

FOR SALE

HICKORY LAKES PARTY HOUSE

Development Land, Corporate Retreat or Recreational Use

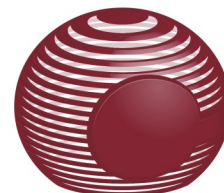


AULT ROAD, PICKERINGTON, OHIO 43147

- 103 Acres with all utilities. Zoned R-1 in Violet Township;
- Currently operated as an Event Facility. Improvements include an operating 9,716 SF Banquet Facility w/Professional Kitchen, 2,344 SF Meeting House, Shelter Houses & Stocked Fishing Lakes;
- Seller is willing to entertain proposals to divide from 37.0 Acres up to the entire 103 Acres.

FOR SALE: From \$2,590,000 or \$25,197/Acre

Steve Holzer & Bill Hamilton
(OFFICE) 614-451-5100 x118 614-451-5100 x115
(CELL) 614-374-8231 614-395-4098
sholzer@c1realty.com bhamilton@c1realty.com
www.CommercialOneRealtors.com



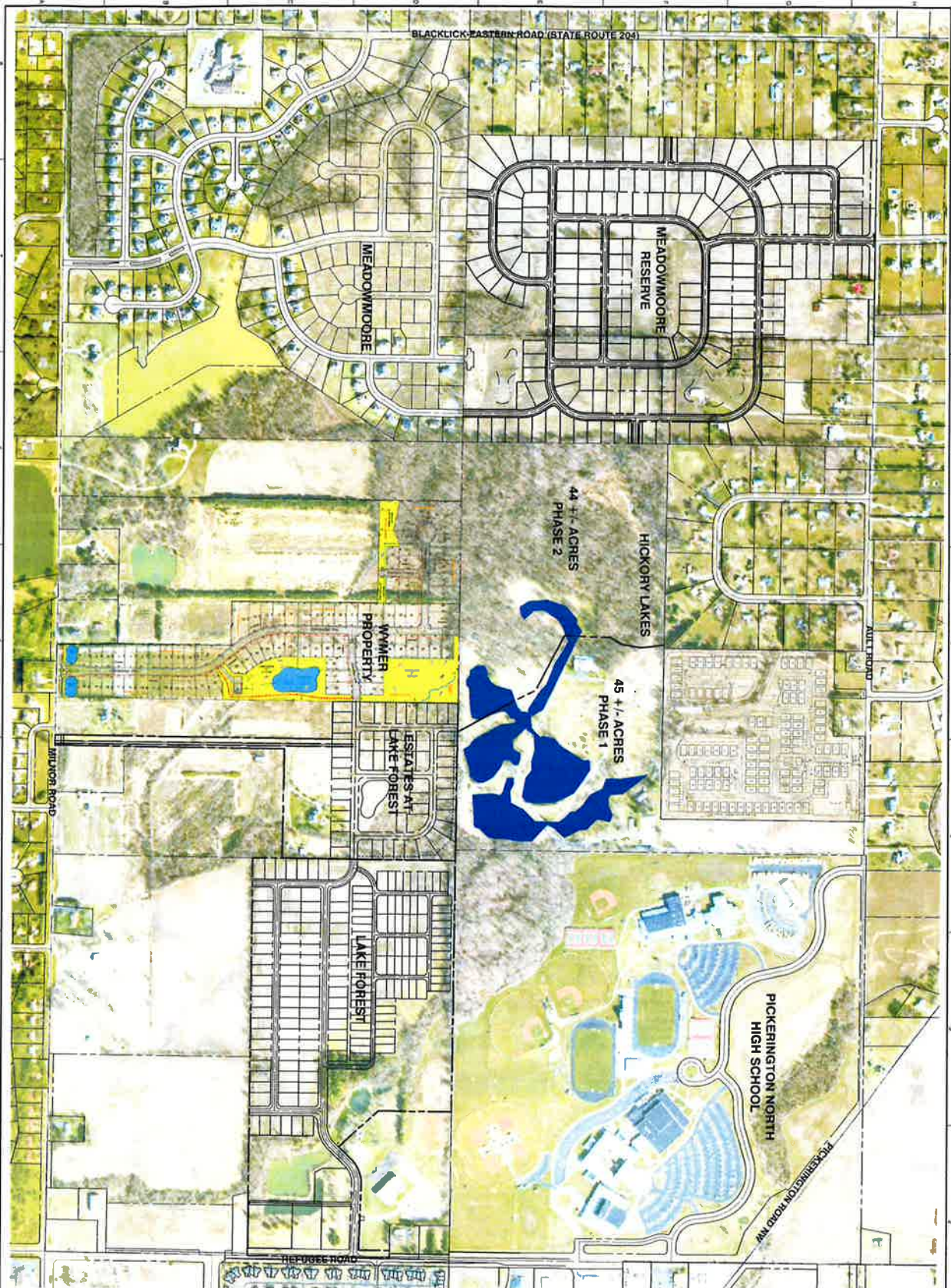
Est. 1912
**Commercial
ONE
REALTORS**

COMMERCIAL ONE REALTORS 1515 BETHEL ROAD, COLUMBUS, OHIO 43220 614-451-5100

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Approx. +/- 45.0 Acres with a 9,716 SF
Event Facility and 2,334 SF Meeting
House bordering (2,600+- LF property
line) Pickerington North High School .

