

ML:1814769

2224 Iowa Ave, Cincinnati, OH 45206\*

Hamilton Cty

Sold 02/04/26

\$8,000

**Lot:** Suburb: Pending: 01/26/26 **SO:** ADVS01 **DOM:** 529/529 **LP:** \$15,000  
**Area:** E01AU **Town:** Cincinnati City **Conting:** Accept Backup Offers **Fin:** CASH **S/L%:** 53% **OP:** \$15,500



**Single Family Lot** **LOT DIM:**  
**Total Acreage:** 0.0840 **School District:** Cincinnati City SD  
**Wooded Acreage:** **Price Per Acre:**  
**Cleared Acreage:** **Semi-Ann Taxes:** \$269  
**Elevation:** Flat **Census Tract:** 267.00  
**Wood:** Heavily **Assessment:** Of Record  
**Gas:** None **Occupancy:** Negotiable  
**Water:** Public **Easement:** Of Record  
**Sewer:** Public Sewer **Special Financing:** No  
**Zoning:** **Fin Remarks:**  
**Frontage:** **Deed Restrict:**  
**Frontage Desc:** **Auction:** No  
**Tax ID:** 090-0002-0210-00 **Tax ID Other:**  
**Land Description:** Less than .5 Acre  
**View:**  
**Topography:**  
**Improvements:**  
**Utilities Available:**  
**Miscellaneous:**  
**Documents:**  
**Trees:**  
**Access Transport:**  
**Best Use:**

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[PICTURES](#)

OPEN HOUSE

**Date:** **Time:**  
**Cross Street:** **Directions:**  
 From Reading Rd, East on McGregor then South on Iowa

MARKETING REMARKS

Listing Courtesy of: Keller Williams Advisors

Discover the perfect canvas for your dream home or next investment! This vacant lot offers limitless possibilities and is located just a quick 10-minute drive from the heart of downtown Cincinnati. Whether you're envisioning a modern urban retreat or a lucrative development opportunity, this prime location gives you the best of both world and offers beautiful city views.

<b>REALIST2:</b> 090-0002-0210-00	<b>LEGAL DESC:</b> 2224 IOWA ST 33 X 101 PT LOTS 48-49 JAMES F IRWIN SUB		
<b>ADDRESS:</b> 2224 IOWA AVE	<b>OWNER:</b> FOX CASSANDRA		
<b>Tax Year:</b> 2025	<b>Recording Date:</b> 01/13/03	<b>Total Fin SqFt:</b> 2342	<b>Document:</b> 9139-1862
<b>Annual Taxes:</b> \$537	<b>Last Sale Price:</b> \$47,000	<b>Above Gd SqFt:</b> 2342	<b>Deed Type:</b> WARRANTY DEED
<b>Land Mkt Value:</b> \$23,760	<b>Lot Frontage:</b> 33	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b>	<b>Lot Depth:</b> 101	<b>Lot Sq Feet:</b> 0	<b>Flood Panel:</b>
<b>Total Asses:</b> \$23,760	<b>Year Built:</b> 1925	<b>Lot Acreage:</b> 0.084	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0267.00		<b>Township:</b> CINCINNATI

PRESENTED BY:



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**RE/MAX Alpha Real Estate**

Lic: 2018004102

Suite 3 5995 Fairfield Road OXFORD OH 45

513-523-6358



ML:1861710

4711 Wilmer Ct, Cincinnati, OH 45226\*

Hamilton Cty

Pending 02/15/26

\$12,500

**Lot:** Suburb: Pending: 02/15/26 **SO:** DOM: 82/82 **LP:** \$12,500  
**Area:** E04LW **Town:** Cincinnati City **Conting:** Contingency Pending,Ac **Fin:** S/L%: **OP:** \$12,500

**Single Family Lot** LOT DIM: 20 x 127

**Total Acreage:** 0.0680 **School District:** Cincinnati City SD  
**Wooded Acreage:** **Price Per Acre:**  
**Cleared Acreage:** **Semi-Ann Taxes:** \$240  
**Elevation:** Flat **Census Tract:** 47.03  
**Wood:** Cleared **Assessment:** 49.03  
**Gas:** Natural **Occupancy:** At Closing  
**Water:** Public **Easement:** None  
**Sewer:** Public Sewer **Special Financing:** No  
**Zoning:** Residential **Fin Remarks:**  
**Frontage:** **Deed Restrict:**  
**Frontage Desc:** **Auction:** No  
**Tax ID:** 015-0002-0078-00 **Tax ID Other:**  
**Land Description:** .5 to .999 Acre  
**View:**  
**Topography:** Cleared,Level  
**Improvements:**  
**Utilities Available:** Electricity Avail,Natural Gas Avail,Sewer Available,Water Available  
**Miscellaneous:** Corner,Cul-de-Sac  
**Documents:** Aerial Photo  
**Trees:**  
**Access Transport:** City Street  
**Best Use:** Single Family


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OPEN HOUSE

**Date:** **Time:**

**Cross Street:** Wilmer Ave **Directions:**  
 S on Linwood Ave, to S on Beechmont Ave to W on Wilmer Ave to N on Wilmer Ct

## MARKETING REMARKS

Listing Courtesy of: Coldwell Banker Realty

Great location! Vacant lot on cul de sac in quiet Linwood.. Build your new Home steps to Bike/Run Trail & mins to Mt Lookout, Hyde Park Squares. All utilities at street. Buyer to verify buildability & utilities. Home to the left at 4715 Wilmer CT is also for sale (MLS# 1861668) by same Owner & can be incl w/ sale of this listing.

