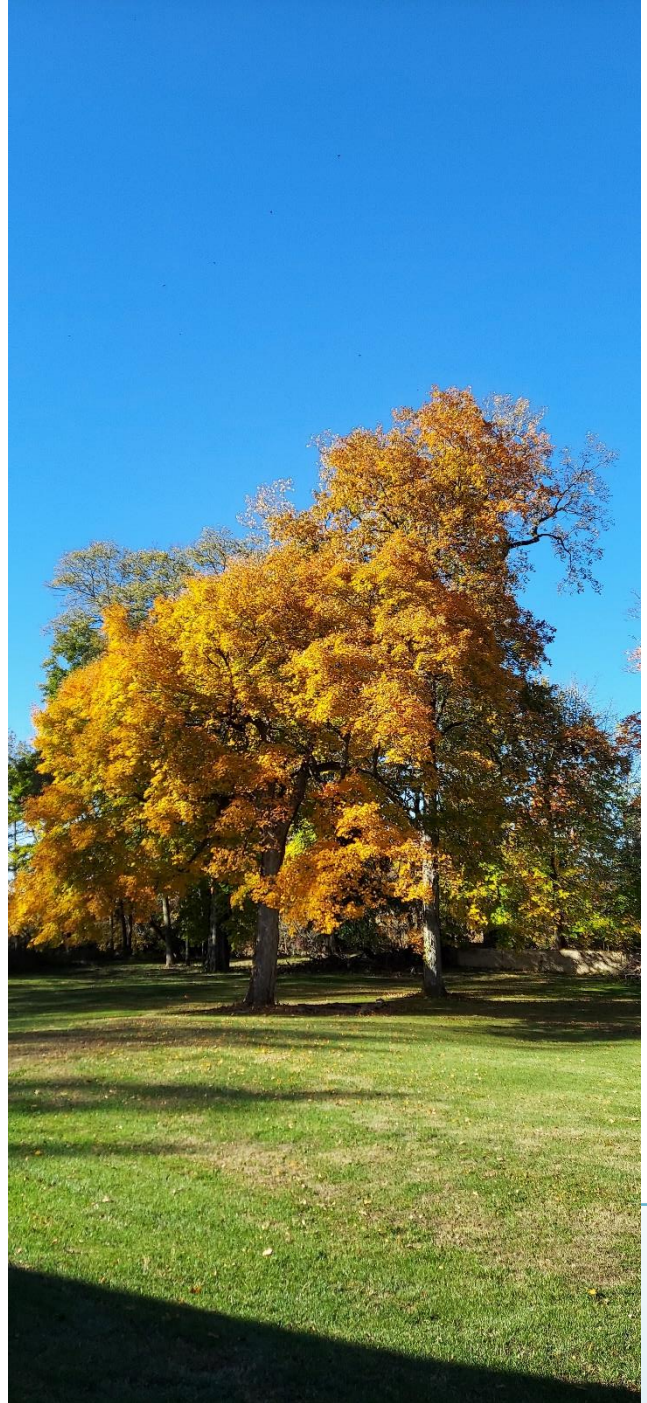

Village of Magnetic Springs Community Park Project

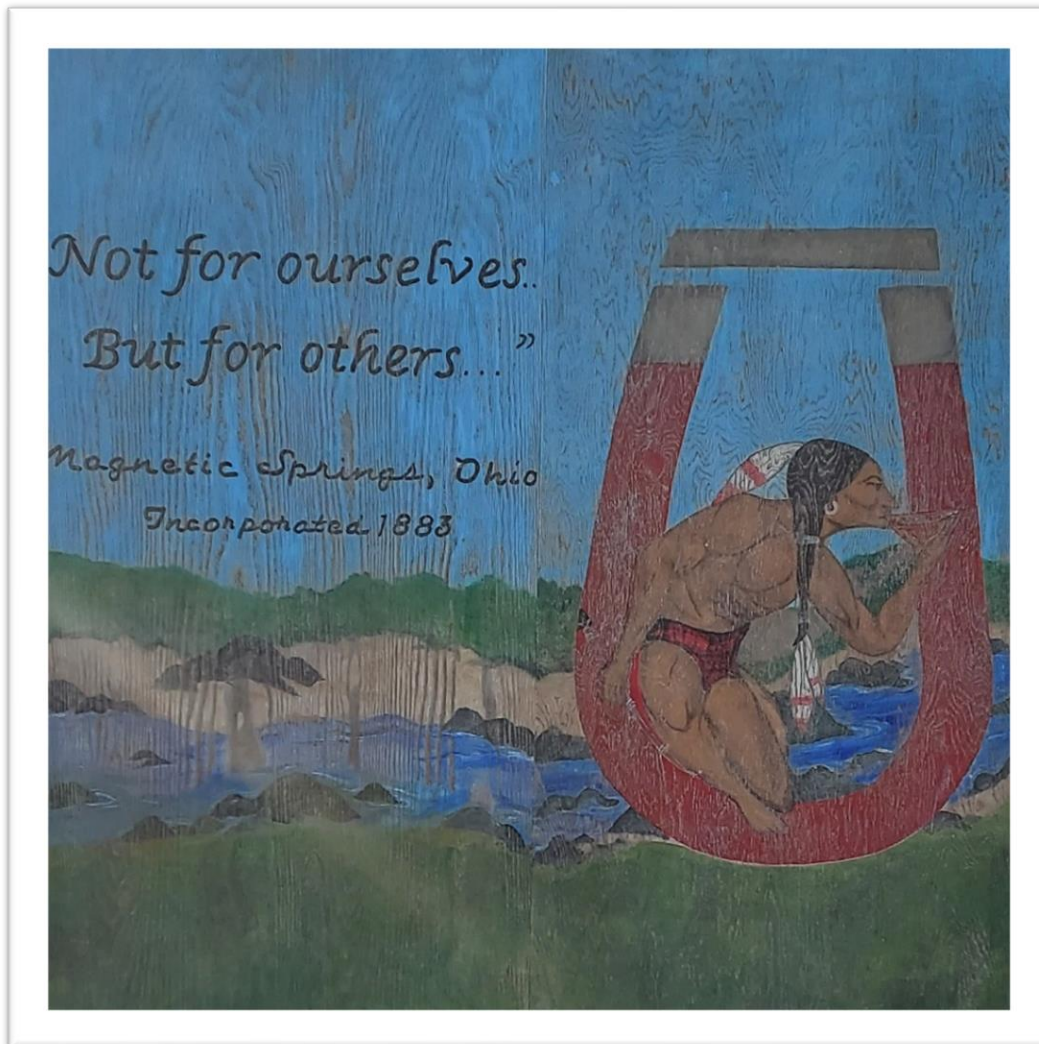
DECEMBER 31

Village of Magnetic Springs, OH
Authored by: Chad Wilson



Executive Summary

The 2023 Capital Request from the Village of Magnetic Springs proposes the development of a new community park. Addressing the demographic shift towards an aging population and the lack of recreational facilities for young families, this project aims to enhance community well-being and attract new residents. The proposal includes a detailed budget breakdown, highlighting village contributions and external funding sources. Key sections cover demographic trends, income levels, maintenance plans, and partnerships. Emphasizing the benefits of this community initiative, the document seeks support for creating a vibrant, inclusive recreational space.



Project Overview



Why does Magnetic Springs need a park?

The village of Magnetic Springs needs a community park for its residents. With a population of less than 300, Magnetic Springs is a small rural village with limited amenities. Currently, there are no public parks or recreational spaces in the village. This lack of green space and recreational areas negatively impacts the quality of life for Magnetic Springs residents.

Additionally, the village demographics skew older, with a need to attract more young families. Parks and recreational spaces are important for young families when choosing a place to live. By investing in a new community park, Magnetic Springs can provide an essential space for residents to gather, exercise, and enjoy nature. This would greatly benefit the physical and mental wellbeing of all residents.

With no capital budget to construct a park on its own, Magnetic Springs is seeking grant funding to make this important community investment. A new park would fill a void and provide recreational opportunities for villagers of all ages. This proposal outlines the need and plans for a new community park that will greatly enrich life in Magnetic Springs.

Demographics

Age

The demographics of Magnetic Springs reveal an aging population in need of more young families. According to the latest census¹, 34% of residents are over the age of 65, with 21 aged 65-69 and 31 aged 60-64. At the other end of the spectrum, only 12% of the population is under 18 years old. There are 21 children under 5 years old and 14 children between 5-9 years old.

These numbers showcase the need to attract young families with children to Magnetic Springs in order to establish a multi-generational community. While the older population requires amenities, the lack of families explains the urgent need for new recreational spaces suitable for children and teens. A community park would provide a gathering place for residents of all ages and serve as an incentive for young families to move to the village.

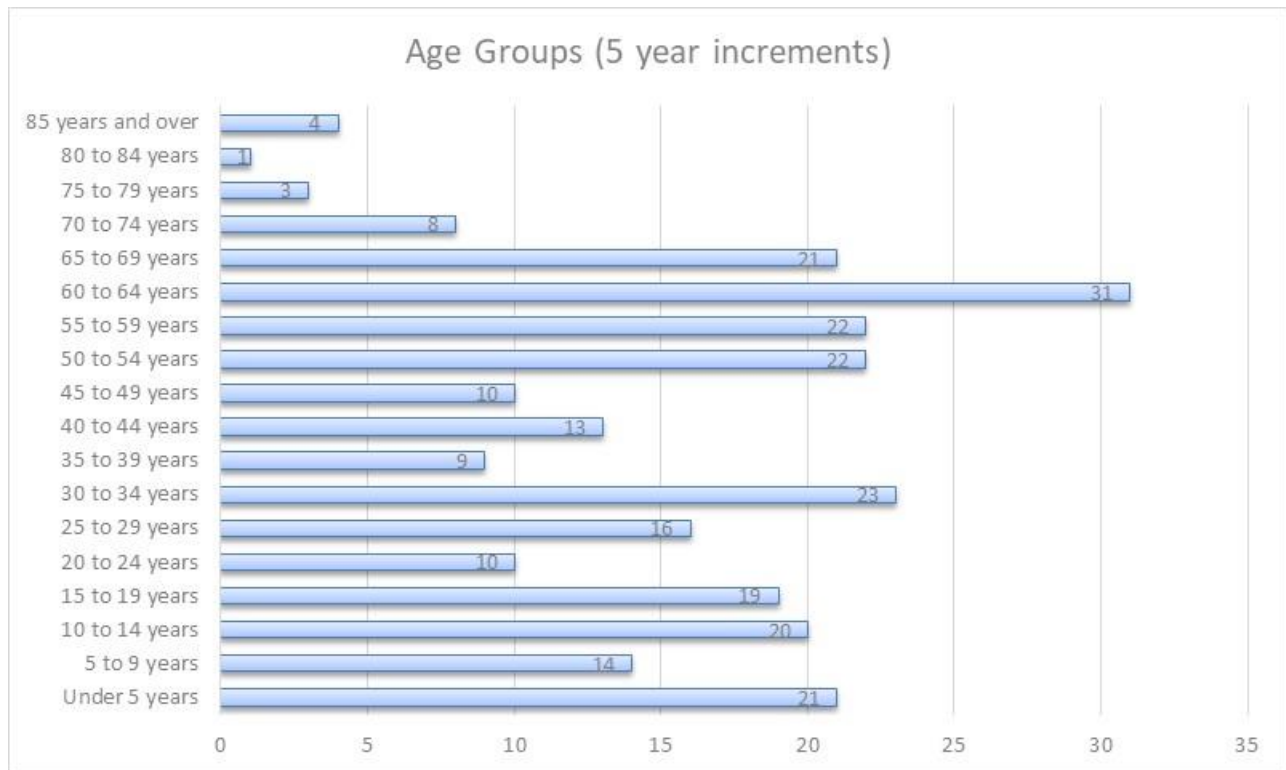


Table 1 – 5-year age groups from 2020 United States Census for the Village of Magnetic Springs