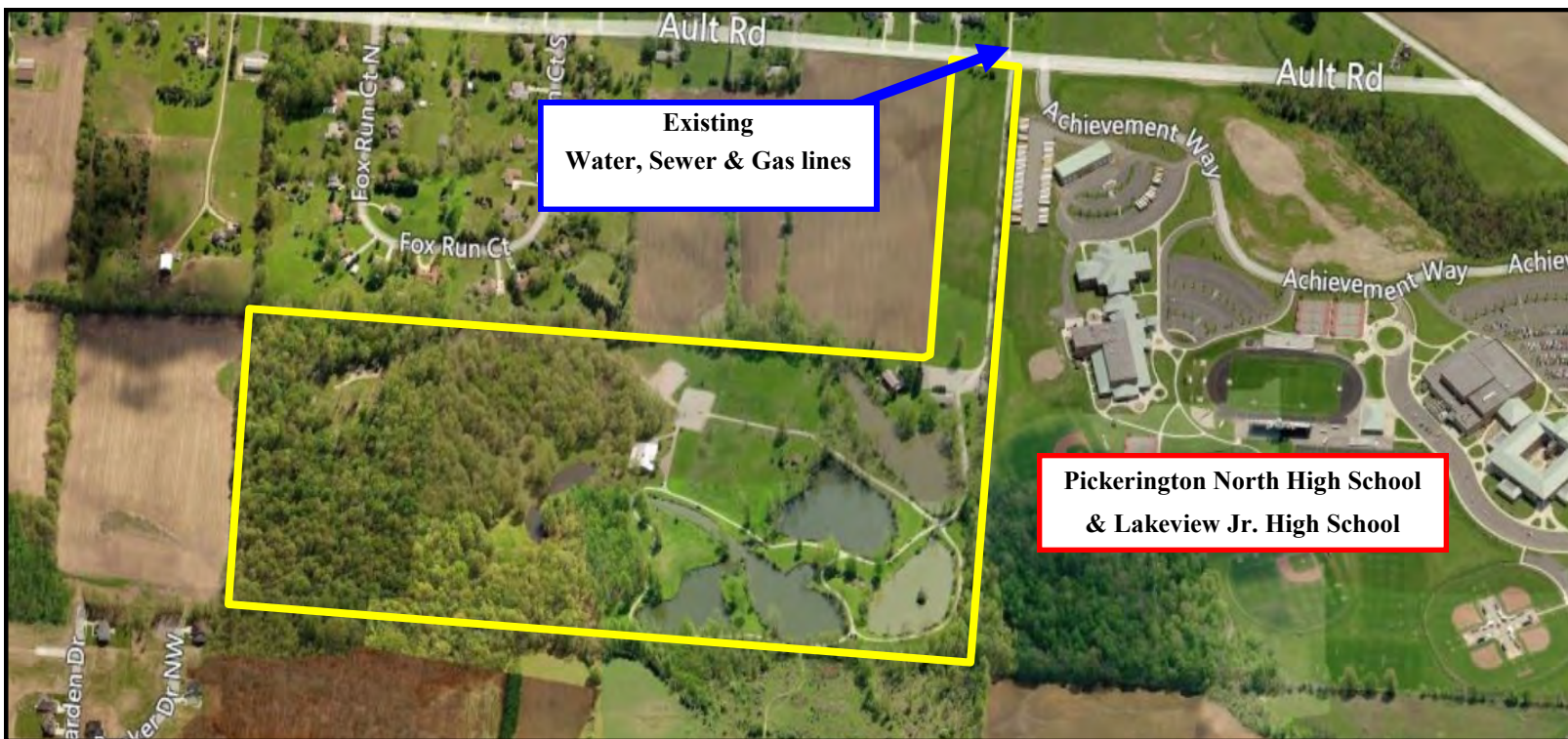




<p>EX-1</p>	<p>DEVELOPMENT PLAN</p> <p>REGIONAL PLAN</p>		<p>HARMONY DEVELOPMENT GROUP</p> <p>ESTATES AT LAKE FOREST</p> <p>VIOLET TOWNSHIP</p> <p>FAIRFIELD COUNTY, OHIO</p>	<p>CEC</p> <p>Civil & Environmental Consultants, Inc.</p> <p>250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085</p> <p>614-540-6633 - 888-598-6808</p> <p>www.cecinc.com</p>	<p>REVISION RECORD</p>	