**REALIST2:** 015-0002-0078-00**LEGAL DESC:** WILMER AVE 20 X 126.93 IRR PT LOT 20 JEWITT & FERRISSUB**ADDRESS:** 4711 WILMER CT**OWNER:** OPELT KYLIE

<b>Tax Year:</b> 2025	<b>Recording Date:</b> 12/03/21	<b>Total Fin SqFt:</b> 1278	<b>Document:</b> 14556-1231
<b>Annual Taxes:</b> \$531	<b>Last Sale Price:</b> \$34,000	<b>Above Gd SqFt:</b> 1278	<b>Deed Type:</b> WARRANTY DEED
<b>Land Mkt Value:</b> \$21,730	<b>Lot Frontage:</b> 20	<b>Basement SqFt:</b> 400	<b>Flood Zone:</b>
<b>Improved Value:</b>	<b>Lot Depth:</b> 126.93	<b>Lot Sq Feet:</b> 0	<b>Flood Panel:</b>
<b>Total Asses:</b> \$21,730	<b>Year Built:</b> 1896	<b>Lot Acreage:</b> 0.068	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0047.03		<b>Township:</b> CINCINNATI

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Wednesday, February 18, 2026

\* Denotes information autofilled from tax records  
 Information has not been verified, is not guaranteed and subject to change.  
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Page:2

**Lot:** Suburb: Pending: 02/14/26 **SO:** DOM: 187/187 **LP:** \$140,000  
**Area:** E06ST **Town:** Symmes Twp **Conting:** Set to close, Contingency **Fin:** S/L%: **OP:** \$175,000

**Single Family Lot** LOT DIM:



**Total Acreage:** 1.4260 **School District:** Sycamore Communit  
**Wooded Acreage:** #1.40 **Price Per Acre:**  
**Cleared Acreage:** **Semi-Ann Taxes:** \$335  
**Elevation:** Hilly **Census Tract:** 243.01  
**Wood:** Partly **Assessment:** of record  
**Gas:** At Street **Occupancy:** At Closing  
**Water:** At Street **Easement:** Drive, Of Record  
**Sewer:** At Street **Special Financing:** No  
**Zoning:** Residential **Fin Remarks:**  
**Frontage:** **Deed Restrict:**  
**Frontage Desc:** **Auction:**  
**Tax ID:** 6200201001100 **Tax ID Other:**  
**Land Description:** 1 to 4.999 Acres  
**View:** Woods, Valley  
**Topography:** Rolled, Stream/Creek  
**Improvements:**  
**Utilities Available:** Cable Available, Electricity Avail, Natural Gas Avail, Sewer Available, Te  
**Miscellaneous:** Cul-de-Sac  
**Documents:** Aerial Photo, Survey  
**Trees:** Heavily Wooded  
**Access Transport:** Easment Road, Paved Road, Private Maint Rd  
**Best Use:** Single Family

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OPEN HOUSE

**Date:** **Time:**  
**Cross Street:** **Directions:**  
 Mason-Montgomery Rd to West on Fields Ertel Rd. Site Entrance on Left Across from Kensington Subdivision.

MARKETING REMARKS

Listing Courtesy of: **Huff Realty**

1.426 acres of land in the much sought after community of Symmes Township/Paulmeadow. One Flat Location To Build Surrounded By Mature Trees and Creeks (Backs Up To Fields Ertel Road) (Lot 61 is Next to 12104 Paulmeadows Dr). Recently Surveyed. Private Shared Drive to Access The Property. DO NOT PARK ON THE PRIVATE DRIVE. No Sign On The Property!

<b>REALIST2:</b> 620-0201-0011-00	<b>LEGAL DESC:</b> FIELDS ERTEL RD 200 X 361.08 IRR LOT 61 PAULMEADOWS SUB BL A PT 1		
<b>ADDRESS:</b> FIELDS ERTEL RD	<b>OWNER:</b> CANTER MINH TRANG / CANTER DOUGLAS		
<b>Tax Year:</b> 2025	<b>Recording Date:</b> 11/27/95	<b>Total Fin SqFt:</b>	<b>Document:</b> 767979
<b>Annual Taxes:</b> \$675	<b>Last Sale Price:</b> \$10,500	<b>Above Gd SqFt:</b>	<b>Deed Type:</b> GRANT DEED
<b>Land Mkt Value:</b> \$37,680	<b>Lot Frontage:</b> 200	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b>	<b>Lot Depth:</b> 361.08	<b>Lot Sq Feet:</b> 1	<b>Flood Panel:</b>
<b>Total Asses:</b> \$37,680	<b>Year Built:</b>	<b>Lot Acreage:</b> 1.426	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0243.01		<b>Township:</b> CINCINNATI

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**Lot:** Suburb: Pending: 01/31/26 **SO:** NONMEM **DOM:** 15/15 **LP:** \$1,800,000  
**Area:** I05WH **Town:** Whitewater Twp **Conting:** Set to close **Fin:** CASH **S/L%:** 94% **OP:** \$1,800,000

