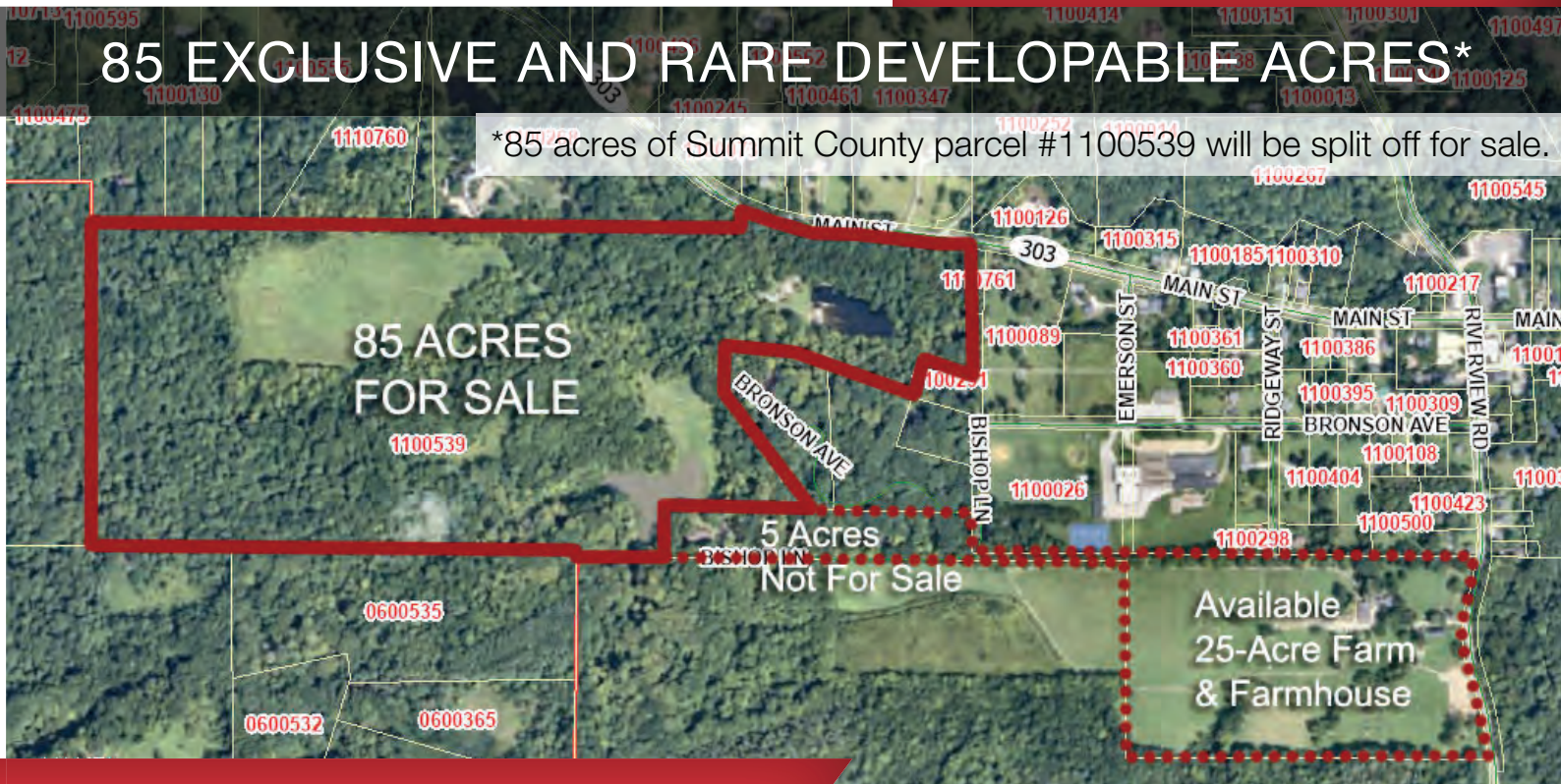


85 EXCLUSIVE AND RARE DEVELOPABLE ACRES*

*85 acres of Summit County parcel #1100539 will be split off for sale.