	<p>DATE: MAY 2017</p> <p>DWG SCALE: 1"=200'</p> <p>PROJECT NO: 184-502</p> <p>APPROVED BY: [Signature]</p>	<p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: MAY 2017</p>			<p>NO. 1</p> <p>DATE: [Blank]</p> <p>DESCRIPTION: [Blank]</p>	

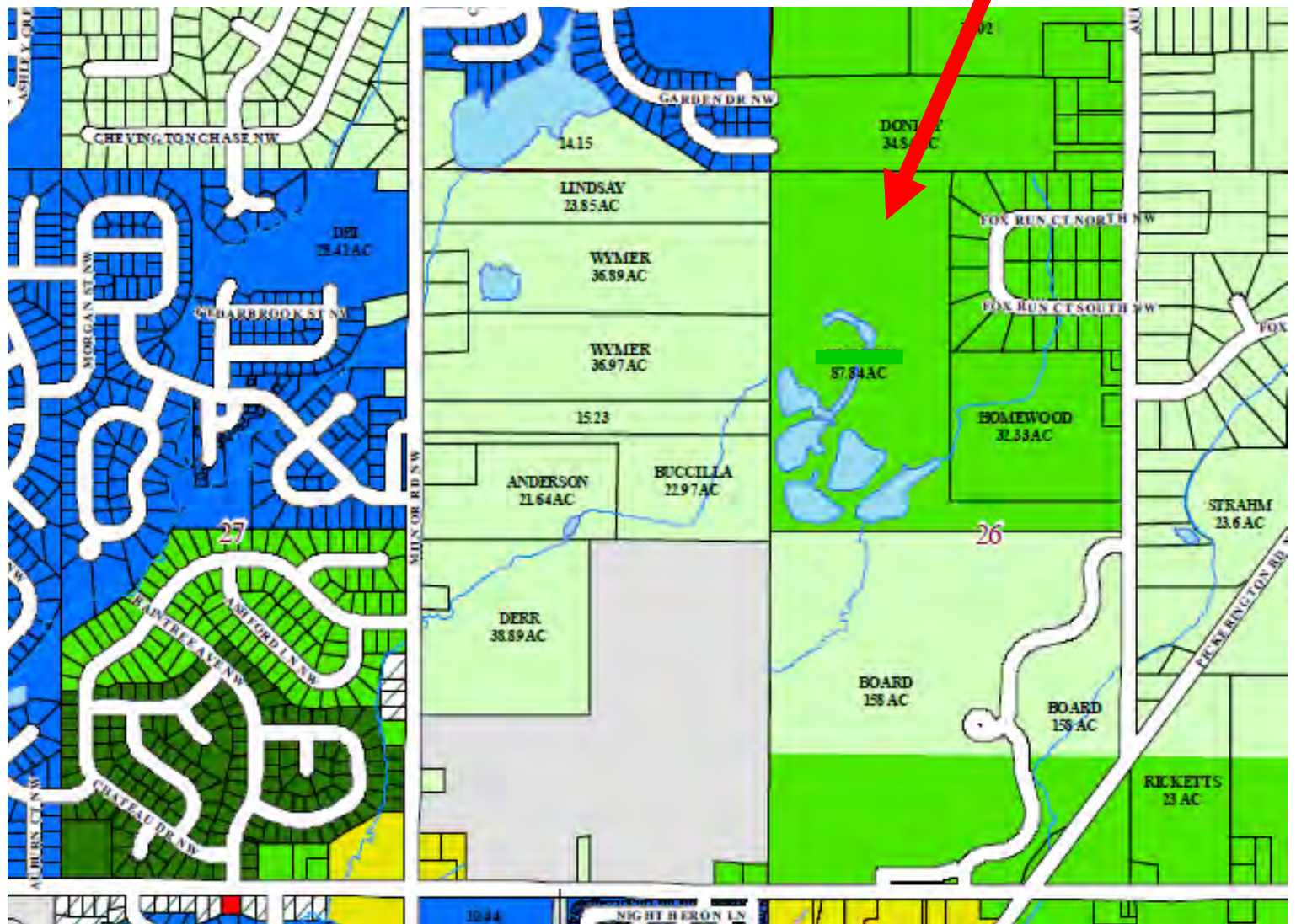
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PICTURES