<b>Single Family Lot</b>	<b>LOT DIM:</b>	<b>Total Acreage:</b> 158.2000	<b>School District:</b> Franklin County Scho
		<b>Wooded Acreage:</b>	<b>Price Per Acre:</b>
		<b>Cleared Acreage:</b>	<b>Semi-Ann Taxes:</b> \$1918
		<b>Elevation:</b> Rolling	<b>Census Tract:</b> 9696.00
		<b>Wood:</b> Partly	<b>Assessment:</b> 270600
		<b>Gas:</b> None	<b>Occupancy:</b> At Closing
		<b>Water:</b> Public	<b>Easement:</b> Of Record,Pipe
		<b>Sewer:</b> None	<b>Special Financing:</b> No
		<b>Zoning:</b> Agricultural	<b>Fin Remarks:</b>
		<b>Frontage:</b>	<b>Deed Restrict:</b>
		<b>Frontage Desc:</b>	<b>Auction:</b> No
		<b>Tax ID:</b> 24-17-13-100-001.000	<b>Tax ID Other:</b>
		<b>Land Description:</b> Over 100 Acres	
		<b>View:</b> Woods	
		<b>Topography:</b> Rolled	
		<b>Improvements:</b> Driveway,Underground Utility	
		<b>Utilities Available:</b> Electricity Avail,Telephone,Water Available	
		<b>Miscellaneous:</b> Fencing Part	
		<b>Documents:</b> Aerial Photo	
		<b>Trees:</b> Scrub	
		<b>Access Transport:</b> County Road	
		<b>Best Use:</b> Single Family	

[VIEW MAP](#) [PICTURES](#)

**OPEN HOUSE**

**Date:** **Time:**  
**Cross Street:** **Directions:**  
 From Harrison - Carolina trace to Drewersburg. Right on Drewersburg, property on Right; sign on.

**MARKETING REMARKS** **Listing Courtesy of: White's Realty**

Prime 158-acre tract in Whitewater Township, offering an exceptional opportunity for agricultural investors or developers. This property features over 5,000 feet of combined road frontage along Drewersburg Pike and McNally Road, providing outstanding access, visibility, and flexibility for future use. With expansive acreage and strong frontage, the tract is well suited for continued farming operations, long-term land investment, or potential development opportunities. Selling as one large parcel and priced to sell, this is a rare opportunity to acquire a large, versatile tract in a desirable rural location.

**REALIST2:** 24-17-13-100-001.000-021 **LEGAL DESC:** PT NW 30 X 330 FT 13-8-1 .20A PT NW 13-8-1 158A  
**ADDRESS:** 4119 DREWERSBURG RD **OWNER:** FERRAND VIVIAN / WILLIAMS DONALD L & LINDA S / WILLIAMS LINDA S

<b>Tax Year:</b> 2024	<b>Recording Date:</b>	<b>Total Fin SqFt:</b>	<b>Document:</b>
<b>Annual Taxes:</b> \$3,837	<b>Last Sale Price:</b>	<b>Above Gd SqFt:</b>	<b>Deed Type:</b>
<b>Land Mkt Value:</b> \$265,500	<b>Lot Frontage:</b>	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b> \$13,500	<b>Lot Depth:</b>	<b>Lot Sq Feet:</b> 158	<b>Flood Panel:</b>
<b>Total Assess:</b> \$279,000	<b>Year Built:</b>	<b>Lot Acreage:</b> 158.2	<b>Panel Date:</b>
<b>Assess Year:</b> 2024	<b>Census Tract:</b> 9696.00		<b>Township:</b> WEST HARRISON

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**Lot:** Suburb: Pending: 02/13/26 **SO:** DOM: 11/11 **LP:** \$14,500  
**Area:** W05FM Town: Cincinnati City **Conting:** Set to close **Fin:** S/L%: **OP:** \$14,500

**Single Family Lot**      LOT DIM:



**Total Acreage:** 0.0630      **School District:** Cincinnati City SD  
**Wooded Acreage:**      **Price Per Acre:**  
**Cleared Acreage:**      **Semi-Ann Taxes:** \$43  
**Elevation:** Rolling      **Census Tract:** 263.00  
**Wood:** Partly      **Assessment:** 18.56  
**Gas:** At Street      **Occupancy:** At Closing  
**Water:** Public      **Easement:** None  
**Sewer:** At Street      **Special Financing:** No  
**Zoning:**      **Fin Remarks:**  
**Frontage:**      **Deed Restrict:**  
**Frontage Desc:**      **Auction:** No  
**Tax ID:** 169-0004-0045-00      **Tax ID Other:**  
**Land Description:** Less than .5 Acre

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OPEN HOUSE

**Date:**      **Time:**  
**Cross Street:**      **Directions:**  
 From River Rd., Left on State Ave., Property on the right.

**View:**  
**Topography:**  
**Improvements:**  
**Utilities Available:**  
**Miscellaneous:**  
**Documents:**  
**Trees:**  
**Access Transport:**  
**Best Use:**

**MARKETING REMARKS**

**Listing Courtesy of: Keller Williams Distinctive RE**

Privacy and convenience. Utilities at the street.

**REALIST2:** 169-0004-0045-00      **LEGAL DESC:** 1948 STATE AVE 25 X 104.78 IRR LOT 86 A H ERNST 2ND SUB OF SPRING GARDEN

**ADDRESS:** 1948 STATE AVE

**OWNER:** THOMAS MICHAEL / THOMAS JAMIE

<b>Tax Year:</b> 2025	<b>Recording Date:</b>	<b>Total Fin SqFt:</b> 990	<b>Document:</b>
<b>Annual Taxes:</b> \$87	<b>Last Sale Price:</b>	<b>Above Gd SqFt:</b> 990	<b>Deed Type:</b>
<b>Land Mkt Value:</b> \$3,570	<b>Lot Frontage:</b> 25	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b>	<b>Lot Depth:</b> 104.78	<b>Lot Sq Feet:</b> 0	<b>Flood Panel:</b>
<b>Total Assess:</b> \$3,570	<b>Year Built:</b> 1875	<b>Lot Acreage:</b> 0.063	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0263.00		<b>Township:</b> CINCINNATI