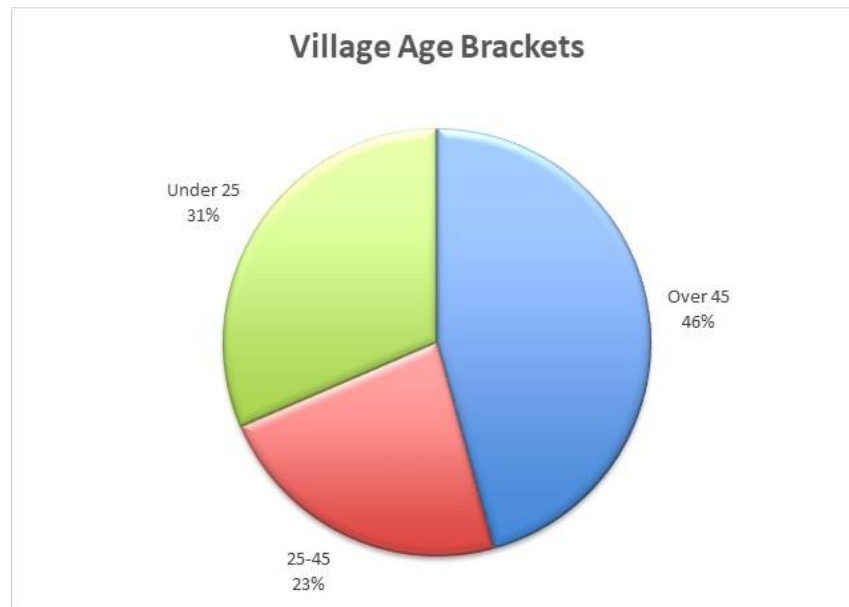


Table 2 – larger age brackets demonstrating the high percent of aging population for the Village of Magnetic Springs

Income

The income levels in Magnetic Springs also showcase the need for grant funding to construct a new park. Census data² shows that 12% of households earn less than \$10,000 annually. A further 13% earn between \$15,000-\$24,999. With 25% of the village earning less than \$25,000 per year, there is very limited individual income to contribute to a park. Additionally, 36% earn between \$75,000-\$99,999 which provides some discretionary income but not enough to fully fund a park build. With only 6% of households earning over \$100,000, and a limited annual revenue stream, Magnetic Springs requires financial assistance to make a community park a reality.

As a small rural village, Magnetic Springs faces real challenges from higher rates of poverty and more limited access to healthcare and health resources than suburban or urban areas. Nearly 25% of households subsist on less than \$25,000 per year. This economic hardship fuels disparities like lower lifespans and higher obesity rates seen across rural communities nationwide. However, studies show access to free outdoor

¹ U.S. Census Bureau. "PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS." *Decennial Census, DEC Demographic Profile, Table DP1*, 2020, <https://data.census.gov/table/DECENNIALDP2020.DP1?g=160XX00US3946830&d=DEC+Demographic+Profile>. Accessed on November 12, 2023.

² Ibid.

recreation and activity spaces helps narrow some of these gaping rural/urban health splits. A community park promotes exercise, stress relief, and nutrition education to the exact vulnerable demographic groups overrepresented here. While constrained in budget, Magnetic Springs is rich in local pride and spirit. This park transforms patchwork funding into unified public good to uplift residents for generations. Investing in rural vitality via accessible, inclusive greenspace shrinks inequality wherever it takes root.

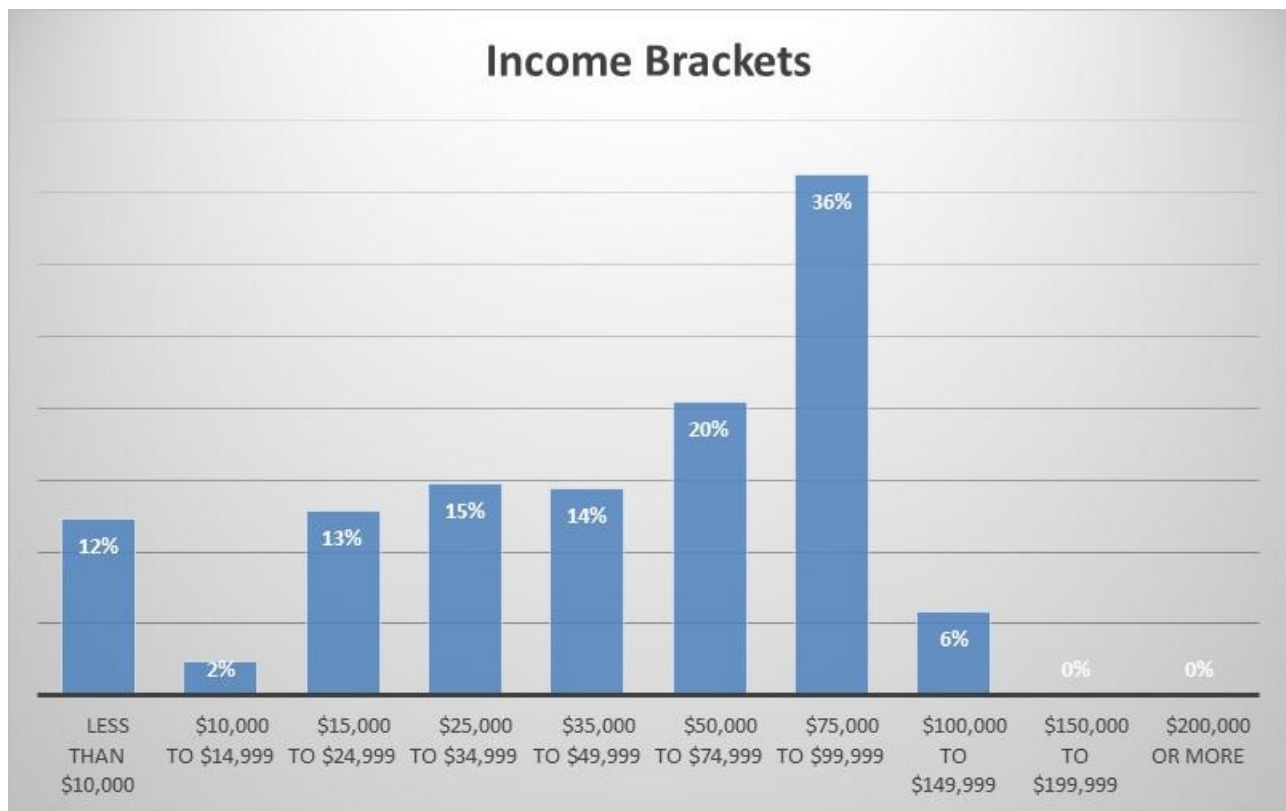


Table 3 – Income brackets from 2020 United States Census for the Village of Magnetic Springs

Budget Limitations

While enthusiastic about the proposed park, Magnetic Springs has budget limitations constraining the village's ability to fully self-fund this project without assistance.

However, the Village is proud to contribute to ongoing success by:

- Donating land within the Village for the park
- Providing \$5k in annual maintenance funding³ for upkeep expenses
- Pursuing collaborations with trade schools⁴ for cost-saving design and construction
- Organizing community volunteers to help provide amenities over time⁵

However, capital expenditures for core infrastructure and builds are still beyond current means. It is imperative that Magnetic Springs secures capital grant funding from government and foundation sources as the primary revenue vehicle to fund construction and make this park a physical reality.

The Village understands the enormous benefits this space would provide - from health and wellness improvements to community enrichment and beyond. We maintain strong willingness to support and sustain the park for the long run. Though unable to fully self-finance outright, obtaining capital fully funds the project and gives this underserved community the public greenspace it deserves but cannot afford unassisted. Supporting rural quality of life and access to recreation should be an investment priority; this funding transforms good intention into lasting community impact.

³ Estimate provided by current maintenance costs through North Union Local School District

⁴ North Union Local School District, specifically Tri-Rivers Career Center in Marion, OH has requested for their students to participate in the design and construction phases as part of their school curriculum.

⁵ A village resident, who has volunteered to assist with ongoing maintenance, community beautification, and landscaping, currently teaches programs at Tolles Career Center about "trees, turf, wild flowers, soils, and just about anything pertaining to park maintenance, design, and build"

