

Unit#: Suburb: Preble County

Area: W30PR Tax Dist: Eaton

Pending: 12/12/25

Conting: Set to close

SO: Fin:

DOM: 1/1


S/L%:

LP: \$163,000

OP: \$160,000

Single Family ROOMS: #6 BEDS: 3 BATHS: 1-0



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

OPEN HOUSE

Date: Time:

Cross Street: US-35 Directions:

US-35, one block East of Barron, south on Cherry, 315 on R

Levels:	One	Basement:	Crawl
Construction:	Brick	Garage:	2 Rear,Garage Detac
Heating:	Forced Air,Gas	Fireplace:	
Cooling:	Central Air	Gas:	Natural
Year Built:	1940	Water:	Public
Lot Dimensions:		Sewer:	Public Sewer
Acreage:	0.2181	Parking:	Driveway
Special Financing:	No	Zoning:	Residential
HOA Fee:	No	School District:	Eaton City SD
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$667
Auction:	No	Census Tract:	
Avail for Lease:	No	Assessment:	47.171LndFII,2.50/91
Access/Disability:		Occupancy:	Negotiable
Tax ID:		Public Transport:	
Tax ID Other:		Foundation:	Block
Family Room:		Roof:	Shingle
Formal Dining:		Windows:	Double Hung
Bedroom Level 1:	Yes	Energy/Green:	
Bathroom Level 1:	Yes Full	Mgt Company:	
		Mgt Phone:	

on K				Realist2 Tot Finsh: 996		Above Grd:		Basement:		Lot:	
DIM		LEV		FEATURES		DIM		LEV		FEATURES	
Entry:						Bedroom 3:		9 X 13		1	
Living/Great:						Bedroom 4:					
Dining Room:						Bedroom 5:					
Kitchen:		16 X 11		1		Eat-In,Vinyl Floor,Laminate Floor		Bathroom 1:		Full 1 Shower	
Breakfast Rm:						Bathroom 2:					
Family Room:						Bathroom 3:					
Study:						Bathroom 4:					
Primary Bed:		12 X 15		1		Wood Floor		Laundry:		12 X 5 1	
Bedroom 2:		8 X 11		1				Rec Room:			
Flex Rooms:						Inside Feat:		9Ft + Ceiling			
Basement:						Outside Feat:		Porch			
Views:						Appliances:		Dishwasher,Oven/Range,Refrigerator			
Miscellaneous:						Cable,Ceiling Fan,Smoke Alarm					


MARKETING REMARKS

Listing Courtesy of: eXp Realty

Absolutely adorable 3-bedroom, 1-bath brick home just moments from downtown Eaton, bursting with personality and storybook charm! The front porch, dressed in sweet gingerbread trim, feels straight out of a postcard. Step through the updated front door and take in the glow of refinished original hardwood floors, tall windows, and charming transoms that bring out all the old-world character. The updated kitchen features refreshed cabinets, flooring, and counters, and the bedrooms offer cozy updated carpet. Some rooms still enjoy soaring 10-ft ceilings, adding that airy, timeless feel. The bathroom has been nicely updated, and there's even a laundry addition at the back of the home. A great 2-car detached garage and a spacious fenced yard complete this cute-as-can-be gemfull of charm and ready for its next happy owner!


REALIST2:		LEGAL DESC:		OWNER:	
ADDRESS:					
Tax Year:		Recording Date:		Total Fin SqFt:	Document:
Annual Taxes:		Last Sale Price:		Above Gd SqFt:	Deed Type:
Land Mkt Value:		Lot Frontage:		Basement SqFt:	Flood Zone:
Improved Value:		Lot Depth:		Lot Sq Feet:	Flood Panel:
Total Assess:		Year Built:		Lot Acreage:	Panel Date:
Assess Year:		Census Tract:			Township:


PRESENTED BY:




Martin L Creech

LIC: 2004008567


 Primary:513-659-3760


 martycreech@remax.net


 <http://www.martycreech.com>

RE/MAX Alpha Real Estate

LIC: 2018004102

 Suite 3 5995 Fairfield Road OXFORD OH 45

 513-523-6358



Unit#: Suburb: Preble County
Area: W30PR **Tax Dist:** Gasper Township

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

SO: EXPP02
Fin: CONV

DOM: 3/3
S/L%: 100%

LP: \$243,600
OP: \$240,000

Single Family ROOMS: #7 BEDS: 3 BATHS: 2-0



[VIEW MAP](#)