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ML:1823857

6044 Eden Roc Pl, Green Twp, OH 45247

Hamilton Cty

Sold 02/09/26

\$162,000

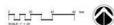
Lot: Suburb: Eden Roc Estates  
Area: W08GT Town: Green Twp

Pending: 12/23/25  
Conting: Accept Backup Offers

SO: O702053 DOM: 411/411 LP: \$175,000  
Fin: CASH S/L%: 93% OP: \$175,000

Single Family Lot LOT DIM:

Total Acreage: 0.6013 School District: Oak Hills Local SD  
Wooded Acreage: Price Per Acre:  
Cleared Acreage: Semi-Ann Taxes: \$1547  
Elevation: Flat Census Tract: 206.01  
Wood: Cleared Assessment: TBD  
Gas: At Street Occupancy: At Closing  
Water: Public Easement: Of Record  
Sewer: Public Sewer Special Financing: No  
Zoning: Residential Fin Remarks:  
Frontage: Deed Restrict:  
Frontage Desc: Auction: No  
Tax ID: 550-0204-0251-00 Tax ID Other:  
Land Description: .5 to .999 Acre  
View:



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OPEN HOUSE

Date: Time:  
Cross Street: West Fork Directions:  
West Fork to Eden Ridge Drive to Eden Roc Place

Topography: Cleared,Level  
Improvements:  
Utilities Available:  
Miscellaneous:  
Documents: Aerial Photo,Plan/Plat  
Trees:  
Access Transport: Paved Road  
Best Use: Single Family

MARKETING REMARKS

Listing Courtesy of: Sibcy Cline, Inc.

No more hesitation, THE LAST LOT awaits to be yours! Be a part of this neighborhood by building your dream home in Eden Roc Place! Cul-de-sac street, utilities available, pools allowed, pond. Builders & plans available, or bring your own! Convenient access to interstate & local businesses. Lot #1

REALIST2: 550-0204-0251-00

LEGAL DESC: EDEN RIDGE DR 0.6013 AC LOT 1 EDEN ROC ESTATES

ADDRESS: 6044 EDEN ROC PL

OWNER: EDEN ROC LLC

Tax Year: 2025 Recording Date:  
Annual Taxes: \$3,128 Last Sale Price:  
Land Mkt Value: \$161,380 Lot Frontage:  
Improved Value: Lot Depth:  
Total Asses: \$161,380 Year Built:  
Assess Year: 2025 Census Tract: 0206.01

Total Fin SqFt:  
Above Gd SqFt:  
Basement SqFt:  
Lot Sq Feet: 1  
Lot Acreage: 0.6013  
Document:  
Deed Type:  
Flood Zone:  
Flood Panel:  
Panel Date:  
Township: CINCINNATI

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St Annes Dr, North Bend, OH 45052

Hamilton Cty

Sold 02/11/26

\$170,000

Lot: Suburb: Aston Oaks  
Area: W11NB Town: Miami

Pending: 10/11/25  
Conting: Set to close

SO: HALR01  
Fin: CASH

DOM: 298/664  
S/L%: 87%

LP: \$195,000  
OP: \$195,000

Single Family Lot LOT DIM: irregular

Total Acreage: 17.0000

School District: Three Rivers Local S

Wooded Acreage:

Price Per Acre:

Cleared Acreage:

Semi-Ann Taxes: \$820

Elevation: Rolling

Census Tract: 204.03

Wood: Partly

Assessment: of record

Gas: At Street

Occupancy: At Closing

Water: Public

Easement: Of Record

Sewer: Public Sewer

Special Financing: No

Zoning: Commercial

Fin Remarks:

Frontage:

Deed Restrict:

Frontage Desc:

Auction: No

Tax ID:

Tax ID Other:

Land Description: 10 - 19 Acres

View: Golf Course

Topography: Rolled

Improvements:

Utilities Available: Electricity Avail

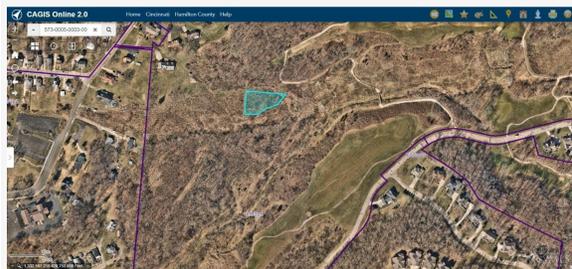
Miscellaneous:

Documents:

Trees:

Access Transport:

Best Use: Com/Business



VIEW MAP

PICTURES

OPEN HOUSE

Date: Time:  
Cross Street: Directions:  
US50 to Ohio Avenue (turns into St Annes Drive)

MARKETING REMARKS

Listing Courtesy of: Coldwell Banker Realty

Opportunity awaits for this multi-use 17 acres - use your imagination. Zoning allows opportunity for many uses for this 17 acres located in Aston Oaks off St Annes Drive. Can be divided into 2 or 3 great residential homesites. Nice view of the 13th fairway of Aston Oaks Golf Course

REALIST2:

LEGAL DESC:

ADDRESS:

OWNER:

Tax Year:  
Annual Taxes:  
Land Mkt Value:  
Improved Value:  
Total Assess:  
Assess Year:

Recording Date:  
Last Sale Price:  
Lot Frontage:  
Lot Depth:  
Year Built:  
Census Tract:

Total Fin SqFt:  
Above Gd SqFt:  
Basement SqFt:  
Lot Sq Feet:  
Lot Acreage:

Document:  
Deed Type:  
Flood Zone:  
Flood Panel:  
Panel Date:  
Township:

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RE/MAX Alpha Real Estate

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**Lot:** Suburb: Pending: 02/10/26 **SO:** DOM: 1/1 **LP:** \$225,000  
**Area:** W15HW **Town:** Hanover Twp **Conting:** Accept Backup Offers **Fin:** S/L%: **OP:** \$225,000



**Single Family Lot** LOT DIM:

**Total Acreage:** 8.2100 **School District:** Hamilton City SD  
**Wooded Acreage:** **Price Per Acre:**  
**Cleared Acreage:** **Semi-Ann Taxes:** \$600  
**Elevation:** Rolling **Census Tract:** 150.00  
**Wood:** Cleared **Assessment:** 0.00  
**Gas:** None **Occupancy:** At Closing  
**Water:** At Street **Easement:** None  
**Sewer:** Septic Tank **Special Financing:** No  
**Zoning:** Residential,Multi Famil **Fin Remarks:** Cash or Conventional  
**Frontage:** **Deed Restrict:**  
**Frontage Desc:** **Auction:** No  
**Tax ID:** B1010-011-000-101 **Tax ID Other:**  
**Land Description:** 5 to 9.999 Acres  
**View:** Lake/Pond  
**Topography:** Cleared,Lake/Pond,Rolled  
**Improvements:** None  
**Utilities Available:** Electricity Avail,Water Available  
**Miscellaneous:** Corner,Fencing Total  
**Documents:** Aerial Photo,Plan/Plat,Site Plan,Soil Map,Soil Survey,Survey  
**Trees:**  
**Access Transport:** County Road,Gravel Road  
**Best Use:** Recreational,Single Family

[VIEW MAP](#) [PICTURES](#)  
**OPEN HOUSE**

**Date:** **Time:**  
**Cross Street:** **Directions:**  
 From Hamilton, head West on 177 to Stillwell - Beckett Rd. turn left and property is on the corner.

**MARKETING REMARKS** **Listing Courtesy of: ERA REAL Solutions Realty. LLC**

Escape to your own private retreat with this beautiful parcel featuring a stocked pond and a fully fenced perimeter. The perfect blend of recreation and privacy. Whether you're looking to build, invest, or simply enjoy wide-open space, this property offers incredible versatility. As an added bonus, a lawn tractor is included in the sale, making ongoing maintenance simple and convenient.

<b>REALIST2:</b> B1010-011-000-101	<b>LEGAL DESC:</b> 2 4 11 CTR PT SW 1/4		
<b>ADDRESS:</b> STILLWELL BECKETT RD		<b>OWNER:</b> HELTON JEFFREY JAY / BROCKMAN MADISON MACKENZIE	
<b>Tax Year:</b> 2025	<b>Recording Date:</b> 10/09/24	<b>Total Fin SqFt:</b>	<b>Document:</b> 10140-1002
<b>Annual Taxes:</b> \$31	<b>Last Sale Price:</b> \$169,000	<b>Above Gd SqFt:</b>	<b>Deed Type:</b> JOINT SURVIVORS
<b>Land Mkt Value:</b> \$1,360	<b>Lot Frontage:</b>	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b>	<b>Lot Depth:</b>	<b>Lot Sq Feet:</b> 0	<b>Flood Panel:</b>
<b>Total Assess:</b> \$1,360	<b>Year Built:</b>	<b>Lot Acreage:</b> 0.1699	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0150.00		<b>Township:</b> HAMILTON

PRESENTED BY: **Martin L Creech** **RE/MAX Alpha Real Estate**  
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 Primary: 513-659-3760 Suite 3 5995 Fairfield Road OXFORD OH 45  
 martycreech@remax.net 513-523-6358  
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ML:1865478

1350 Stahlheber Rd, Hamilton, OH 45013\*

Butler Cty

Sold 02/06/26

\$395,000 

**Lot:** Suburb: Pending: 01/14/26 **SO:** REIN01 **DOM:** 7/210 **LP:** \$425,000  
**Area:** W15HW Town: Conting: Set to close **Fin:** CASH **S/L%:** 93% **OP:** \$425,000



**Total Acreage:** 26.9000 **School District:** Hamilton City SD  
**Wooded Acreage:** **Price Per Acre:**  
**Cleared Acreage:** **Semi-Ann Taxes:** \$0  
**Elevation:** Hilly **Census Tract:**  
**Wood:** Partly **Assessment:** of record  
**Gas:** At Street **Occupancy:** At Closing  
**Water:** At Street **Easement:** Of Record  
**Sewer:** At Street **Special Financing:** No  
**Zoning:** **Fin Remarks:**  
**Frontage:** **Deed Restrict:**  
**Frontage Desc:** **Auction:** No  
**Tax ID:** P6412045000019 **Tax ID Other:**  
**Land Description:** 20 - 49 Acres  
**View:**  
**Topography:**  
**Improvements:**  
**Utilities Available:**  
**Miscellaneous:**  
**Documents:**  
**Trees:**  
**Access Transport:**  
**Best Use:**

 [VIEW MAP](#)  [PICTURES](#)