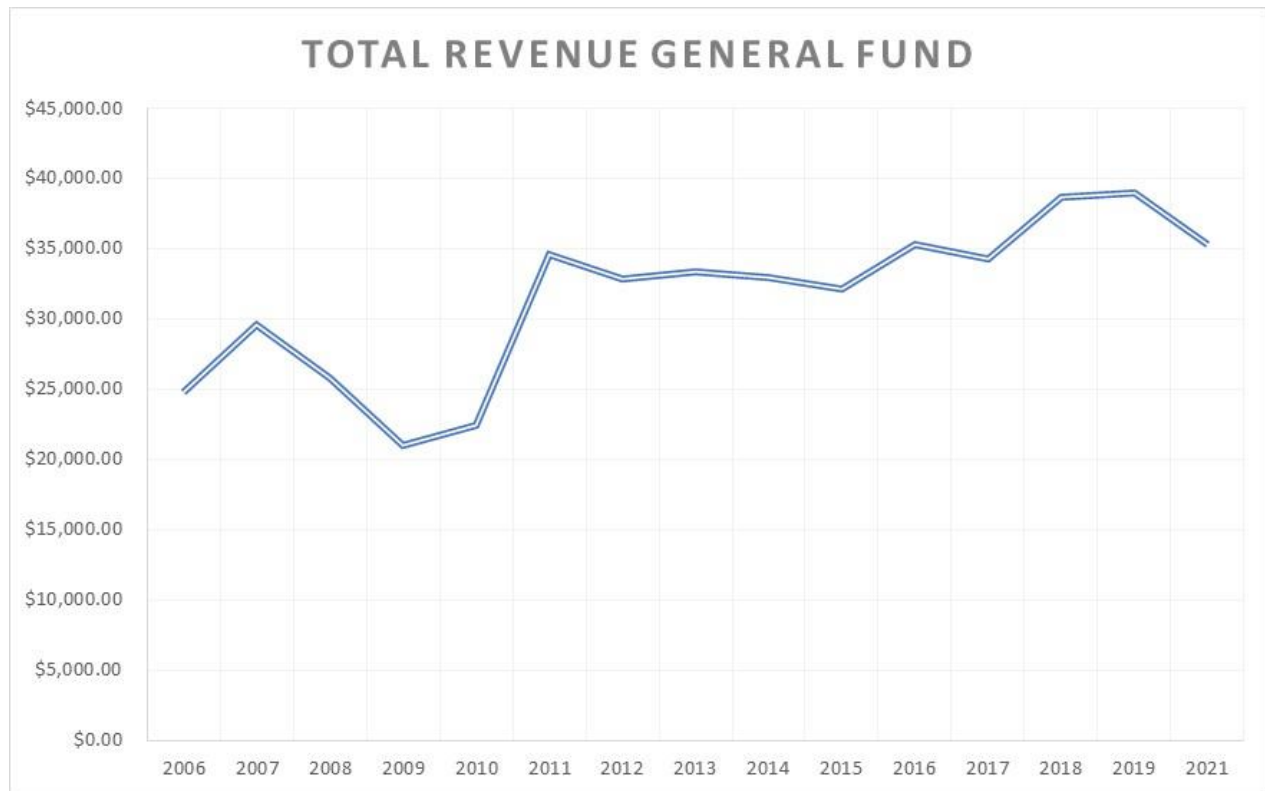


Table 4 – Annual General Fund revenue for the Village of Magnetic Springs

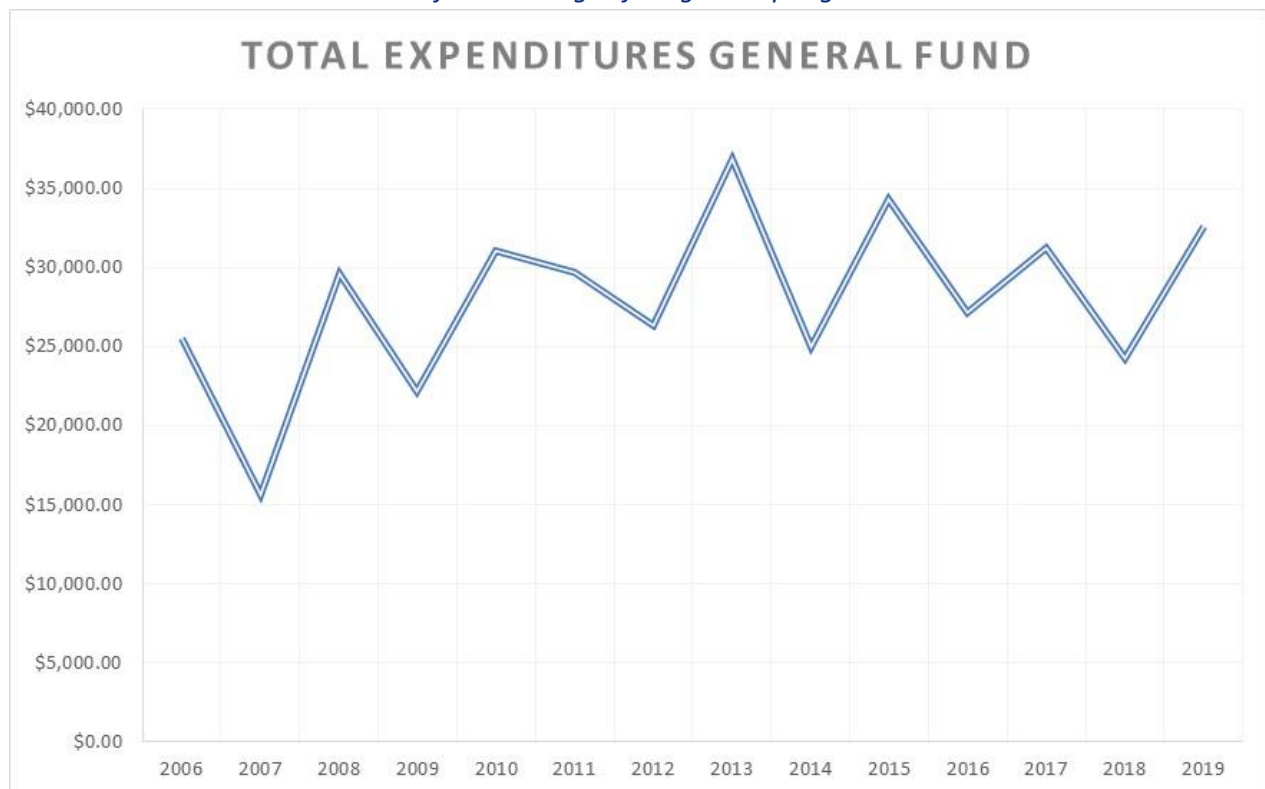


Table 5 – Annual General Fund expenditures for the Village of Magnetic Springs

When the village revenues are compared to expenditures, it becomes even clearer that outside funding is imperative for a park. In most years, Magnetic Springs spends nearly as much as it takes in. With such tight annual budgets, and no room to cut costs further or raise revenue substantially, there is no fiscal option for the village to self-fund a park. This comparison of inconsistent revenues versus fixed costs undoubtedly proves that Magnetic Springs needs capital funding assistance to construct the public park that would greatly benefit its residents. The village simply does not have the budgetary means to dedicate funds towards completing such a major community project on its own.

Community

A new community park would provide immense benefits for the health, social connection, and quality of life of Magnetic Springs residents.



Currently, there are no public spaces for villagers to gather, exercise, and enjoy nature. A park would provide free and accessible recreation right in town. Studies show that access to parks increases physical activity for all ages. The walking trails and open greenspaces would allow residents to exercise, play sports, and enjoy fresh air. This is especially beneficial for senior citizens and families looking for safe spaces to be active.

In addition, a park creates a central place for community gathering and socializing. The picnic pavilion, farmer's market area, and open lawns give opportunities for village

events, classes, markets, and other programming that brings people together. Parks strengthen social ties between neighbors and build a sense of community pride and spirit.

Parks also provide mental health benefits and stress relief from time spent in nature. Spending time outdoors and taking in views of trees, flowers, and greenery has measurable positive impacts on mental wellbeing. With limited green space currently, a park would allow all villagers to reap these advantages.

Finally, a park improves the overall quality of life and makes Magnetic Springs a more attractive place to live. Parks increase property values and make villages more appealing, especially for young families. With updated amenities, community activities, and natural beauty, the park would enrich daily life for all.



Village residents are already excited about having a new park area to share. One resident sent the following communication in support of the project:

“Professionally I teach a program at Tolles Career Center where I work with trees, turf, wild flowers, soils and just about anything pertaining to park maintenance, design and to some extent, build. Prior to teaching, I spent 30 years in the green industry. I am a

graduate of OSU College of Agriculture and I have picked up additional education during my 40 years of outdoor experience.

If you need help with plant recommendations, agronomic or horticulture practices, I am happy to help.

I am also happy to help with park maintenance. <Name redacted> and I were responsible for community beautification for several years when we lived in the Strawberry Farms area in north Columbus. I have been involved in park trail projects, many Eagle Scout outdoor projects, maintenance of common areas, and landscape renovations.

I believe in Magnetic Springs and I like living here. I want to do what I can to make this an even better place for families and one thing I can do is help with a new park if you need help with planning, installation and maintenance.”

The local library in neighboring Richwood, OH, has requested the opportunity to add a book drop into the Village. This park would be the perfect place to add in community ties like this to bring people and towns together.

Magnetic Springs, Leesburg Township, and the city of Richwood are currently actively engaged together in the North Union Active Transportation Plan project planning. Active transportation is any self-propelled, human-powered mode of transportation, such as walking or bicycling.

Maintenance Fund and Community Engagement

To ensure the long-term care of the Magnetic Springs Community Park, a dedicated Maintenance Fund will be established. This fund will be supported by allocating a small portion of the village's annual budget, supplemented by community-led fundraising initiatives.

In addition to financial resources, the park's upkeep will heavily rely on community engagement. A Volunteer Program will be introduced, inviting residents to participate in regular maintenance activities like landscaping, cleaning, and minor repairs. This program will not only aid in reducing maintenance costs but also promote a sense of pride and ownership among villagers. Regular workshops and appreciation events will be organized to train and thank volunteers, ensuring sustained community involvement.

Feedback Mechanisms, and Improvement Plans

A crucial aspect of the maintenance plan is the establishment of a feedback mechanism. This will allow residents to report any issues and suggest improvements, ensuring the park evolves according to community needs. Additionally, a long-term improvement plan, updated every five years, will outline potential upgrades and expansions. This plan will be informed by regular assessments of park usage, community feedback, and emerging recreational trends, ensuring the park remains a vibrant and relevant space for all residents.

Project Summary

Project Description

The proposed 4-acre community park for Magnetic Springs will include the following features to serve residents of all ages:

Donation of Land: The village has acquired a 4-acre plot of land from the School Board of the North Union School District. This spacious property along a main roadway is ideally suited for a new park.

Walking Path: A paved walking path around the park will provide an ideal space for daily exercise and outdoor recreation. The path will create a safe space for walking and biking off the busy main roads. The funding for the path will be part of the “first-in” capital request.

Picnic Pavilion: A covered pavilion with picnic tables and grills will accommodate group gatherings, community events, and outdoor recreation opportunities. Partnering with local trade schools will defray construction costs; the capital request will include the costs of materials.

Parking Lot: A small gravel parking lot will provide safe and convenient access for visitors.

Sewer Lines: In 2024, construction will begin on a sewer line connecting Magnetic Springs with the sewage facilities in Richwood, 4 miles north of the village. Now would be the most cost-effective time to run lines onto the park property for a restroom facility and drinking fountains to be used by park visitors and by resting bicyclists.

Future Farmer's Market: With community interest, a section of the park can host a weekly farmer's market for local vendors.

Safe Sidewalk: A planned sidewalk along the state route will connect the park to make it accessible for residents to safely walk from the village. These costs will be included as part of the sewer line project; no capital dollars are being requested to complete this phase.

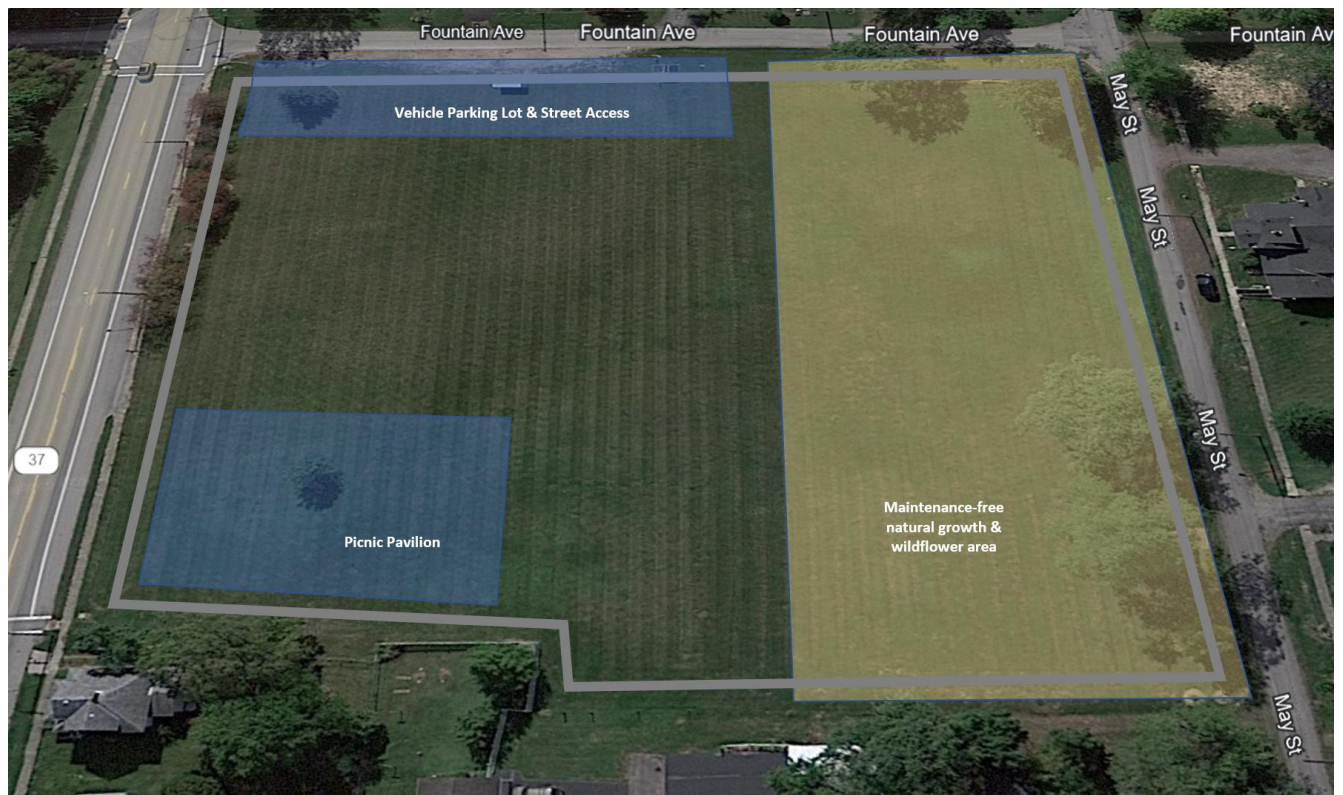


Figure 1 – proposed layout of 4-acre park property



Figure 2 – wide angle view of proposed park property



Figure 3 & 4 – wide angle views of proposed park property

Project Partners

- Village of Magnetic Springs Town Council
- Union County Health Department
- City of Marysville
- Union County Engineers
- Union County Chamber of Commerce
- The Office of State Representative Tracy Richardson

-
- North Union Local School District
 - Leesburg Township Trustees



MAGNETIC SPRINGS OH

A SMALL TOWN WITH A BIG HEART

Project Users

The new community park will provide recreational benefits to residents across Magnetic Springs and the surrounding region. Locally, the pavilion, walking path, and picnic area will give villagers of all ages much needed access to outdoor activities and community gathering spaces. With limited amenities currently, this park will greatly improve quality of life.