[PICTURES](#)

OPEN HOUSE

Date: **Time:**

Cross Street: Viking

Directions:

From Eaton: 732-S to L at Lakengren, R on Viking, L on Saxon, 125 on R

Levels: One
Construction: Brick
Heating: Electric, Forced Air
Cooling: Central Air
Year Built: 1998
Lot Dimensions: 0.35 Acre
Acreage: 0.3500
Special Financing: No
HOA Fee: Yes
HOA Amt & Freq: \$912.20 Annually
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability:
Tax ID: B44002400307024000
Tax ID Other:
Family Room:
Formal Dining:
Bedroom Level 1: Yes
Bathroom Level 1: Yes Full

Basement: None
Garage: 2 Front, Garage Attac
Fireplace:
Gas: None
Water: Public
Sewer: Public Sewer
Parking: Driveway
Zoning: Residential
School District: Eaton City SD
HOA Includes: Association Dues, Clu
Semi-Ann Taxes: \$1033
Census Tract: 4701.01
Assessment: 47.171LndFll, 2.50/91
Occupancy: Negotiable
Public Transport:
Foundation: Block, Slab
Roof: Shingle
Windows: Double Hung
Energy/Green:
Mgt Company:
Mgt Phone:

Realist2 Tot Finsh: 1,220 **Above Grd:** 1,220 **Basement:** **Lot:** 15,246.000

DIM	LEV	FEATURES
Entry:		
Living/Great: 18 X 14	1	Walkout, Wood Floor
Dining Room: 11 X 10		Wood Floor
Kitchen: 13 X 9	1	Pantry, Wood Cabinets, Wood Floor
Breakfast Rm:		
Family Room:		
Study:		
Primary Bed: 11 X 14	1	Bath Adjoins, Walk-in Closet, Wall-to-Wall
Bedroom 2: 10 X 12	1	
Flex Rooms:		
Basement:		
Views:		
Miscellaneous: Cable, Ceiling Fan, Smoke Alarm		

DIM	LEV	FEATURES
Bedroom 3: 10 X 12	1	
Bedroom 4:		
Bedroom 5:		
Bathroom 1: Full	1	Tile Floor, Tub w/Shower
Bathroom 2: Full	1	
Bathroom 3:		
Bathroom 4:		
Laundry: 10 X 5	1	
Rec Room:		
Inside Feat:		Cathedral Ceiling
Outside Feat:		Deck, Fire Pit
Appliances:		Dishwasher, Microwave, Oven/Range, Refrigerator

MARKETING REMARKS

Listing Courtesy of: eXp Realty

Ideal 3 bedroom, 2 bath ranch in Lake Lakengren with inviting curb appeal and a welcoming front porch. As you step inside, the home immediately feels warm and well cared for. The living room offers a cathedral ceiling, wood floors that continue into the kitchen, and a walkout to the large back yard and deck. The kitchen features a pretty subway tile backsplash and plenty of storage. The split floor plan places the primary bedroom on the right side of the home, complete with cathedral ceiling, walk-in closet, and attached full bath, while two additional bedrooms and a second full bath are on the opposite side. The laundry is conveniently off the 2 car garage. The back yard is a great place to relax with mature trees, a fire pit, and a spacious shed. Close to the East Gate and all Lake Lakengren amenities including the lake, marina, pool,

REALIST2: B44-0024-0-0-30-702-4000

LEGAL DESC: LOT 980 LAKENGREN SUBD

ADDRESS: 125 SAXON DR

OWNER: KAREN J LEWIS THE

Tax Year: 2024	Recording Date: 11/23/21
Annual Taxes: \$2,065	Last Sale Price: \$189,900
Land Mkt Value: \$19,200	Lot Frontage:
Improved Value: \$154,900	Lot Depth:
Total Assess: \$174,100	Year Built: 1998
Assess Year: 2024	Census Tract: 4701.01

