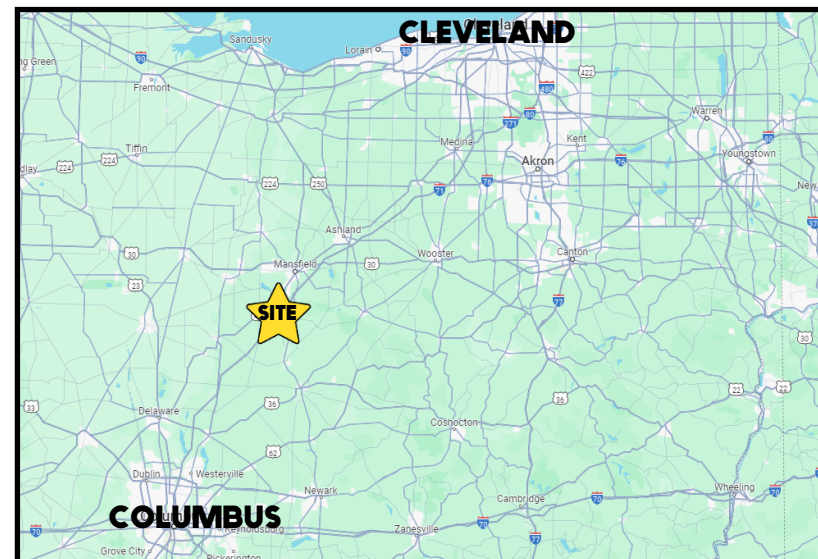


LOCATION

6655 Clever Rd, Bellville, OH 44813



HIGHLIGHTS

- Active cell tower lease
- 3 BR, 2 bath ranch w/bonus kitchen & back-up generator
- 30' x 44' barn with plumbing and storage above
- Located on 3 acres
- Lease and house likely to be sold separately
- Real estate agent is related to Seller

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

3D TOUR: [Clever Rd](#)

CONTACT

ALICIA "LISH" ANGELO

740.627.0431

aangelo@platzrealtygroup.com

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

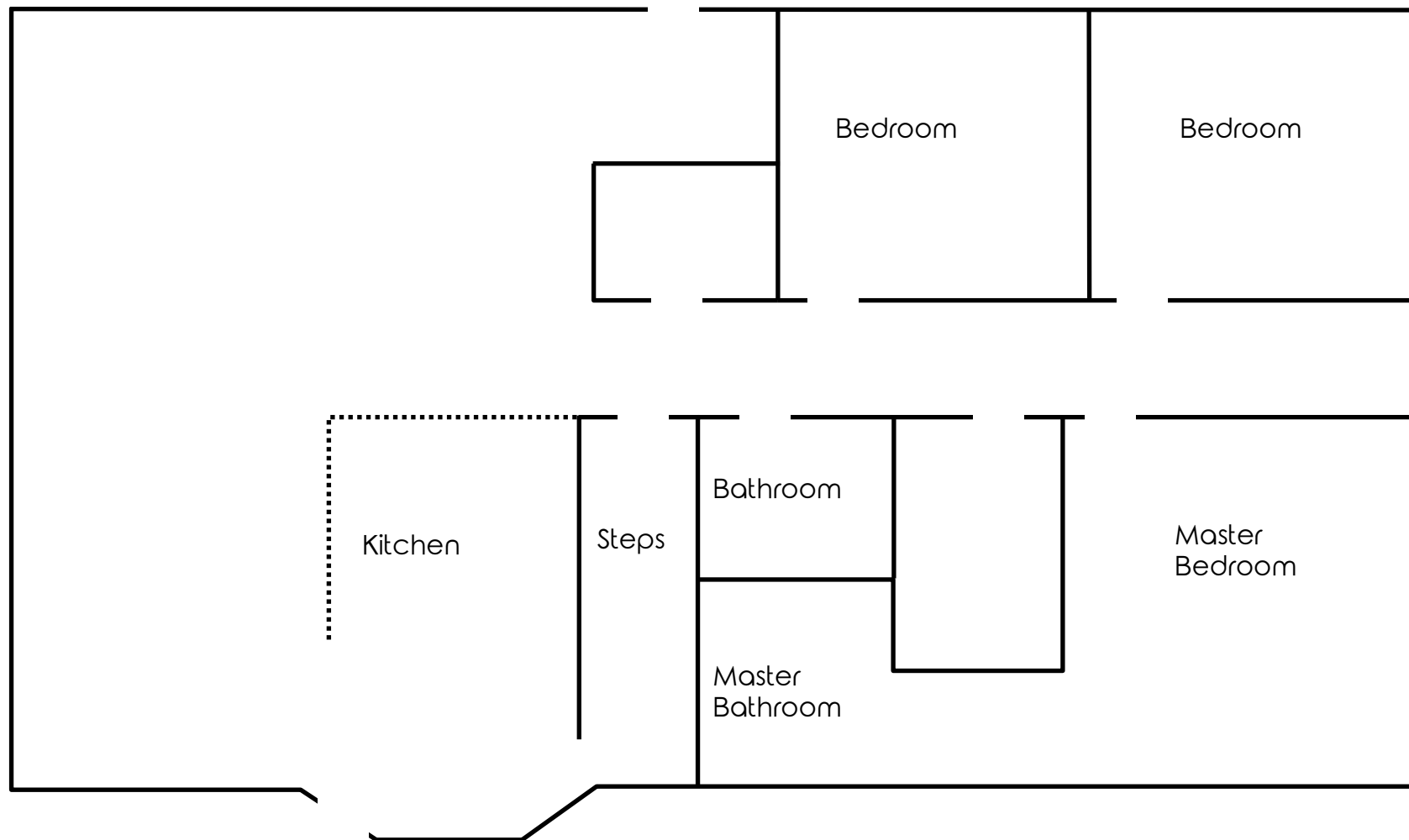
www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