The proposed community park would be tremendously impactful for Magnetic Springs families with young children. Currently, with no public parks or recreation spaces, parents have no place to take their kids to play, exercise, and make friends. The census data shows 33 children under age 10 living in the village, making up 12% of the population. A park helps attract more young families to the area, providing their children with play areas for gross motor activities, trails for learning to ride bikes, and open space to run freely. Parks also enable parents to connect with other caregivers for friendship and support, and studies show access to nature enhances cognitive development in early childhood. This park finally gives the youngest villagers a place to thrive outdoors and connect to the community - something lacking today but essential for their growth.

Regional cyclists will take advantage of the bike rest area when passing through town. The future farmer's market will support local growers and artisans in bringing goods to the village. Nearby towns and rural residents will visit the park for special events in the pavilion and to enjoy nature.

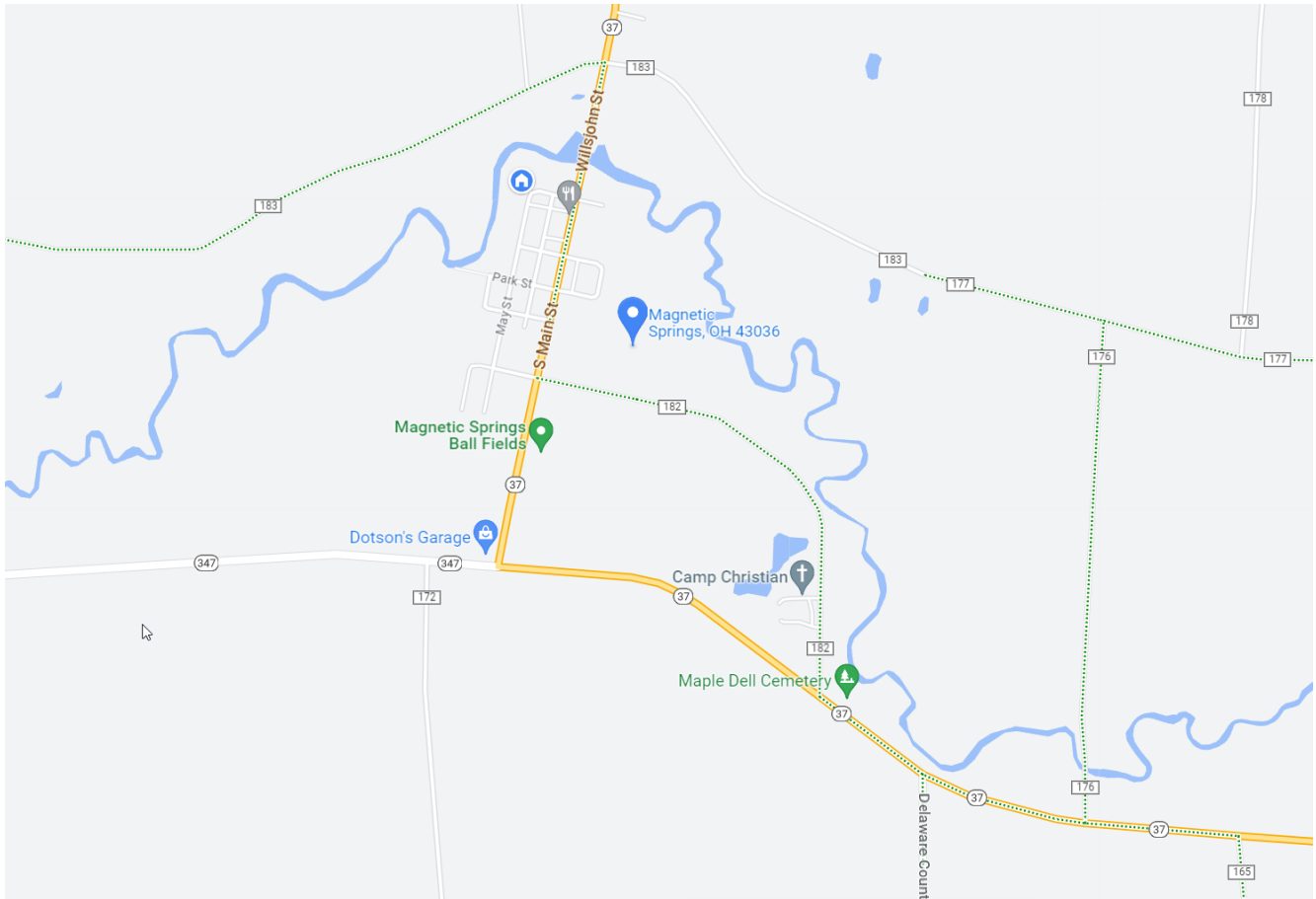


Figure 5 – green dotted lines from Google Maps showing “bicycle-friendly roads” directly through and on many roads surrounding the village

In addition to individual use, the park will also benefit community groups and organizations. The walking path will serve programs for seniors, school field trips, and community health initiatives. The pavilion provides space for the historical society, boy/girl scouts, and cultural celebrations.

By providing diverse recreational amenities, the new park will strengthen social ties and wellness for the people of Magnetic Springs and visitors alike. The village currently lacks any public open space, so this project fulfills an urgent need.

Project Information

Project Location



1. Proposed park location
2. Existing ball fields in neighboring Leesburg Township
3. Village Community Center
4. Village Post Office
5. United Methodist Church

The planned park is located on the 4-acre site of the former Leesburg-Magnetic Springs Elementary School between S. Main St. and May St. and connected by Fountain Ave., Parcel No: 2100010750000, Magnetic Springs, Union County.

Nearby Park Facilities

Project Sponsorship

The project is being sponsored by the Council of the Village of Magnetic Springs, the village in which the park will be located.

Project Ownership

The Village of Magnetic Springs will maintain ownership throughout the process, and will retain ownership after the project has been completed.

Project Capital Dollars

To date, the village has not received any funding from the state regarding the park or the proposed improvements to the lot. If funded as requested the project would be complete and would not require additional funding. However, the Village Council could make additional requests in the future for other improvements to the facility as use dictates.

The proposed facility is a public park; there is no expectation of private or not for profit involvement in the project. As a park, various not for profit entities may make use of the park as any other member of the public.

It is hoped that the development of the site will encourage community activities such as the farmers market to be located within the village at the park in the future.

There is not currently, nor is there an expectation, of any federal government involvement with the project.

All requested capital dollars will be matched by Village contributions and donations.

Project Cost

- Picnic Pavilion - \$55,847

This includes the supplies for a 48' x 40' pavilion and for a concrete pad. The Board of Education for North Union Local School District recommended using their students for construction, as they are always actively looking for projects their students can complete as part of their curriculum.

- Amenities - \$16,323

Includes outdoor charcoal grills, picnic tables, trash receptacles, a bike rack, several benches, and a dog waste disposal station. Recycled materials are used when available; when unavailable, low-maintenance and long-lasting materials will be used.

- Walking Path - \$40,376

Quoted from Union County Engineers office for installing a base 10" deep, followed by a double coat of chip seal. Currently awaiting a quote from a private contractor for asphalt.

- Parking Lot - \$40,376

In order to make the park completely usable at the end of the capital funding, a parking lot for visitors will be required; the lot will be constructed using the same materials as the walking path.

TOTAL CAPITAL REQUEST - \$152,922

Village Contribution

- Land - \$92,000

The 4-acre plot of land for the park will be donated by the Village to the project. An in-depth current valuation was performed (and is included at the end of this document) by a local realtor. This valuation provided a value for the property of \$23,000 per acre, or \$92,000 for the entire parcel.

- Labor - \$32,500

The capital request covers the costs for the pavilion materials; the North Union School District has offered to include the construction and assembly of the pavilion as a project for their students.

The assembly and installation of the picnic tables, grills, trash receptacles, bike racks, and dog waste stations will be completed through donated labor hours by Village residents.

- Maintenance - \$25,000

Maintenance costs for mowing, weeding, and general upkeep for the property were estimated at \$5,000 per year by the previous owner of the property, the North Union School District. The Village will take over ownership of this maintenance, and this proposal includes 5 years of maintenance costs being donated by the Village.

- Donations - \$10,000

The Village Council feels it is important to contribute monetarily to the project as well as through sweat equity, to demonstrate how strongly the Village supports the project. Village Council has agreed to contribute \$10,000 as a donation to the project funding.

TOTAL VILLAGE CONTRIBUTIONS - \$159,500 (51% of total project cost)

Community Support

Letters of Support

Dear Magnetic Springs Village Council,

I am writing this letter in strong support of the proposed new community park for the village of Magnetic Springs.

As the Mayor of The Village of Richwood, I believe this park will greatly benefit our community by providing new recreational amenities, accessible public spaces, and opportunities for healthy programming and social connection.

Specifically, I endorse plans for walking trails, playground equipment, picnic facilities, bicycle amenities, open green space, and a farmer's market area. Projects like this are vital for improving quality of life across our community.

I urge the Council to continue pursuing capital funding for this worthwhile initiative. Please feel free to use this letter of support in your grant applications and proposals. My organization is eager to see the new community park become a reality, and we hope to be a partner in public programming there.

I believe this park will enrich life for all Magnetic Springs residents - which is why I offer my full personal and professional support. Please let me know if I can provide any other endorsements to help move this project forward.

Sincerely
Mayor Wm. Scott Jerew
Village of Richwood
740-255-7794
scottjerew@kalemktg.com



Northwestern Joint Fire District

Chief Tim Merrick
21684 State Route 347 • Raymond, OH 43067

Email: Tim.Merrick@NorthwesternFD.org
Phone: (937) 246-2156
Fax: (937) 246-4031

11-22-2023

Dear Magnetic Springs Village Council,

I am writing this letter in strong support of the proposed new community park for the village of Magnetic Springs. As the Chief of the Northwestern Joint Fire District, I believe this park will greatly benefit our community by providing new recreational amenities, accessible public spaces, and opportunities for us to help provide healthy programming and social connection to our residents and visitors.

Specifically, I endorse plans that provide or include walking trails, playground equipment, picnic facilities, bicycle amenities, open green space, and an area that allows the community to host the farmer market area. Projects like this are vital for improving quality of life across our community.

I urge the Council to continue pursuing capital funding opportunities for this worthwhile Initiative to accomplish these goals for our community. Additionally feel free to use this letter of support in your grant applications and proposals. My organization is eager to see the new community park become a reality, and to be a partner in public programming there.

I believe this park will enrich life for all Magnetic Springs residents ; which is why I offer my full personal and professional support. Please let me know if I can provide any other endorsements to help move this project forward.

Respectfully,

Northwestern Joint Fire District
Tim Merrick Fire Chief
21684 Main Street
Raymond, Ohio, 43067



Magnetic Springs Community Park

Capital Bill Letter of Support, 2023-11-21

Dear Magnetic Springs Village Council,

I am writing this letter in strong support of the proposed new community park for the village of Magnetic Springs.

The redevelopment of the former Leesburg-Magnetic Springs Elementary School site into a rural park creates a number of opportunities for the village both in terms of its potential amenities, i.e. walking trail, accessible playground, a natural prairie, and picnic facilities, but also as a feature within the village that allows for bicyclists, Farmers Markets, and others to enjoy the facility encourage both recreation and physical activity.

The Union County Health Department is pleased to support and partner with the village administration in pursuing capital funding and making the park a reality for the residents of the village.