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0 800 1,600 3,200
Feet

1 inch equals 1600 feet

Produced and Maintained
by the Fairfield County Auditor
GIS Department

LEGEND

ZONING CLASSIFICATION

- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, SINGLE FAMILY RESIDENTIAL
- R-7, SINGLE FAMILY RESIDENTIAL (HIGH DENSITY)
- R-8, TWO-FAMILY RESIDENTIAL
- PRD, PLANNED RESIDENTIAL DISTRICT
- C-1, LOCAL COMMERCIAL
- C-2, LIMITED COMMERCIAL

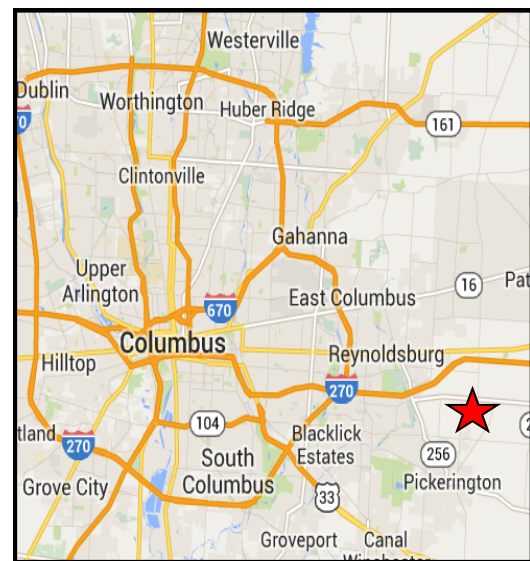
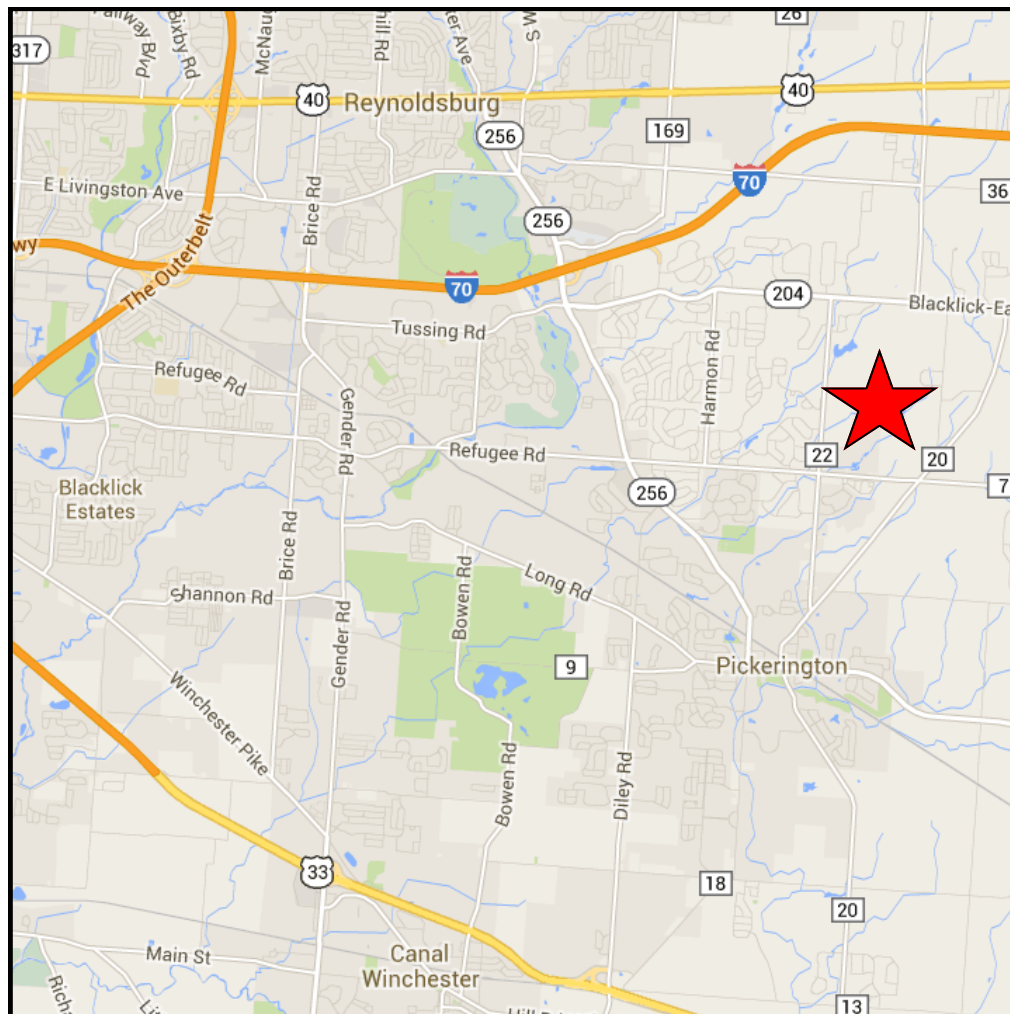