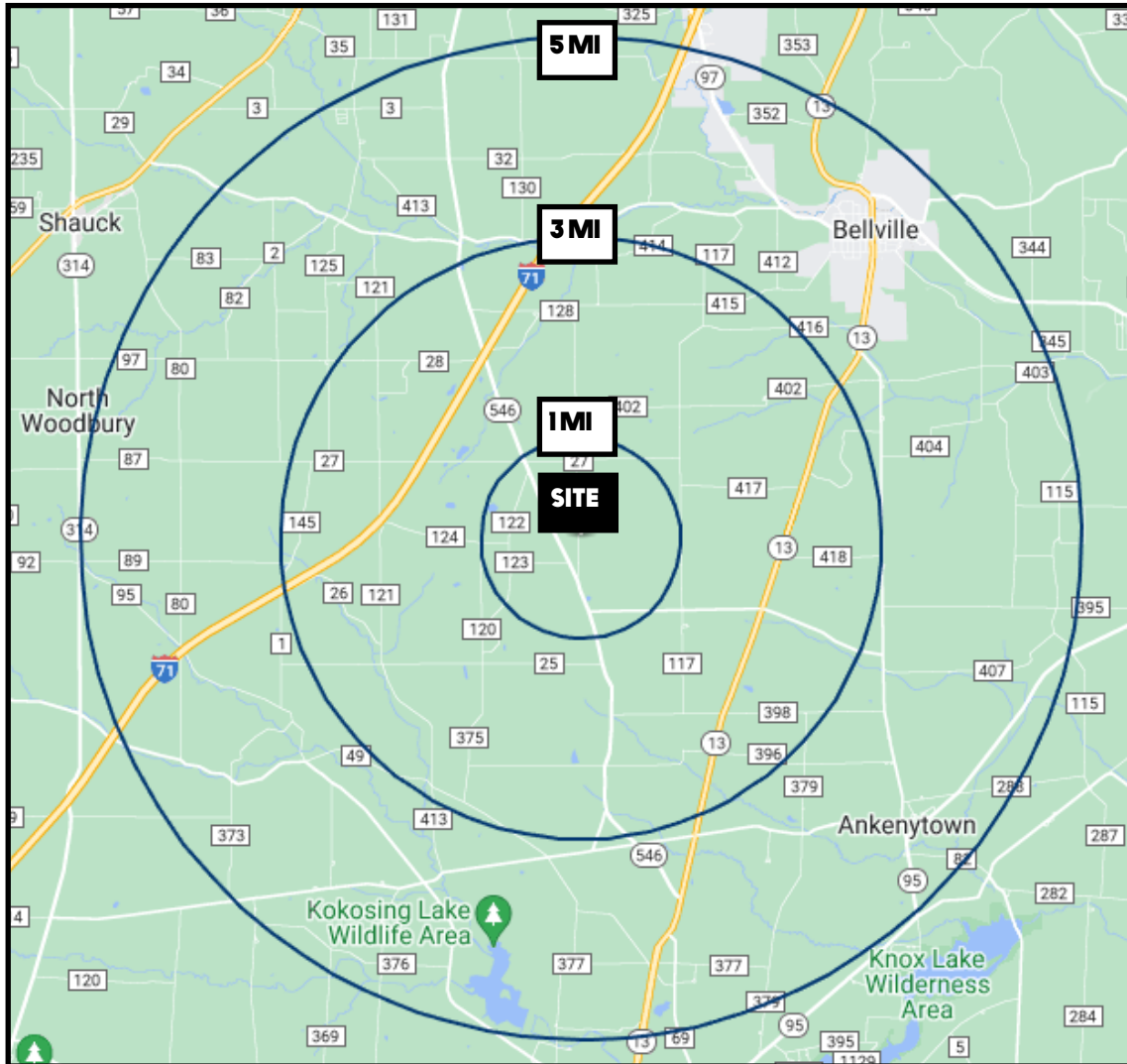
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	337	1,970	7,327
HOUSEHOLDS	119	719	2,760
MEDIAN AGE	38	39	40
AVERAGE HH INCOME	\$69,571	\$76,232	\$77,283

SITE INFORMATION

LOCATION	Jefferson Township Richland County
PARCEL	0143400101000
PROPERTY TYPE	SFR + Cell Tower
UTILITIES	Well/septic Natural Gas Back-up generator
YEAR BUILT	1991
SIZE	1,696 SF on 3 acres
PRICE	Call for pricing

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406