Sincerely,

A handwritten signature in black ink that reads "Jason E. Orcena".

Jason E. Orcena, DrPH
Health Commissioner

940 London Ave, Suite 1100
Marysville, Ohio 43040
phone: 937.642.2053
fax: 937.645.3047

Health Commissioner:
Jason E. Orcena, DrPH
www.uchd.net
an equal opportunity employer/provider

Board of Health:
Keith Watson, President
Gary Bowman, DVM, Vice President
Donna Burke, RPh

Wayne Dellinger
Justin Krueger, MD
Mark Smith
Tiffany Wood





8633 Memorial Drive
Plain City, Ohio 43064

(614) 873-2057
Fax: (614) 873-2078

Dear Magnetic Springs Village Council,

I am writing this letter in strong support of the proposed new community park for the village of Magnetic Springs.

As a leader in ASI Commercial roofing & Maintenance, I believe this park will greatly benefit our community by providing new recreational amenities, accessible public spaces, and opportunities for healthy programming and social connection.

Specifically, I endorse plans for walking trails, playground equipment, picnic facilities, bicycle amenities, open green space, and a farmer's market area. Projects like this are vital for improving quality of life across our community.

I urge the Council to continue pursuing capital funding for this worthwhile initiative. Please feel free to use this letter of support in your grant applications and proposals. My organization is eager to see the new community park become a reality, and we hope to be a partner in public programming there.

I believe this park will enrich life for all Magnetic Springs residents - which is why I offer my full personal and professional support. Please let me know if I can provide any other endorsements to help move this project forward.

Sincerely,

A handwritten signature in blue ink that reads "Josh Ohl".

Josh Ohl President

Dear Magnetic Springs Village Council,

I am writing this letter in strong support of the proposed new community park for the village of Magnetic Springs. I am currently Chairman of the Administrative Board of Magnetic Springs Pharisburg United Methodist Church and I believe this park will greatly benefit our community by providing new recreational amenities, accessible public spaces, and opportunities for healthy programming and social connection. The village needs these amenities in order to provide good wholesome activities for families to take part in. Currently there are very limited opportunities for youth and adults alike for outdoor enjoyment.

Specifically, I would endorse plans for walking trails, playground equipment, picnic facilities, bicycle amenities, open green space, and a farmer's market area. Projects like this are vital for improving quality of life across our community. I urge the Council to continue pursuing capital funding for this worthwhile initiative.

Please feel free to use this letter of support in your grant applications and proposals. The Magnetic Springs Pharisburg United Methodist Church is eager to see the new community park become a reality, and we hope to be a partner in public programming there. I believe this park will enrich life for all Magnetic Springs residents - which is why I offer my full personal and professional support. Please let me know if I can provide any other endorsements to help move this project forward.

Sincerely,

Carl Conrad

Magnetic Springs Pharisburg United Methodist Church

Administrative Board Chair

Resolution Expressing Support for the Magnetic Springs Community Park Project and Capital Funding Application

Whereas, the village of Magnetic Springs currently has ~~no~~^{limited} public parks or recreational facilities for its residents;

Whereas, parks and recreational spaces provide substantial community benefits by encouraging healthy lifestyles, social connections, appreciation of nature, and improved quality of life;

Whereas, the Magnetic Springs Village Council aims to increase livability and enrichment for all villagers;

Whereas, plans have been developed for a multi-use community park including walking trails, playgrounds, picnic facilities, bicycle amenities, open greenspace, and a farmer's market area;

Whereas, the Village of Magnetic Springs has limited financial means and requires capital grant funding to construct the proposed park;

Now, Therefore, Be It Resolved that the Village Council of Magnetic Springs hereby:

Formally expresses its enthusiastic support to pursue the Magnetic Springs Community Park Project;

Stands ready to assist in project planning, coordinating construction, and providing future maintenance;

Endorses the capital funding grant application to be submitted to appropriate state agencies;

Agrees to provide any available Village resources and funding to move this project forward;

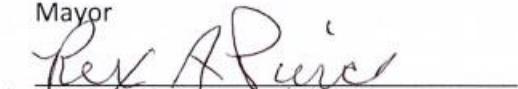
Will facilitate partnerships with community organizations and private entities to support the park;

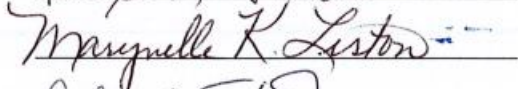
Invites all Magnetic Springs residents to engage in outreach, advocacy, and activities related to the new community park which will enrich life for generations to come.

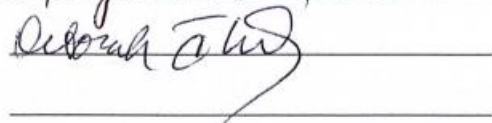
Adopted by the Magnetic Springs Village Council on this day, November 16, 2023



Mayor






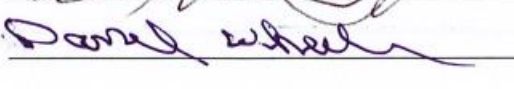


Council Members



Council President







Project Contact Information

Project Coordinator

Chad Wilson

Village of Magnetic Springs Council President

614.806.6025

cwilson@microcenter.com

www.MagneticSpringsOH.gov

	Quantity	Materials	Labor	Tax	Total	Notes
Pavillion	48' x 40'	\$ 14,600	\$ -	\$ 1,095	\$ 15,695	Labor donated by Tri-Rivers Academy
Concrete Pad	48' x 40'	\$ 34,560	\$ -	\$ 2,592	\$ 37,152	
Landscaping		\$ 3,000	\$ -	\$ -	\$ 3,000	
					\$ 55,847	
Charcoal Grills	2	\$ 625	\$ -	\$ 47	\$ 1,344	
Picnic Tables	6	\$ 1,175	\$ -	\$ 88	\$ 7,579	Recycled material and ADA compliant
Trash Receptacles	4	\$ 575	\$ -	\$ 43	\$ 2,473	Recycled materials
Bike Rack	1	\$ 650	\$ -	\$ 49	\$ 699	Maintenance free
Benches	4	\$ 720	\$ -	\$ 54	\$ 3,096	Maintenance free
Dog Waste Station	1	\$ 1,054	\$ -	\$ 79	\$ 1,133	Recycled materials
					\$ 16,323	
Walking Path	1/4 mile	\$ 17,522	\$ 17,911	\$ -	\$ 35,433	Union County Engineers
Chip Seal	1/4 mile	\$ 4,473	\$ 470	\$ -	\$ 4,943	Union County Engineers
					\$ 40,376	
Parking Lot	210'x60'	\$ 17,522	\$ 17,911	\$ -	\$ 35,433	Union County Engineers
Chip Seal	1/4 mile	\$ 4,473	\$ 470	\$ -	\$ 4,943	Union County Engineers
					\$ 40,376	

GRAND TOTAL

\$ 152,922

Land Current Market Value \$ 92,000

Donations

Pavilion Labor	\$ 25,000	
Property Maintenance (5 Yrs)	\$ 25,000	(\$5k annually)
Equipment Installation	\$ 7,500	

Village Council \$ 10,000

Total Village Contribution \$ 159,500

Capital Request \$ 152,922

Contribution % 51%

Date: 11/24/2023 - 9:05 AM

Design Name: Post Frame Design

Design ID: 321459942133

Estimated price: \$14,616.31 *

*Today's estimated price, future pricing may go up or down.

Tax, labor, and delivery not included.

MENARDS®

Design & Buy™ POST FRAME

How to recall and purchase a saved design at home



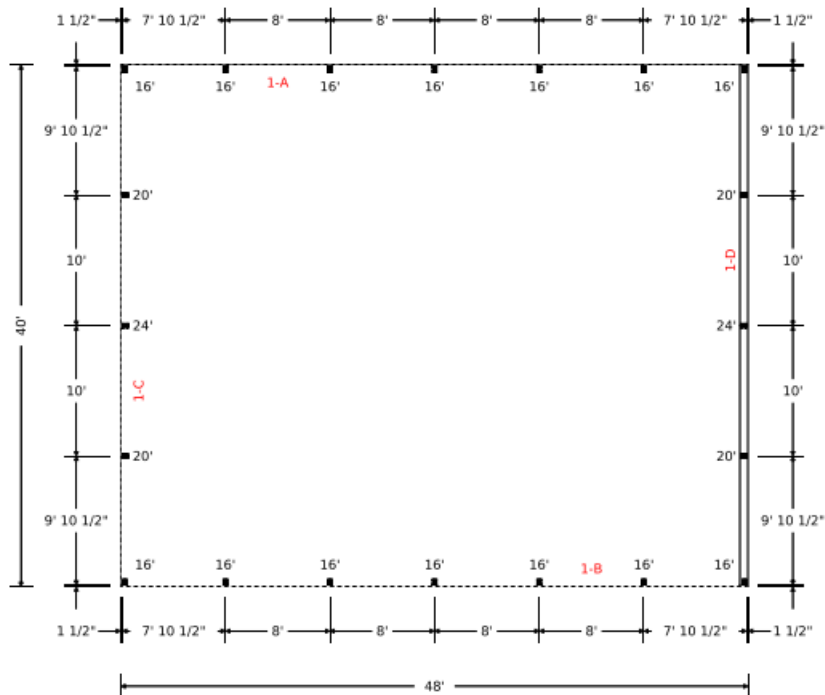
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 321459942133
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 321459942133 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



For other design systems search "Design & Buy" on Menards.com

Page 1 of 7

Design #: 321459942133
Store: MARION



Post Frame Building Estimate
Date: Nov 24, 2023 9:05:56 AM

Elevation Views



For other design systems search "Design & Buy" on Menards.com

Page 2 of 7



Building Information

1. Building Use:	Code Exempt
2. Width:	40 ft
3. Length:	48 ft
4. Inside Clear Height:	15 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Secured To Concrete

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Columns
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Galvanized
6. Trim Color:	Galvanized
7. Gable Accent:	No
8. Wall Fastener Location:	In the Flat
9. Bottom Trim:	Yes
10. Eave Trim:	Yes
11. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	Acoustical Liner
3. Wall Liner Color:	White
4. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Galvanized
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	0 ft
8. Sidewall Overhangs:	0 ft
9. Skylight Size:	11 ft
10. Skylight Quantity:	6
11. Ridge Vent Quantity:	None
12. Ceiling Liner Type:	None
13. Purlin Placement:	On Edge
14. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Snow Guard:	No
8. Mini Print:	Email Only

**Force Account Project Assessment Form (Estimate)
FOR TOWNSHIP - WORK BY COUNTY FORCES**

Ohio Revised Code 117.16 requires the Auditor of State to develop a force account project assessment form to be used by each public office to estimate or report the cost of a force account project. The form shall include costs for employee salaries and benefits, any other labor costs, materials, freight, fuel, hauling, overhead expense, workers' compensation premiums, and all other items of cost and expense, including a reasonable allowance for the use of all tools and equipment used on or in connection with such work and for the depreciation on the tools and equipment.