OPEN HOUSE

**Date:** **Time:**  
**Cross Street:** **Directions:**  
 177 (Main St) to Washington to Stahlheber

MARKETING REMARKS

Listing Courtesy of: Reinvest Consultants, LLC

POTENTIAL! Almost 27 acres of residential land just around the corner from Main St. in west Hamilton. Flexible R-PD zoning gives you the ability to subdivide into your vision: multi-family, single, or even estate lots. Rising topography. WATER, SEWER, and GAS already at frontage. So much potential - come check it (and the gorgeous views) today

<b>REALIST2: P6412-045-000-019</b>		<b>LEGAL DESC:</b> 30090 ENT LESS RD R/W	
<b>ADDRESS:</b> 1350 STAHLHEBER RD		<b>OWNER:</b> DIY LLC	
<b>Tax Year:</b> 2025	<b>Recording Date:</b> 06/13/06	<b>Total Fin SqFt:</b>	<b>Document:</b> 7753-1920
<b>Annual Taxes:</b> \$1,856	<b>Last Sale Price:</b> \$192,500	<b>Above Gd SqFt:</b>	<b>Deed Type:</b> FIDUCIARY DEED
<b>Land Mkt Value:</b> \$121,160	<b>Lot Frontage:</b>	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b>	<b>Lot Depth:</b>	<b>Lot Sq Feet:</b> 27	<b>Flood Panel:</b>
<b>Total Asses:</b> \$121,160	<b>Year Built:</b>	<b>Lot Acreage:</b> 26.924	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0148.00		<b>Township:</b> HAMILTON

PRESENTED BY:



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Morman, Hanover Twp, OH 45013\*

Butler Cty

Pending 02/16/26

\$75,000

**Lot:** Suburb: Pending: 02/16/26 **SO:** DOM: 3/3 **LP:** \$75,000  
**Area:** W17HT **Town:** Hanover Twp **Conting:** Set to close **Fin:** S/L%: **OP:** \$75,000

Single Family Lot LOT DIM:

**Total Acreage:** 10.6060**School District:** Talawanda City SD**Wooded Acreage:****Price Per Acre:****Cleared Acreage:****Semi-Ann Taxes:** \$105**Elevation:** Rolling**Census Tract:** 150.00**Wood:** Partly**Assessment:** of record**Gas:** None**Occupancy:** At Closing**Water:** At Street**Easement:** Of Record**Sewer:** Aerobic Septic**Special Financing:** No**Zoning:** Residential,Agricultural**Fin Remarks:****Frontage:** #358.00**Deed Restrict:****Frontage Desc:****Auction:** No**Tax ID:** B1010015000075**Tax ID Other:****Land Description:** 10 - 19 Acres**View:****Topography:** Undeveloped**Improvements:****Utilities Available:** Cable Available,Electricity Avail,Telephone,Water Available**Miscellaneous:****Documents:****Trees:****Access Transport:** County Road,Paved Road**Best Use:** Single Family

Land


[VIEW MAP](#)
[PICTURES](#)

OPEN HOUSE

**Date:** **Time:****Cross Street:** **Directions:**

West Main Street to Old Oxford/Left on Old Oxford to Morman/Right on Morman to sign.

MARKETING REMARKS

Listing Courtesy of: Corso Realty

**REALIST2:** B1010-015-000-075**LEGAL DESC:** 2 4 15 CTR PT OF SW 1/4**ADDRESS:** MORMAN RD**OWNER:** EATON HOMER L (TE) / EATON NINA B (TE)**Tax Year:** 2025**Recording Date:****Total Fin SqFt:****Document:****Annual Taxes:** \$213**Last Sale Price:****Above Gd SqFt:****Deed Type:****Land Mkt Value:** \$58,330**Lot Frontage:****Basement SqFt:****Flood Zone:****Improved Value:****Lot Depth:****Lot Sq Feet:** 11**Flood Panel:****Total Asses:** \$58,330**Year Built:****Lot Acreage:** 10.606**Panel Date:****Assess Year:** 2025**Census Tract:** 0150.00**Township:** HAMILTON

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Wednesday, February 18, 2026

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ML:1868668

Morman Road, Hanover Twp, OH 45013\*

Butler Cty

Pending 02/16/26

\$125,000

Lot: Suburb: W17HT Town: Hanover Twp

Pending: 02/16/26 Conting: Set to close

SO: DOM: 3/3 LP: \$125,000 Fin: S/L%: OP: \$125,000

Single Family Lot LOT DIM:

Total Acreage: 5.9120 School District: Talawanda City SD
Wooded Acreage: #30.00 Price Per Acre:
Cleared Acreage: Semi-Ann Taxes: \$52
Elevation: Rolling Census Tract: 150.00
Wood: Partly Assessment: of Record
Gas: At Street Occupancy: At Closing
Water: At Street Easement: Of Record
Sewer: Private Sewer Special Financing: No
Zoning: Residential,Agricultural Fin Remarks:
Frontage: #200.00 Deed Restrict:
Frontage Desc: Auction: No
Tax ID: B1010015000055 Tax ID Other:
Land Description: 5 to 9.999 Acres

Land



VIEW MAP PICTURES

OPEN HOUSE

Date: Time:
Cross Street: Directions:
Main street west to Old Oxford/Left on Old Oxford to Morman/Right on Morman to sign.