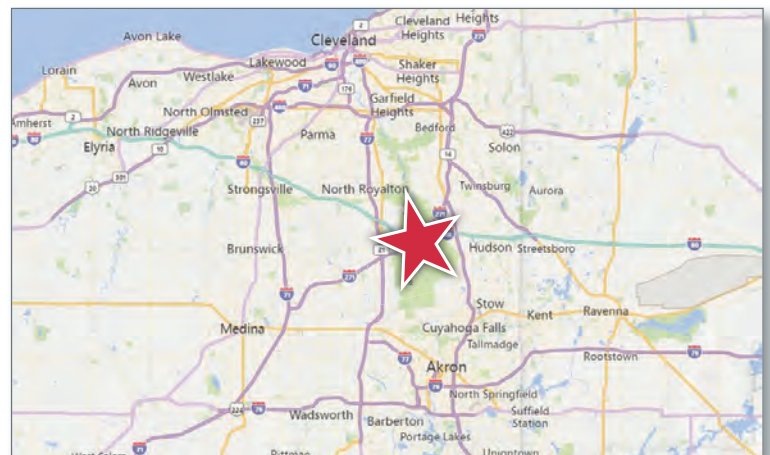


6050 Riverview Rd.
Peninsula, OH 44264

Price Reduction!!

Property Details

- **REDUCED PRICE: ~~\$3,175,000~~ \$2,975,000**
- **\$35,000 per acre**
- 85 Acres (portion of a larger 115 acre parcel)
- 920 Feet Frontage on Rt. 303
- Zoned R-1 Rural Residential District
- Oil and Gas Well on Property
- Family Owned for 175 Years
- Small Lake and Quarry on the Property
- Large Mature Forest with Valued Timber
- Property includes Peninsula Stone Quarry Swimming Park and borders Cuyahoga Valley National Park on two sides (over 3,200 feet).
- Also available are the 25-Acre Farm and Farmhouse (contact us for further details).



For more information:

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Christmas Tree Field



Lake & Dam



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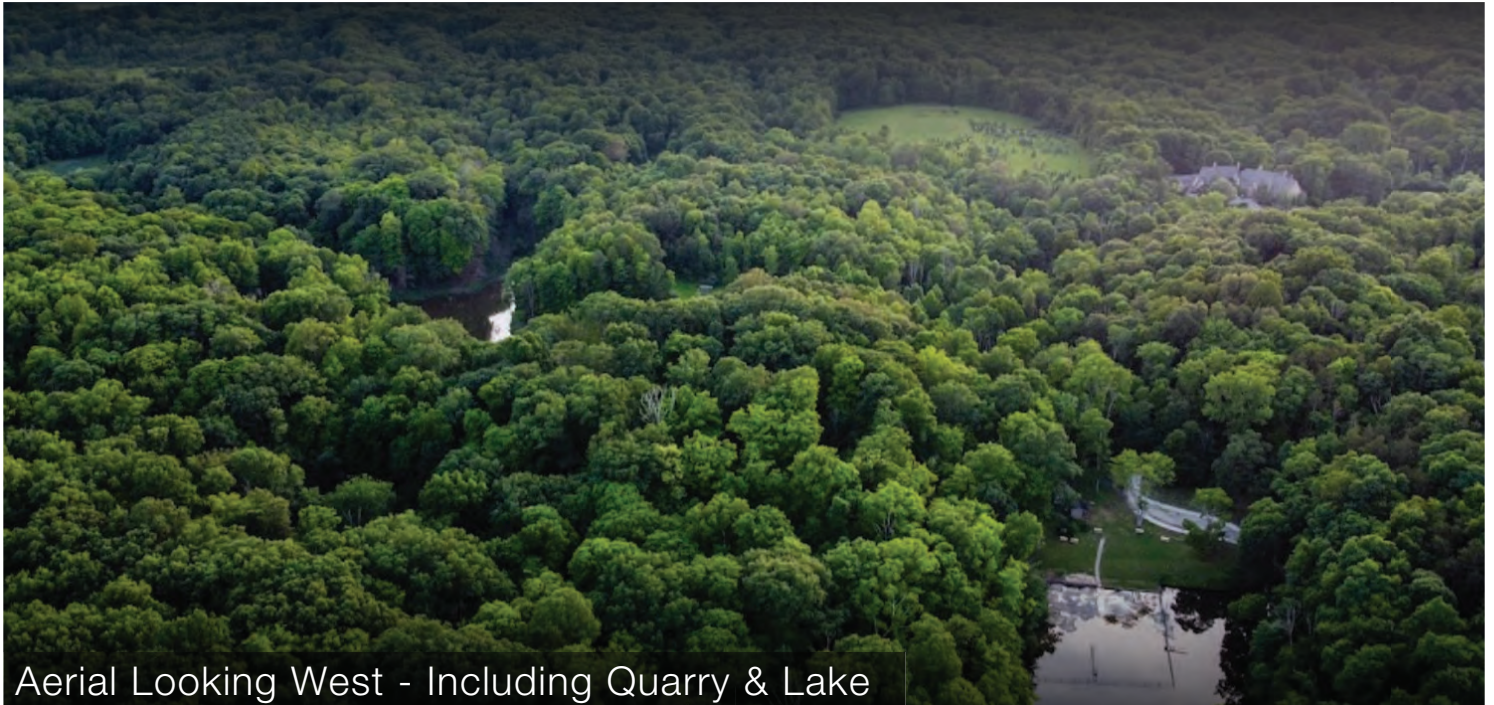
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Aerial Looking West - Including Quarry & Lake