**** Estimate not required for Construction/Reconstruction costing less than \$5,000/mile, or for Repairs/Maintenance costing less than \$15,000.**

Estimate Date: 11/17/2023

Project Name/Number: Magnetic Springs Park walking trail

Project Description: Construct base for 8 ft. wide walking trail

Proposed Start Date: May 1, 2024

Proposed End Date: May 30, 2024

ESTIMATED LABOR (please complete the shaded fields)

Description	Base Wage		Hours Worked		Total
Maintenance Worker	\$24.96	X	400	=	\$9,984.00
		X		=	
		X		=	
		X		=	
Total Base Wages					\$9,984.00
Direct Labor Overhead	30	% of base wages (fringe benefits, BWC, etc.)			\$2,995.20
Indirect Labor Overhead	38	% of wages and fringe benefits for overhead			\$4,932.10
Total Labor Estimate					\$17,911.30

ESTIMATED MATERIALS (please complete the shaded fields)

Description	Cost per Unit	Qty	Unit	15% Overhead	Total
		X	X		
Asphalt Millings	\$5.00	X 652	X tons	\$489.00	\$3,749.00
		X	X		
Padfoot compactor rental	\$2,000.00	X 1	X each	\$300.00	\$2,300.00
		X	X		
Grass seed	\$3.00	X 250	X lbs.	\$112.50	\$862.50
		X	X		
		X	X		
		X	X		
		X	X		
Total Materials Estimate					\$6,911.50

Project Date: 11/17/2023
 Project Name/Number: Magnetic Springs Park walking trail
 Project Description: Construct base for 8 ft. wide walking trail

ESTIMATED EQUIPMENT

Description	Rate per Hour		Hours		Total
PICK-UP TRUCK	\$11.65	X	24	=	\$279.60
SIGN TRUCK, UTILITY TRUCK (1 Ton)	\$15.06	X		=	
TRUCK MOUNTED PAINT STRIPER	\$45.64	X		=	
DUMP TRUCK (Single Axle)	\$30.91	X		=	
DUMP TRUCK & BROOM (Single Axle)	\$51.26	X		=	
DUMP TRUCK (Tandem Axle)	\$39.52	X	150	=	\$5,928.00
PLOW	\$13.86	X		=	
TRACTOR TRAILER	\$36.94	X		=	
BULLDOZER	\$34.12	X	12	=	\$409.44
RUBBER TIRED LOADER	\$29.53	X	12	=	\$354.36
ATHEY LOADER	\$63.65	X	12	=	\$763.80
GRADER	\$46.20	X	20	=	\$924.00
TRACTOR & MOWER (including side arm)	\$41.24	X		=	
TRACTOR with ATTACHMENT	\$27.41	X	20	=	\$548.20
CHIPSREADER	\$59.22	X		=	
ROAD WIDENER w/ Rubber Tired Loader	\$60.00	X		=	
PAVEMENT PATCHING MACHINE	\$16.24	X		=	
BROOM	\$20.35	X		=	
PATCH ROLLER	\$18.82	X		=	
RUBBER TIRED ROLLER	\$30.12	X		=	
VIBRATORY ROLLER	\$21.88	X	12	=	\$262.56
BRIDGE TRUCK	\$27.41	X		=	
DISTRIBUTOR	\$44.88	X		=	
GRADALL	\$56.23	X		=	
RUBBER TIRED HOE	\$36.24	X		=	
SMALL EXCAVATOR	\$53.52	X	12	=	\$642.24
HYDRAULIC EXCAVATOR	\$68.37	X		=	
CHIPPER	\$17.83	X		=	
JETTER	\$20.35	X		=	
SKID LOADER	\$24.89	X	20	=	\$497.80
TRACTOR	\$18.82	X		=	
CRACK SEALER	\$16.24	X		=	
CONVEYOR w/ Tractor	\$27.06	X		=	
STRAW BLOWER	\$7.76	X		=	
SEWER CAMERA & VIDEO TRAILER	\$71.39	X		=	

Total Equipment Estimate \$10,610.00

TOTAL ESTIMATED PROJECT COST \$35,432.80
 (labor + materials + equipment)

Prepared by: Justin Story

Title: Superintendent

Date: 11/17/2023

CONSTRUCTION/RECONSTRUCTION		
Road Length		Mi
Estimated Cost		
Cost/Mile		
(Cannot exceed \$15,000/Mi. for Force Account)		

REPAIR/MAINTENANCE		
Estimated Cost	\$35,432.80	(Cannot exceed \$45,000 for Force Account)

Force Account Project Assessment Form (Estimate) FOR TOWNSHIPS

Ohio Revised Code 117.16 requires the Auditor of State to develop a force account project assessment form to be used by each public office to estimate or report the cost of a force account project. The form shall include costs for employee salaries and benefits, any other labor costs, materials, freight, fuel, hauling, overhead expense, workers' compensation premiums, and all other items of cost and expense, including a reasonable allowance for the use of all tools and equipment used on or in connection with such work and for the depreciation on the tools and equipment.

This form is to be completed as provided in Auditor of State Bulletin 2003-003.

****Estimate not required for Construction/Reconstruction costing less than \$5000/mile, or
for Repairs/Maintenance costing less than \$15,000.**

Chip Seal Estimate:

	Seal Length	0.25 Miles
	or	1320 Feet
Date: 11/17/2023	Road Width	8 Feet
	Seal Width	8 Feet

Road Name/Number Magnetic Springs walking trail double seal

Proposed Start Date: June 1, 2023

Proposed End Date: June 30, 2023

ESTIMATED LABOR (please complete the shaded fields)

Description	Base Wage	Hours Worked	Total
Maintenance Worker	\$24.96 X	10.5	\$262.08
	X		
	X		
Total Base Wages			\$262.08
30 % of base wages (fringe benefits, BWC, etc.)			\$78.62
38 % of wages and fringe benefits for overhead			\$129.47
Total Labor Estimate			\$470.17

ESTIMATED MATERIALS (please complete the shaded fields)

Description	Cost per Unit	Quantity	Unit Type	Total
Cover Aggregate	\$22.50 X	22.293333	Ton	\$501.60
Emulsion	\$2.65 X	1056	Gallon	\$2,798.40
	X			
	X			
Base Materials				\$3,300.00
15 % of base materials for overhead				\$495.00
Total Materials Estimate				\$3,795.00

Road Name/Number Magnetic Springs walking trail double seal

ESTIMATED EQUIPMENT

Description	Rate per Hour		Hours	=	Total
Pick-Up Truck	\$11.65	X		=	
1 Ton Utility Truck (Sign, Drainage)	\$15.06	X		=	
Dump Truck (Single Axle)	\$30.91	X		=	
Dump Truck (Tandem Axle)	\$39.52	X	6.825	=	\$269.72
Water Tank (Trailer)	\$13.43	X		=	
Tractor Trailer	\$36.94	X		=	
Track Loader (and Dozer)	\$34.12	X		=	
Rubber Tired Loader	\$29.53	X	1.575	=	\$46.51
Athey Loader	\$63.65	X		=	
Skid Loader	\$24.89	X		=	
Grader	\$46.20	X		=	
Tractor	\$18.82	X		=	
Tractor w/Attachment	\$27.41	X		=	
Chipspreader	\$59.22	X	1.575	=	\$93.27
Rubber Tired Loader w/ Berm Box	\$60.00	X		=	
Pavement Patching Machine	\$16.24	X		=	
Crack Sealer	\$16.24	X		=	
Broom	\$20.35	X	1.575	=	\$32.05
Patch Roller	\$18.82	X		=	
Rubber Tired Roller	\$30.12	X	3.15	=	\$94.88
Bridge Truck	\$27.41	X		=	
Distributor	\$44.88	X	3.15	=	\$141.37
Gradall	\$56.23	X		=	
Rubber Tired Hoe	\$36.24	X		=	
Hydraulic Excavator	\$68.37	X		=	
Sprayer, Strawblower	\$7.76	X		=	
Wood Chipper	\$17.83	X		=	
		X		=	
		X		=	
Total Equipment Estimate					<u>\$677.81</u>

TOTAL ESTIMATED PROJECT COST \$4,942.98
(labor + materials + equipment)

UNION COUNTY ENGINEER

Prepared by: Justin Story

Title: Superintendent

Date: 11/17/2023

CONSTRUCTION/RECONSTRUCTION

Road Length		Mi	
Estimated Cost			
Cost/Mile		Mi	(Can not exceed \$15,000/Mi.for Force Account)

REPAIR/MAINTENANCE

Estimated Cost	<u>\$4,942.98</u>	(Can not exceed \$45,000 for Force Account)
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ULINE DOG WASTE SYSTEM

Attractive, low maintenance, vandal-proof choice for parks and recreation areas.

- Recycled plastic won't rot, crack or corrode.
- **Sign** - Reminds owners to clean up after Fido.
- **Dispenser** - Locking top prevents theft. Holds 2 boxes of bags.
- **Receptacle** - Easy-to-open lid is secured with cable. Includes rigid plastic liner. 10-gallon capacity.



SIGN



DISPENSER

ULINE DOG WASTE SYSTEM

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-5942	Sign	12 x 18"	2	\$30	\$28	<input type="text" value="1"/> ADD
H-5943 *	Dispenser	9 x 5 x 12"	7	185	175	<input type="text" value="1"/> ADD
H-5944 *	Receptacle	17" Diam. x 19" H	19	460	435	<input type="text" value="1"/> ADD
H-5945	7 ft. Recycled Plastic Post		25	170	165	<input type="text" value="1"/> ADD

* Mounting hardware included

DOG WASTE BAGS

MODEL NO.	DESCRIPTION	SIZE W x H	QTY./ BOX	BOXES/ CTN.	PRICE PER CARTON		ADD TO CART
					1	3+	
S-21319	Uline	8 x 13"	200	10	\$55 any qty.		<input type="text" value="1"/> ADD
S-15585	Dogipot®				\$98	\$84	<input type="text" value="1"/> ADD

RECEPTACLE LINER BAGS

MODEL NO.	DESCRIPTION	SIZE W x H	QTY./ BOX	BOXES/ CTN.	PRICE PER CARTON		ADD TO CART
					1	3+	
S-20825	Receptacle Liner	28 x 29"	50	4	\$111	\$95	<input type="text" value="1"/> ADD



[More Images](#)

OUTDOOR PARK GRILLS

Barbeque delicious brats, hot dogs or hamburgers.

- Anti-theft grate with 4 adjustable heights delivers the perfect heat.
- Grill rotates to deflect wind. Rust resistant.
- Post for permanent installation.
- Hardware included.

OUTDOOR PARK GRILLS

MODEL NO.	DESCRIPTION	SIZE L x W x H	GRILLING SURFACE	WT. (LBS.)	PRICE EACH		ADD TO CART	
					1	3+		
H-4419	Standard	15 x 20 x 10"	300 sq. in.	80	\$380	\$355	<input type="text" value="1"/>	ADD
■ H-6580	Double	30 x 20 x 10"	600 sq. in.	138	625	595	<input type="text" value="1"/>	ADD

■ SHIPS UNASSEMBLED VIA MOTOR FREIGHT



METAL BENCHES

Striking, attractive UV coated metal benches will last forever. Recommended for cities, parks, schools and teams.

- Thermoplastic coating withstands heat, cold and all weather elements.
- High gloss, smooth surface allows easy spray paint and graffiti removal.
- Black powder-coated tubular steel legs.
- Comfortable 12" wide seat.
- Mounting hardware sold separately.

[Enlarge & Video](#)

METAL BENCHES						
MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-3501	4' Bench without Back	48 x 12 x 18"	41	405	390	Specify Color
H-3500	4' Bench with Back	48 x 12 x 31"	76	\$535	\$515	Specify Color
H-2295	6' Bench without Back	72 x 12 x 18"	52	460	445	Specify Color
H-2294	6' Bench with Back	72 x 12 x 31"	98	645	620	Specify Color
H-3503	8' Bench without Back	96 x 12 x 18"	63	515	495	Specify Color
H-3502	8' Bench with Back	96 x 12 x 31"	120	740	720	Specify Color

DROP SHIPS IN 2 DAYS FROM NC UNASSEMBLED VIA MOTOR FREIGHT

METAL BENCH MOUNTING HARDWARE

MODEL NO.	DESCRIPTION	FITS	PRICE EACH	ADD TO CART
H-2301	Mounting Hardware	All Metal Benches	\$40	<input type="text" value="1"/> ADD

DROP SHIPS IN 2 DAYS FROM NC



[More Images](#)

RECYCLED PLASTIC STEEL FRAME PICNIC TABLE

Lasts forever. For city parks and outdoor venues.

- UV-protected plastic planks never need sealing, painting or staining.
- 2 3/8" galvanized steel frame. Planks won't warp, crack or splinter.
- Withstands the harshest weather. Most graffiti cleans right off.
- Mounting hardware included.