View:
Topography: Rolled
Improvements:
Utilities Available: Cable Available,Electricity Avail,Telephone,Water Available
Miscellaneous:
Documents:
Trees:
Access Transport: County Road
Best Use: Single Family

MARKETING REMARKS

Listing Courtesy of: Corso Realty

REALIST2: B1010-015-000-055

LEGAL DESC: 2 4 15 NW COR SW 1/4

ADDRESS: MORMAN RD

OWNER: EATON HOMER L (TE) / EATON NINA B (TE)

Tax Year: 2025 Recording Date: 12/12/05 Total Fin SqFt: Document: 7671-1341
Annual Taxes: \$106 Last Sale Price: \$65,000 Above Gd SqFt: Deed Type: WARRANTY DEED
Land Mkt Value: \$71,300 Lot Frontage: Basement SqFt: Flood Zone:
Improved Value: Lot Depth: Lot Sq Feet: 6 Flood Panel:
Total Asses: \$71,300 Year Built: Lot Acreage: 5.912 Panel Date:
Assess Year: 2025 Census Tract: 0150.00 Township: HAMILTON

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**Lot:** Suburb: Pending: 11/18/25      **SO:** PIVT02      **DOM:** 70/131      **LP:** \$149,900  
**Area:** W17HT      **Town:** Hanover Twp      **Conting:** Accept Backup Offers      **Fin:** CONV      **S/L%:** 100%      **OP:** \$149,900

**Single Family Lot**      LOT DIM: approx 495x495

**Total Acreage:** 5.0000      **School District:** Talawanda City SD  
**Wooded Acreage:** #5.00      **Price Per Acre:** 149,900  
**Cleared Acreage:**      **Semi-Ann Taxes:** \$0  
**Elevation:** Hilly      **Census Tract:** 150.00  
**Wood:** Heavily      **Assessment:** Of Record  
**Gas:** None      **Occupancy:** At Closing  
**Water:** At Street      **Easement:** Of Record  
**Sewer:** None      **Special Financing:** No  
**Zoning:** Residential      **Fin Remarks:**  
**Frontage:** #200.00      **Deed Restrict:** Butler County restrict  
**Frontage Desc:**      **Auction:** No  
**Tax ID:** B1010-028-000-011      **Tax ID Other:**  
**Land Description:** 5 to 9.999 Acres  
**View:** Woods



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OPEN HOUSE

**Date:**      **Time:**  
**Cross Street:**      **Directions:**  
 Rt 27 Millville Oxford rd to Minton Rd

**Topography:**  
**Improvements:** None  
**Utilities Available:** Cable Available,Electricity Avail,Telephone,Water Available  
**Miscellaneous:**  
**Documents:**  
**Trees:**  
**Access Transport:** County Road  
**Best Use:** Single Family

MARKETING REMARKS

Listing Courtesy of: Martha Baker Realty, Inc

Wooded 5 acre lot in Hanover Twp, Public water at Road. Soil test done, recommended septic with leach lines. Convenient area between Hamilton and Oxford. Surround your dream home with beautiful wooded views.

<b>REALIST2:</b> B1010-028-000-011	<b>LEGAL DESC:</b> 2 4 28 CTR PT S 1/2		
<b>ADDRESS:</b> 2900 MINTON RD	<b>OWNER:</b> KENDRICK FRANKLIN J / KENDRICK LINDA		
<b>Tax Year:</b> 2025	<b>Recording Date:</b> 10/29/20	<b>Total Fin SqFt:</b> 1464	<b>Document:</b> 9534-863
<b>Annual Taxes:</b> \$2,479	<b>Last Sale Price:</b> \$232,000	<b>Above Gd SqFt:</b> 1464	<b>Deed Type:</b> WARRANTY DEED
<b>Land Mkt Value:</b> \$109,020	<b>Lot Frontage:</b>	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b> \$147,940	<b>Lot Depth:</b>	<b>Lot Sq Feet:</b> 16	<b>Flood Panel:</b>
<b>Total Assess:</b> \$256,960	<b>Year Built:</b> 1958	<b>Lot Acreage:</b> 15.56	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0150.00		<b>Township:</b> HAMILTON

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ML:1862658

Lot 2 Elk Creek Rd, Madison Twp, OH 45042

Butler Cty

Sold 02/11/26

\$190,000

**Lot:** Suburb: Pending: 02/06/26 **SO:** PLTR02 **DOM:** 1/1 **LP:** \$190,000  
**Area:** W18MT **Town:** Madison Twp **Conting:** Set to close **Fin:** CASH **S/L%:** 100% **OP:** \$190,000

**Single Family Lot** LOT DIM:

**Total Acreage:** 5.8470 **School District:** Madison Local SD  
**Wooded Acreage:** **Price Per Acre:**  
**Cleared Acreage:** **Semi-Ann Taxes:** \$136  
**Elevation:** Flat **Census Tract:** 143.00  
**Wood:** Cleared **Assessment:** see auditor site  
**Gas:** None **Occupancy:** At Closing  
**Water:** Public **Easement:** None  
**Sewer:** Septic Tank **Special Financing:** No  
**Zoning:** Residential **Fin Remarks:**  
**Frontage:** **Deed Restrict:**  
**Frontage Desc:** **Auction:** No  
**Tax ID:** E2210-025-000-076 **Tax ID Other:**  
**Land Description:** 5 to 9.999 Acres

**View:****Topography:****Improvements:****Utilities Available:** Electricity Avail, Water Available**Miscellaneous:****Documents:****Trees:****Access Transport:****Best Use:**
[VIEW MAP](#)
[PICTURES](#)

OPEN HOUSE

**Date:** **Time:****Cross Street:****Directions:**

From W Alexandria Rd, turn on SR-122, to Elk Creek Rd, property on RT

## MARKETING REMARKS

Listing Courtesy of: Plum Tree Realty

Great opportunity in Madison Township featuring a 40x60 pole barn. Property is tapped into Southwest Regional Water, with electric available at the road. A driveway is already installed, providing easy access to the structures. The main 40x60 pole barn offers ample space for storage, equipment, workshop use, or future improvements. In addition, there is a second smaller outbuilding with four individual stalls, suitable for livestock, hobby use, or additional storage. (Buyer to verify dimensions and intended use.) This property offers flexibility for agricultural, recreational, or future residential use, with key infrastructure already started. Convenient rural setting with room to grow. Buyer to verify zoning, permitted uses, and utility availability for intended purpose.

