

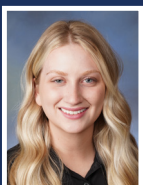
GREENE CO, OHIO  
BEAVERCREEK &  
SPRING VALLEY TWP

**DEVELOPMENT POTENTIAL**  
EXCELLENT LOCATION NEAR XENIA, OH

# FOR SALE

**55.773 +/- ACRES**

This property features road frontage along Upper Bellbrook Road near Xenia, OH and State Route 35.



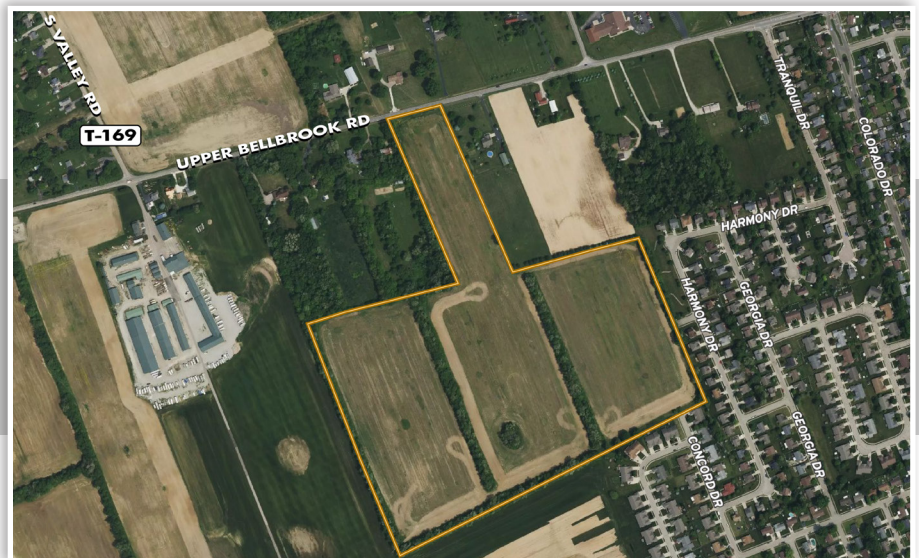
Emily Wildermuth  
937.631.5047  
emilye@halderman.com



Robert McNamara  
614.309.6551  
robertm@halderman.com



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REAL ESTATE & FARM MANAGEMENT  
800.424.2324 | halderman.com









# FOR SALE

**ROAD FRONTAGE ALONG UPPER BELLBROOK ROAD • NEAR XENIA, OH**

**55.773+/- TOTAL ACRES**



SOIL MAP

KEY	SOIL DESCRIPTION	ACRES
	RtB Rush silt loam, 2 to 6 percent slopes	49.78
	MhB2 Miamian silt loam, 2 to 6 percent slopes, eroded	4.75
	RvB Russell-Miamian silt loams, 2 to 6 percent slopes	0.32
	MhC2 Mianmian silt loam, 6 to 12 percent slopes, eroded	0.15

## TOTAL ACRES

55.773+/- Acres

## PROPERTY LOCATION

One mile west of SR 35 on Upper Bellbrook Road, near Xenia, OH

Greene Co, Beavercreek and Spring Valley Twp

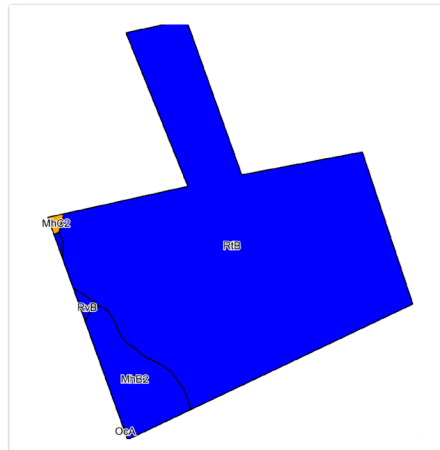
## TOPOGRAPHY

Gently Rolling

## ANNUAL TAXES

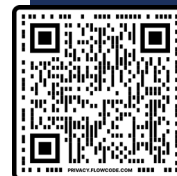
\$2,932

Additional information including photos are available at halderman.com.



## ACCESS DRONE FLIGHT & MORE!

Access additional photos, drone footage, and further details regarding this property.



**SELLER:** Mannarino Family Partnership LLC  
HLS# EAE-13069 (24)