RECYCLED PLASTIC STEEL FRAME PICNIC TABLE

 Cedar Brown

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-5870	6' Recycled	72 x 60 x 29"	230	\$1,225	\$1,175	Specify Color

DROP SHIPS IN 2 DAYS FROM KS UNASSEMBLED VIA MOTOR FREIGHT



[More Images & Video](#)

RECYCLED PLASTIC TRASH CANS

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable planks pre-drilled for easy assembly.
- Includes molded plastic lid with 11" opening.
- **Double:** Includes connecting bracket and pre-labeled "Trash" and "Recycling" lids.

RECYCLED PLASTIC TRASH CANS

 Cedar Brown  Green  Gray  Blue  Brown

MODEL NO.	DESCRIPTION	CAPACITY	SIZE DIAM. x H	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-2889 *	Single	32 Gallon	30 x 33"	79	\$575	\$555	Specify Color
H-7238 ▲	Double	64 Gallon	65 x 33"	164	Overstock SALE! \$1,200		Specify Color

* Not available in Blue

▲ Not available in Brown

SHIPS UNASSEMBLED VIA MOTOR FREIGHT

Comparable Market Analysis

Main St, Magnetic Springs

Prepared for Chad Wilson—Thursday, December 7, 2023

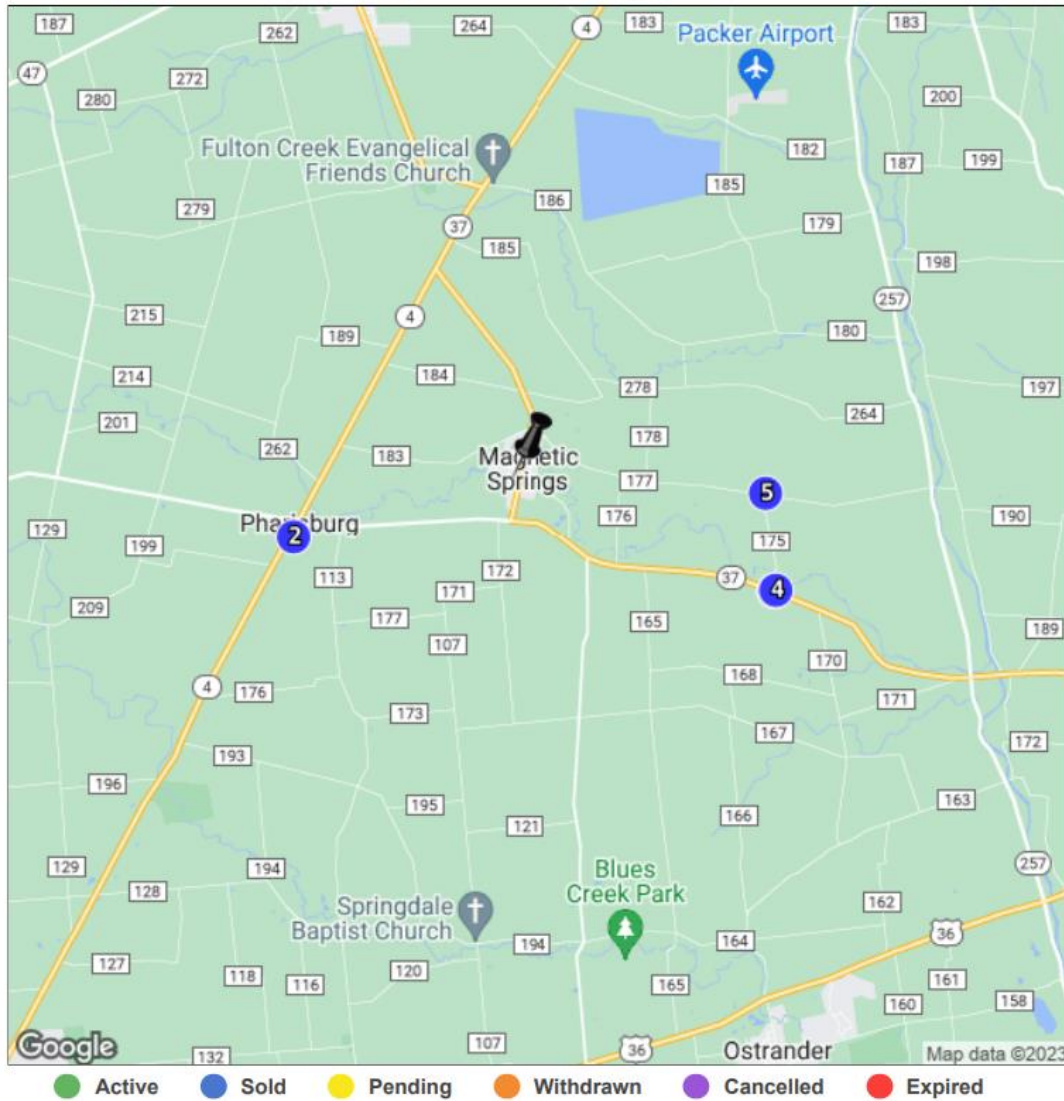


Joseph D Bielanski
Keller Williams Capital Ptnrs
100 E. Wilson Bridge Road
Worthington, OH 43085
614-440-6190
joebielanski@kw.com

License #: 2022002513

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	Main St , Magnetic Springs			
1	0 Tyler Road , Ostrander OH 43061	222045391	Closed	2.93m
2	23150 State Route 4 , Marysville OH 43040	222043563	Closed	2.32m
3	0 Tyler Road LOT 1, Ostrander OH 43061	223011912	Closed	2.93m
4	0 Tyler Road Lot 11, Ostrander OH 43061	223000922	Closed	2.94m
5	1083 Tyler Road , Ostrander OH 43061	223016113	Closed	2.60m

Subject



Address	Main St , Magnetic Springs,
Subdiv/Cmplx/Comm	
School District	
Year Built	
Bedrooms	
Total Baths	
SqFt ATFLS	
SqFt Tax Record	
Sub-Type	
Style	
Acreage	
Taxes (Yrly)	
Tax Year	

Comparable Properties

Subject

222045391

222043563

223011912



**Main St
Magnetic Springs**



**0 Tyler Road
Ostrander OH**



**23150 State Route 4
Marysville OH**



**0 Tyler LOT 1 Road
Ostrander OH**

Distance From Subject		2.93	2.32	2.93
List Price		\$120,000	\$114,888	\$141,900
Original List Price		\$120,000	\$114,888	\$144,900
Sold Price		\$115,000	\$116,000	\$132,500
Status		Closed	Closed	Closed
Status Date		02/06/2023	03/01/2023	07/14/2023
Days on Market		14	60	27
Cumulative Days on Market		14	60	27
Adjustment		+/-	+/-	+/-
Subdiv/Cmplx/Comm				
School District		NORTH UNION LSD 8003 UNI CO.	NORTH UNION LSD 8003 UNI CO.	NORTH UNION LSD 8003 UNI CO.
Year Built		0	0	0
Bedrooms				
Total Baths				
SqFt ATFLS		0	0	0
SqFt Tax Record				
Sub-Type		Residential Land	Other Land	Residential Land
Style				
Acreage		6.33	7.8	5.1
Taxes (Yrly)		0	1,106	1,420
Tax Year		0	2021	2022
Adjusted Price		\$115,000	\$116,000	\$132,500

Subject

223000922

223016113



Main St
Magnetic Springs



0 Tyler Lot 11 Road
Ostrander OH



1083 Tyler Road
Ostrander OH

Distance From Subject		2.94	2.60	
List Price		\$135,000	\$200,000	
Original List Price		\$135,000	\$200,000	
Sold Price		\$135,000	\$200,000	
Status		Closed	Closed	
Status Date		06/09/2023	06/09/2023	
Days on Market		140	1	
Cumulative Days on Market		140	1	
Adjustment		+/-	+/-	+/-
Subdiv/Cmplx/Comm				
School District		NORTH UNION LSD 8003 UNI CO.	NORTH UNION LSD 8003 UNI CO.	
Year Built		0	0	
Bedrooms				
Total Baths				
SqFt ATFLS		0	0	
SqFt Tax Record				
Sub-Type		Residential Land	Residential Land	
Style				
Acreage		5.46	6.33	
Taxes (Yrly)		0	1,224	
Tax Year		0	2022	
Adjusted Price		\$135,000	\$200,000	

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
222045391	0 Tyler Road, Ostrander OH	\$120,000	14	14	02/03/2023	\$115,000	-	\$115,000
222043563	23150 State Route 4, Marysville OH	\$114,888	60	60	02/27/2023	\$116,000	-	\$116,000
223011912	0 Tyler Road LOT 1, Ostrander OH	\$141,900	27	27	07/14/2023	\$132,500	-	\$132,500
223000922	0 Tyler Road Lot 11, Ostrander OH	\$135,000	140	140	06/08/2023	\$135,000	-	\$135,000
223016113	1083 Tyler Road, Ostrander OH	\$200,000	1	1	06/08/2023	\$200,000	-	\$200,000

Low, Average, Median, and High Comparisons


	Closed	Overall
Low	\$115,000	\$115,000
Average	\$139,700	\$139,700
Median	\$132,500	\$132,500
High	\$200,000	\$200,000


Overall Market Analysis (Unadjusted)


Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Acreage	Avg. List \$/Acreage	Avg. Sold \$/Acreage	Avg. DOM	Avg. CDOM
Closed	5	711,788	142,358	698,500	139,700	0.98	6	23,566.19	23,068.10	48	48
Contingent	2	289,200	144,600	0	0	0.00	4	37,886.53	0.00	48	48
Overall	7	1,000,988	142,998	698,500	139,700	0.98	5	27,657.72	23,068.10	48	48

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Search Parameters: Property type Land/Farm; Inside 3.49 mi. radius search from 119 S Main St, Magnetic Springs, OH 43036, USA; Status of 'Active', 'Closed', 'Coming Soon', 'Pending', 'Contingent Escape', 'Contingent', 'Contingent Lien-holder Release'; School District of 'NORTH UNION LSD 8003 UNI CO.'; Acreage between 1 and 10; Under Contract Date between '12/07/2022' and '12/07/2033'; Sold Date between '1/1/2023' and '12/07/2033'.

Customer Full	Land/Farm-Other Land	
	Status: Contingent List Number: 223028807	List Price: \$89,200 Original List Price: 94,400 VT:
	Parcel #: 20-0021035-0000 Addl Parcel Numbers: Previous Use: Farmland Tax District: 20	Traffic Count PerDay: Zoning: Agricultural
	Acreage: 2.44 Minimum Acreage: Minimum SF Avail: Tillable Acres: Lot Size (Front): 209	Lot Size (Side): 510 Lot Characteristics: Max Contiguous SF Av: Road Frontage: Useable Acres:
	Res Dwelling/Other Structure: No # of Dwellings: Year Built: Building Sq Ft:	Year Remodeled: # of Buildings: Built Prior to 1978: No Possession:
General Information		
Address: 0 OH-37 Between Street: Maple Dell Rd & Jackson Rd Subdiv/Cmplx/Comm: Dist To Intersxn:	Unit/Suite #: City: Magnetic Springs County: Union Multiple Parcels:	Zip Code: 43036 Corp Limit: None Township: Leesburg School District: NORTH UNION LSD 8003 UNI CO.
Financials		
Gross Income: 0 Tax Abatement: No Taxes (Yrly): 81 For Sale: Yes For Lease: No For Exchange: No	Tax Incentive: Abatement End Date: Tax Year: 2022 Price Per Acre: Addl Acceptance Cond: None Known	Net Operating Income: 0 Total Expenses: 0 Assessment: Mortgage Balance:
Features		
Sewer: Services Available: Construction: Miscellaneous: MLS Primary PhotoSrc: Realtor Provided		
Property Description		
2.4+ Acres, North of State Route 37, Near Magnetic Springs, OH. Possibly Your Future Rural Home Site? North Union School District with Marysville, OH Address. Currently Farmed, Available After Harvest. Parcel Number 2000210350000, Union County Ohio, Leesburg Township. The specific location of the property is North of conservation and agricultural property also owned by Seller, which is not for sale.		
Sold Info		
	Sold Date:	DOM: 86
		SP:
Selling Brokerage Lic #:	Conccssns:	Sold Non-MLS: No
	Concession Comments:	SirAst:
Sold Non-MLS: No December 07, 2023	Prepared by: Joseph D Bielanski	
Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Joseph Bielanski on Thursday, December 07, 2023 3:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.		