**REALIST2:** E2210-025-000-076**LEGAL DESC:** 4 2 18 NW 1/4**ADDRESS:** ELK CREEK RD**OWNER:** ALDERTON MICHAEL

<b>Tax Year:</b> 2025	<b>Recording Date:</b> 03/07/19	<b>Total Fin SqFt:</b>	<b>Document:</b> 9263-1284
<b>Annual Taxes:</b> \$271	<b>Last Sale Price:</b> \$74,900	<b>Above Gd SqFt:</b>	<b>Deed Type:</b> WARRANTY DEED
<b>Land Mkt Value:</b> \$46,780	<b>Lot Frontage:</b>	<b>Basement SqFt:</b>	<b>Flood Zone:</b>
<b>Improved Value:</b> \$2,920	<b>Lot Depth:</b>	<b>Lot Sq Feet:</b> 6	<b>Flood Panel:</b>
<b>Total Asses:</b> \$49,700	<b>Year Built:</b>	<b>Lot Acreage:</b> 5.847	<b>Panel Date:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 0143.00		<b>Township:</b> MIDDLETOWN

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**Lot:** Suburb: Pending: 02/01/26 **SO:** GLSS01 **DOM:** 22/22 **LP:** \$49,950  
**Area:** W30PR Town: Somers Twp **Conting:** Set to close **Fin:** CASH **S/L%:** 95% **OP:** \$49,950

<b>Single Family Lot</b>	<b>LOT DIM:</b> See Survey	<b>Total Acreage:</b> 3.0100	<b>School District:</b> Preble Shawnee Local
		<b>Wooded Acreage:</b> #3.01	<b>Price Per Acre:</b>
		<b>Cleared Acreage:</b>	<b>Semi-Ann Taxes:</b> \$196
		<b>Elevation:</b> Flat	<b>Census Tract:</b> 4801.00
		<b>Wood:</b> Heavily	<b>Assessment:</b> Of Record
		<b>Gas:</b> None	<b>Occupancy:</b> At Closing
		<b>Water:</b> None	<b>Easement:</b> Of Record
		<b>Sewer:</b> None	<b>Special Financing:</b> No
		<b>Zoning:</b> Residential	<b>Fin Remarks:</b>
		<b>Frontage:</b> #484.00	<b>Deed Restrict:</b>
		<b>Frontage Desc:</b>	<b>Auction:</b> No
		<b>Tax ID:</b> J32-6215-2-0-00-001-	<b>Tax ID Other:</b>
		<b>Land Description:</b> 1 to 4.999 Acres	
		<b>View:</b> Woods	
		<b>Topography:</b> Undeveloped	
		<b>Improvements:</b>	
		<b>Utilities Available:</b> Electricity Avail	
		<b>Miscellaneous:</b>	
		<b>Documents:</b> Aerial Photo,Survey	
		<b>Trees:</b>	
		<b>Access Transport:</b> State Highway	
		<b>Best Use:</b> Single Family	



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OPEN HOUSE

**Date:** **Time:**  
**Cross Street:** Camden West Elkton **Directions:**  
 Rd

St Rt 127 to Camden East on Central Ave Right on Camden West Elkton Rd Listing near intersection of Somers Gratis & Camden West Elkton Rd. See signs!

MARKETING REMARKS

Listing Courtesy of: RE/MAX Preferred Group

Tired of the City & Ready to Build a New Home in the Country? This 3 Acre recently Surveyed Parcel is Ready for your New Build in Preble Shawnee School District featuring 257' Road Frontage on Camden West Elkton & 227' on Somers Gratis Road. Electrical Service Established. Preble County Approved Soil Evaluation(Still have to submit for your Build) New Well will need to be Drilled for Water.

<b>REALIST2:</b> J32-6215-2-0-00-001-8001	<b>LEGAL DESC:</b> CENT PT NE
<b>ADDRESS:</b> SOMERS GRATIS RD	<b>OWNER:</b> EQUITY TRUST COMPANY CUSTODIAN
<b>Tax Year:</b> 2025	<b>Recording Date:</b>
<b>Annual Taxes:</b> \$388	<b>Last Sale Price:</b>
<b>Land Mkt Value:</b> \$31,400	<b>Lot Frontage:</b>
<b>Improved Value:</b>	<b>Lot Depth:</b>
<b>Total Assess:</b> \$31,400	<b>Year Built:</b>
<b>Assess Year:</b> 2025	<b>Census Tract:</b> 4801.00
	<b>Total Fin SqFt:</b>
	<b>Above Gd SqFt:</b>
	<b>Basement SqFt:</b>
	<b>Lot Sq Feet:</b> 3
	<b>Lot Acreage:</b> 3.01
	<b>Document:</b>
	<b>Deed Type:</b>
	<b>Flood Zone:</b>
	<b>Flood Panel:</b>
	<b>Panel Date:</b>
	<b>Township:</b> CAMDEN

PRESENTED BY:



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