Total Fin SqFt: 1220	Document: 427-1830
Above Gd SqFt: 1220	Deed Type: WARRANTY DEED
Basement SqFt:	Flood Zone:
Lot Sq Feet: 15,246	Flood Panel:
Lot Acreage: 0.35	Panel Date:
	Township: EATON

PRESENTED BY:



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RE/MAX Alpha Real Estate

LIC: 2018004102

Suite 3 5995 Fairfield Road OXFORD OH 45

513-523-6358



Unit#: Suburb: Preble County
Area: W30PR **Tax Dist:** Washington Twp

Pending: 12/14/25
Conting: Set to close

SO:
Fin:

DOM: 45/45
S/L%:

LP: \$849,500
OP: \$899,500

Single Family ROOMS: #11 BEDS: 5 BATHS: 2-2



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

OPEN HOUSE

Date: **Time:**

Cross Street: SR-122

Directions:

From Eaton: US35 to SR 122 West to Cassel Rd. Left to 681 Cassel Rd.

Levels: One and One Half
Construction: Stone,Vinyl Siding
Heating: Forced Air,Other
Cooling: Central Air
Year Built: 2002
Lot Dimensions:
Acreage: 17.7020
Special Financing: No
HOA Fee: No
HOA Amt & Freq: \$0.00
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability:
Tax ID: L39720500000005000
Tax ID Other:
Family Room:
Formal Dining:
Bedroom Level 1: Yes
Bathroom Level 1: Yes Full,Partial

Basement: Full
Garage: 3 Garage Attached
Fireplace: 3 Electric,Stove,Woo
Gas: Propane
Water: Well
Sewer: Septic Tank
Parking: Driveway
Zoning: Residential
School District: Eaton City SD
HOA Includes:
Semi-Ann Taxes: \$3268
Census Tract: 4501.00
Assessment: Lndfl198.30,911,2.50
Occupancy: Negotiable
Public Transport:
Foundation: Poured
Roof: Shingle
Windows: Double Hung
Energy/Green:
Mgt Company:
Mgt Phone:

Realist2 Tot Finsh: 7,555 **Above Grd:** 3,939 **Basement:** 2,516 **Lot:** 771,099.00

	DIM	LEV	FEATURES
Entry:	21 X 8	1	Vinyl Floor
Living/Great:			
Dining Room:			
Kitchen:	20 X 16	1	Pantry,Eat-In,Vinyl Floor,Walkout
Breakfast Rm:			
Family Room:			
Study:	17 X 12	1	French Doors
Primary Bed:	17 X 13	1	Bath Adjoins,Walk-in Closet,Walkout,Wal
Bedroom 2:	14 X 17	1	
Flex Rooms:			Loft,Bonus Room
Basement:			Part Finished,Fireplace
Views:			Lake/Pond
Miscellaneous:			Cable,Ceiling Fan,Smoke Alarm

	DIM	LEV	FEATURES
Bedroom 3:	16 X 17	2	
Bedroom 4:	18 X 16	2	
Bedroom 5:	21 X 18	2	
Bathroom 1:	Full	1	Shower,Tile Floor,Double Vanity,Tub
Bathroom 2:	Partial	1	
Bathroom 3:	Full	2	
Bathroom 4:	Partial	B	
Laundry:	11 X 15	1	
Rec Room:	55 X 18	B	
Inside Feat:			Cathedral Ceiling
Outside Feat:			Deck,Patio,Wooded Lot
Appliances:			Dishwasher,Dryer,Microwave,Oven/Range,Refrigerator

MARKETING REMARKS

Listing Courtesy of: eXp Realty

Welcome to this private 17.7-acre oasis surrounded by open farmland with a beautiful stocked lake with dock. The entry opens to a large office with French doors and a stunning Great Room with cathedral ceiling, stone fireplace, and walk-out to the lakeside patio. The custom eat-in kitchen has a walk-out to the deck, two large pantries. A laundry room and half bath sit off the kitchen.. The main level offers two bedrooms, including the primary suite with private deck, walk-in closet, & attached bath. Upstairs are three bedrooms, an oversized bath, loft, and 22x32 bonus room/ 6th bedroom. The full basement has a half bath, huge rec room, and great storage. Outside are fenced pasture, crop area, 40x75 barn, 30x36 livestock building (Picture # 6 is the South East corner of the newer outbuilding), 10x20 shed, and 3-car garage. An elegant stone

