

# TRACT 2, US 42, XENIA TWP, OH, 45385

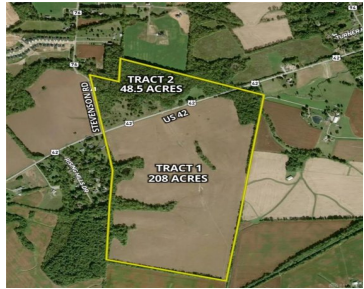
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Tract 2, US 42,  
Xenia Twp, OH,  
45385

**Central Greene County**  
**LAND AUCTION**  
Wednesday, July 15 at 1:00 pm

**BID LIVE ONSITE OR ONLINE!**

**262 TOTAL ACRES • 175 TILLABLE ACRES •** **\$495,000**



Tract 2 (of 2): 49.8 acres of central-Greene County rural development land. An outstanding opportunity to purchase highly desirable farmland and rural development land in 2 separate tracts just northeast of Xenia, Ohio, along US 42 and Stevenson Road. This farm combines productive agricultural land with exceptional future development and investment potential in a rapidly [...]

- Acreage
- Land
- Active

## Location Details

**County Or Parish:** Greene

**Zoning:** Agricultural

**School District:** Xenia

## Property Details



**Lot Dimensions:** irregular **Parcel Number:** M36-0002-0029-0-0017-00 &  
M36-0002-0029-0-0018-00

**Aerial YN:** 1

**Distressed Property:** None

**Transaction Type:** Auction

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## Property Features

**Land Features:** Access,Creek,Wooded

**Frontage:** 2603'

**Road Type:** US Highway/Paved

**Timber:** 36.4 Acres

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## Miscellaneous

**Taxes Semi Annual:** 0.00

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## Courtesy of

**Office Name:** Sheridans LLC

**Agent Email:** bart@SheridanTeam.com

**Agent Name:** Bart K Sheridan

**Agent Phone:** (937) 902-6660