Customer Full		Land/Farm-Residential Land	
		Status: Closed List Number: 222045391	List Price: \$120,000 Original List Price: 120,000 VT:
		Parcel #: 200-200-01-093-012 Addl Parcel Numbers: Previous Use: Tax District: 34	Traffic Count PerDay: Zoning: Residential
		Acreage: 6.33 Minimum Acreage: Minimum SF Avail: Tillable Acres: Lot Size (Front):	Lot Size (Side): Lot Characteristics: Max Contiguous SF Av: Road Frontage: Useable Acres:
		Res Dwelling/Other Structure: No # of Dwellings: Year Built: Building Sq Ft:	Year Remodeled: # of Buildings: Built Prior to 1978: No Possession:
General Information Address: 0 Tyler Road Between Street: 37 & 177 Subdiv/Cmplx/Comm: Dist To Intersxn: Financials Gross Income: 0 Tax Abatement: No Taxes (Yrly): For Sale: Yes For Lease: No For Exchange: No Features Sewer: Services Available: Construction: Miscellaneous: MLS Primary PhotoSrc: Realtor Provided Property Description Are you ready to build your dream home on 6.332 acres located in Delaware County? City water is available, but there is no sewer/septic currently.			
Unit/Suite #: City: Ostrander County: Delaware Multiple Parcels:		Zip Code: 43061 Corp Limit: Delaware Township: Delaware School District: NORTH UNION LSD 8003 UNI CO.	
Tax Incentive: Abatement End Date: Tax Year: Price Per Acre: Addl Acceptance Cond: None Known		Net Operating Income: 0 Total Expenses: 0 Assessment: Mortgage Balance:	
Sold Info Sold Date: 02/03/2023 DOM: 14 SP: \$115,000 Sold Non-MLS: No SrAsst:			
Selling Brokerage Lic #: 2009000741		Conccssns: Concession Comments:	
Sold Non-MLS: No December 07, 2023		Prepared by: Joseph D Bielanski	
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Customer Full		Land/Farm-Other Land	
		Status: Closed List Number: 222043563	List Price: \$114,888 Original List Price: 114,888 VT:
	Parcel #: 20-0020010-0010 Addl Parcel Numbers: Previous Use: Pasture Tax District: 20		Traffic Count PerDay: Zoning: Res/Agr
	Acreage: 7.8 Minimum Acreage: Minimum SF Avail: Tillable Acres: Lot Size (Front):		Lot Size (Side): Lot Characteristics: Max Contiguous SF Av: Road Frontage: Useable Acres:
	Res Dwelling/Other Structure: No # of Dwellings: Year Built: Building Sq Ft:		Year Remodeled: # of Buildings: Built Prior to 1978: No Possession:
	General Information		
	Address: 23150 State Route 4 Between Street: SR 347 & Trout Subdiv/Cmplx/Comm: Dist To Intersxn:		
Unit/Suite #: City: Marysville County: Union Multiple Parcels: No		Zip Code: 43040 Corp Limit: None Township: Leesburg School District: NORTH UNION LSD 8003 UNI CO.	
Financials			
Gross Income: 0 Tax Abatement: No Taxes (Yrly): 1,106 For Sale: Yes For Lease: No For Exchange: No		Tax Incentive: Abatement End Date: Tax Year: 2021 Price Per Acre: Addl Acceptance Cond: None Known	
		Net Operating Income: 0 Total Expenses: 0 Assessment: Mortgage Balance:	
Features			
Sewer: Services Available: Electric; Well Construction: Miscellaneous: MLS Primary PhotoSrc: Realtor Provided			
Property Description			
Gorgeous Land, 7.8+/- acres, located just south of 347. Previously used as a pasture it is already fenced off and has animal stalls. Surrounded by residential homes this lot could be used for agricultural purposes or for residential construction. Come walk this lush property and call your agent today!			
Sold Info			
		Sold Date: 02/27/2023	DOM: 60
			SP: \$116,000
			Sold Non-MLS: No
Selling Brokerage Lic #: 0000334911		Concsns: N	SirAst: N
		Concession Comments:	
Sold Non-MLS: No			
December 07, 2023		Prepared by: Joseph D Bielanski	
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Customer Full	Land/Farm-Residential Land
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Status: Closed
List Number: 223011912

List Price: \$141,900
Original List Price: 144,900
VT:

Parcel #: 200-200-01-093-001
Addl Parcel Numbers:
Previous Use:
Tax District: 34

Traffic Count PerDay:
Zoning: residential

Acreage: 5.1
Minimum Acreage:
Minimum SF Avail:
Tillable Acres:
Lot Size (Front):

Lot Size (Side):
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings:
Year Built:
Building Sq Ft:

Year Remodeled:
of Buildings:
Built Prior to 1978: No
Possession:

General Information

Address: 0 Tyler Road LOT 1
Between Street: 33 & 77
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #: LOT 1
City: Ostrander
County: Delaware
Multiple Parcels:

Zip Code: 43061
Corp Limit: None
Township: Scioto
School District: NORTH UNION LSD 8003 UNI CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 1,420
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2022
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Sewer: Private Sewer
Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided
Property Description

Prime Location! Large 5 plus lot in a desired subdivision.

Sold Info

Sold Date: 07/14/2023

DOM: 27

SP: \$132,500

Sold Non-MLS: No

Selling Brokerage Lic #: 2020008826


Concassns:
Concession Comments:


SlrAst:


Sold Non-MLS: No
December 07, 2023

Prepared by: Joseph D Bielanski

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Customer Full		Land/Farm-Residential Land	
	Status: Closed List Number: 223000922		List Price: \$135,000 Original List Price: 135,000 VT:
	Parcel #: 200-200-01-093-011 Addl Parcel Numbers: Previous Use: Tax District: 34		Traffic Count PerDay: Zoning: Residential
	Acreage: 5.46 Minimum Acreage: Minimum SF Avail: Tillable Acres: Lot Size (Front):		Lot Size (Side): Lot Characteristics: Max Contiguous SF Av: Road Frontage: Useable Acres:
	Res Dwelling/Other Structure: No # of Dwellings: Year Built: Building Sq Ft:		Year Remodeled: # of Buildings: Built Prior to 1978: No Possession:
	General Information		
Address: 0 Tyler Road Lot 11 Between Street: 33 & 77 Subdiv/Cmplx/Comm: Dist To Intersxn:		Unit/Suite #: Lot 11 City: Ostrander County: Delaware Multiple Parcels:	Zip Code: 43061 Corp Limit: None Township: Scioto School District: NORTH UNION LSD 8003 UNI CO.
Financials		Net Operating Income: 0	
Gross Income: 0 Tax Abatement: No Taxes (Yrly): For Sale: Yes For Lease: No For Exchange: No		Total Expenses: 0 Assessment: Mortgage Balance:	
Features		Tax Incentive: Abatement End Date: Tax Year: Price Per Acre: Addl Acceptance Cond: None Known	
Sewer: Services Available: Construction: Miscellaneous: MLS Primary PhotoSrc: Realtor Provided Property Description			
Sold Info		Sold Date: 06/08/2023 DOM: 140 SP: \$135,000 Sold Non-MLS: No SlrAst:	
Selling Brokerage Lic #: 2003006866		Conccssns: Concession Comments:	
Sold Non-MLS: No December 07, 2023		Prepared by: Joseph D Bielanski	
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Customer Full		Land/Farm-Residential Land	
	Status: Closed List Number: 223016113		List Price: \$200,000 Original List Price: 200,000 VT:
	Parcel #: 200-200-01-093-012 Addl Parcel Numbers: Previous Use: Tax District: 34		Traffic Count PerDay: Zoning: residential
	Acreage: 6.33 Minimum Acreage: Minimum SF Avail: Tillable Acres: Lot Size (Front):	Lot Size (Side): Lot Characteristics: Max Contiguous SF Av: Road Frontage: Useable Acres:	
	Res Dwelling/Other Structure: No # of Dwellings: Year Built: Building Sq Ft:		Year Remodeled: # of Buildings: Built Prior to 1978: No Possession:
	General Information		
Address: 1083 Tyler Road Between Street: Tyler Road & Mink Street Subdiv/Cmplx/Comm: Dist To Intersxn:		Unit/Suite #: City: Ostrander County: Delaware Multiple Parcels:	Zip Code: 43061 Corp Limit: None Township: Scioto School District: NORTH UNION LSD 8003 UNI CO.
Financials			
Gross Income: 0 Tax Abatement: No Taxes (Yrly): 1,224 For Sale: Yes For Lease: No For Exchange: No	Tax Incentive: Abatement End Date: Tax Year: 2022 Price Per Acre: Addl Acceptance Cond: None Known		Net Operating Income: 0 Total Expenses: 0 Assessment: Mortgage Balance:
Features			
Sewer: Services Available: Construction: Miscellaneous: MLS Primary PhotoSrc: Print Without Photo			
Property Description			
Sold Info			
Sold Date: 06/08/2023		DOM: 1	SP: \$200,000 Sold Non-MLS: No SrlAst:
Selling Brokerage Lic #: 2003006866		Conccssns: Concession Comments:	
Sold Non-MLS: No December 07, 2023		Prepared by: Joseph D Bielanski	
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Customer Full		Land/Farm-Residential Land	
	Status: Contingent List Number: 223032000		List Price: \$200,000 Original List Price: 200,000 VT:
	Parcel #: 200-200-01-110-000 Addl Parcel Numbers: Previous Use: Tax District: 34		Traffic Count PerDay: Zoning: A3
	Acreage: 5.1 Minimum Acreage: Minimum SF Avail: Tillable Acres: Lot Size (Front):		Lot Size (Side): Lot Characteristics: Max Contiguous SF Av: Road Frontage: Useable Acres:
	Res Dwelling/Other Structure: No # of Dwellings: Year Built: Building Sq Ft:		Year Remodeled: # of Buildings: Built Prior to 1978: No Possession: At Closing
	General Information Address: 0 State Route 37 W Between Street: Burnt Pond & Delaware County Line Subdiv/Cmplx/Comm: Dist To Intersxn: Financials Gross Income: 0 Tax Abatement: No Taxes (Yrly): 816 For Sale: Yes For Lease: No For Exchange: No Features Sewer: Services Available: Construction: Miscellaneous: MLS Primary PhotoSrc: Realtor Provided Property Description In the fall, this 5.1 acre property comes alive with a vibrant display of colors and lush wildflowers. A remarkable wooded lot with sculpted walking trails, located just east of the Delaware/Union County line in Ostrander, may be the perfect spot to build your dream home in the country. Lot sits in front of 5+ acre residential property with ranch/pool/pond/outbuilding also available (Parcel #200-200-01-109-000). MLS #223031999**		
Unit/Suite #: City: Ostrander County: Delaware Multiple Parcels:		Zip Code: 43061 Corp Limit: None Township: Scioto School District: NORTH UNION LSD 8003 UNI CO.	
Tax Incentive: Abatement End Date: Tax Year: 2022 Price Per Acre: Addl Acceptance Cond: None Known		Net Operating Income: 0 Total Expenses: 0 Assessment: Mortgage Balance:	
Sold Info			
Sold Date:		DOM: 11	SP:
Selling Brokerage Lic #:		Concassns:	Sold Non-MLS: No
		Concession Comments:	SlrAst:
Sold Non-MLS: No		Prepared by: Joseph D Bielanski	
December 07, 2023			
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