Old Stone Quarry Swimming Park

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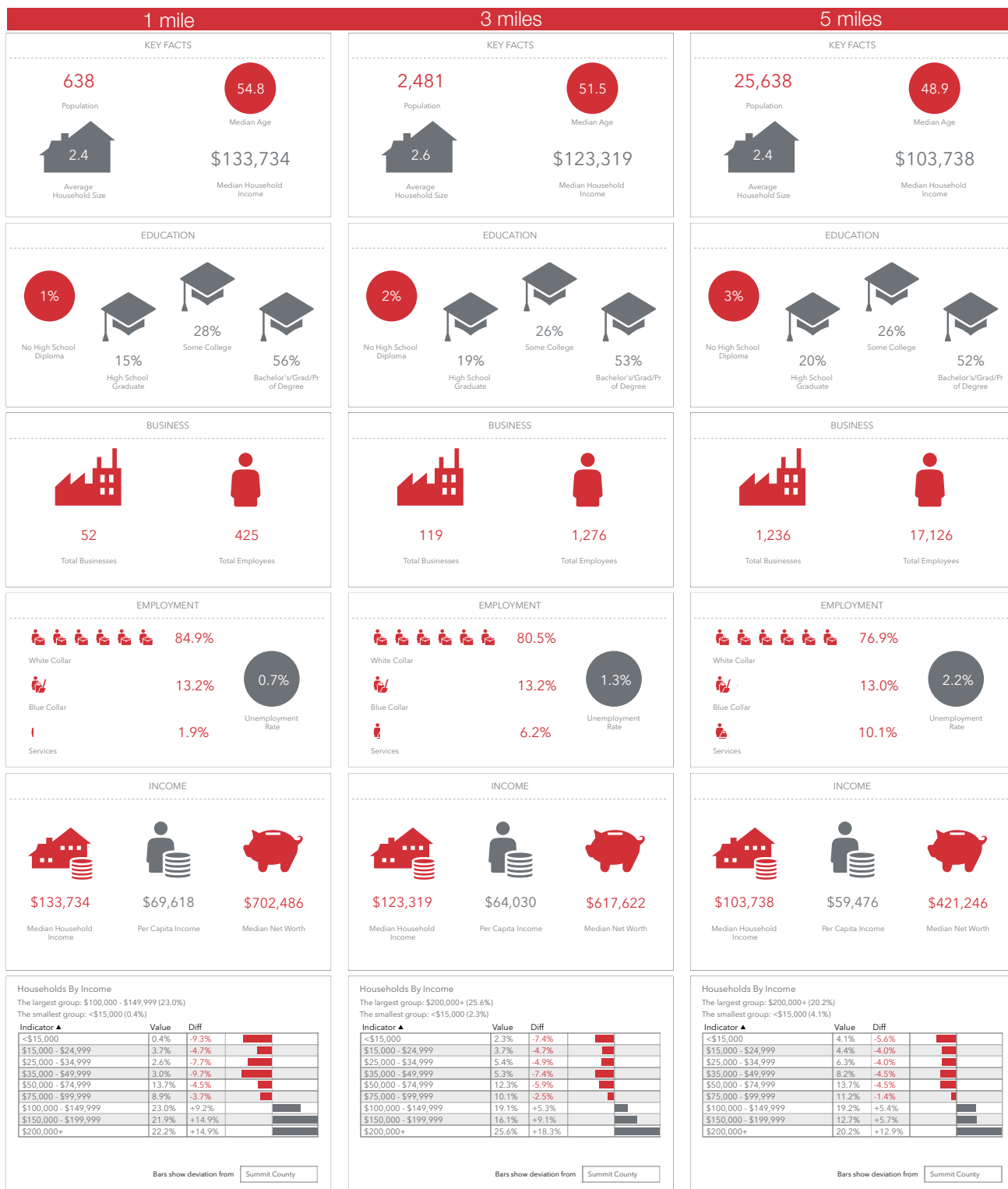
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Property Details

Acreage:	85 Acres
Frontage:	920 ft (SR-303)
Depth:	Varies
Zoning:	R-1 Rural Residential District
Gas:	On Property
Sewer:	No
Water:	Well
Electric:	Ohio Edison
Interchange:	I-271 & SR 303
Distance:	1.5 Miles

Purchase Details

REDUCED PRICE:	\$2,975,000
Price Per Acre:	\$35,000 / acre

Notes

This parcel is part of a larger parcel of 115 Acres.
(Summit County Parcel # 1100539)

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