REALIST2: L39-7205-0-0-00-000-5000

LEGAL DESC: PT S 1/2 (3.071 + 14.631)

ADDRESS: 861 CASSELL RD

OWNER: CHARLES TODD / CHARLES AMY

Tax Year:	2024	Recording Date:	
Annual Taxes:	\$6,535	Last Sale Price:	
Land Mkt Value:	\$146,960	Lot Frontage:	
Improved Value:	\$448,000	Lot Depth:	
Total Assess:	\$594,960	Year Built:	2002
Assess Year:	2024	Census Tract:	4501.00

Total Fin SqFt:	7555
Above Gd SqFt:	3939
Basement SqFt:	2516
Lot Sq Feet:	771,099
Lot Acreage:	17.702

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

PRESENTED BY:



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513-523-6358



Unit#:Suburb:

Area: W30PRTown: Washington

Pending: 10/13/25

Conting: Set to close

SO: EXPP02

Fin: CONV

DOM: 55/55

S/L%: 78%

LP: \$249,000

OP: \$249,000

Commercial# OF BLDGS #1 LEASE ONLY: No

CURRENT ANNUAL INCOME & EXPENSES

ESTIMATED SQUARE FEET



VIEW MAP

PICTURES

Cross Street: Somers

Directions: US-35 to N on Barron, 138 on R

Levels:	Two	Bay Size:		Office:	
Construction:	Stucco	Docks:		Other:	
Foundation:	Slab	Floor Loading:		Rent Includes:	
Roof:	Shingle,Membrane	EQD:		Assets Value:	
Heating:	Electric,Forced Air	Plans Available:		Real Estate Desc:	
Cooling:	Central Air	Basement:	Not Applicable	Finance Remarks:	Conventional
Easement:	Of Record	Flooring:	Carpet,Wood	Census Tract:	
Acreage:	0.2181	Gas:	Natural	Bus. Sub-Type:	Other
Parking Spaces:		Water:	Public	Occupancy:	Negotiable
Access Roads:	Public	Zoning:	Commercial	Lot Dimensions:	33x49
Traffic Count:		Assessment:	2.50/911	Acreage:	
Tax ID:	M40000605603009000	Tax ID Other:	M40000605603008000	Frontage:	33

Fixtures Desc:

Equipment:

Tanks/Pumps:

Truck Doors:

Inventory:


MARKETING REMARKS

Listing Courtesy of: eXp Realty

This location is ideal just one block north of Downtown close to all the restaurants, courthouse, parks and business district. Primetime storefront with a ton of visibility on one of the busiest intersection with a traffic light in Preble County. One storefront is leased by an established barber shop for \$700 for 3 years. The corner storefront is expected to lease for \$900 to \$1000 Spacious 2 bedroom apartment on 2nd floor with 1940's style interior, currently rented for another year at \$800.00 monthly. The building is in great shape with many new updates such as a new roof, ext paint, and a new HVAC system in the upstairs unit. Great parking with a public parking lot just across the street and plenty of off street parking.

REALIST2: M40-0006-0-5-60-300-9000		LEGAL DESC: N 33' PT LOT 151	
ADDRESS: 138 N BARRON ST		OWNER: HOLLY DYKE J	
Tax Year:	2024	Recording Date:	07/02/10
Annual Taxes:	\$796	Last Sale Price:	\$100,000
Land Mkt Value:	\$12,470	Lot Frontage:	33
Improved Value:	\$44,300	Lot Depth:	49
Total Assess:	\$56,770	Year Built:	1860
Assess Year:	2024	Census Tract:	4550.02
Total Fin SqFt:	1650	Document:	296-547
Above Gd SqFt:		Deed Type:	DEED (REG)
Basement SqFt:		Flood Zone:	
Lot Sq Feet:	1,617	Flood Panel:	
Lot Acreage:	0.0371	Panel Date:	
		Township:	EATON

PRESENTED BY:



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