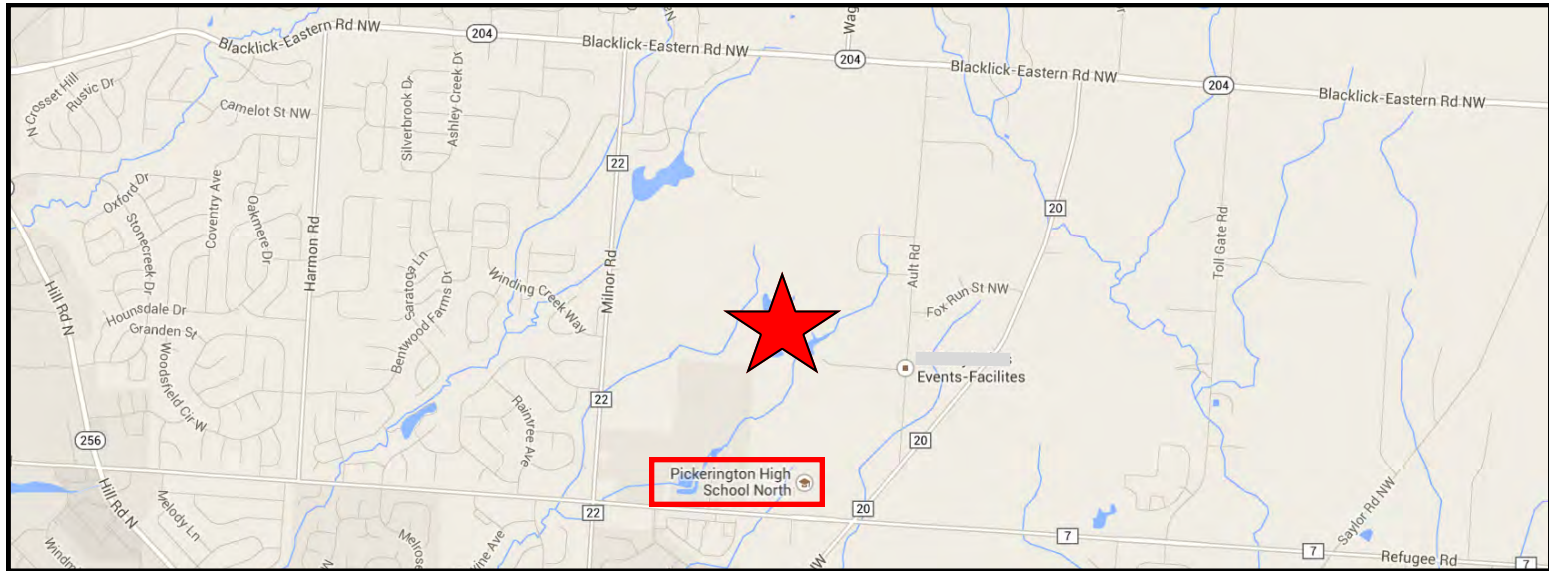
- C-3, UNLIMITED COMMERCIAL
- M-1, RESTRICTED MANUFACTURING
- M-2, LIMITED MANUFACTURING
- M-3, UNLIMITED MANUFACTURING
- S-1, PROFESSIONAL & COMMERCIAL SERVICES
- S-2, VETERINARY & ANIMAL HOSPITAL SERVICES
- REC-1, PRIVATELY OWNED RECREATIONAL DISTRICT
- 100 YEAR FLOODWAY
- 100 YEAR FLOODPLAIN





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MAPS



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Data For Parcel 0360091500

Sketch Data

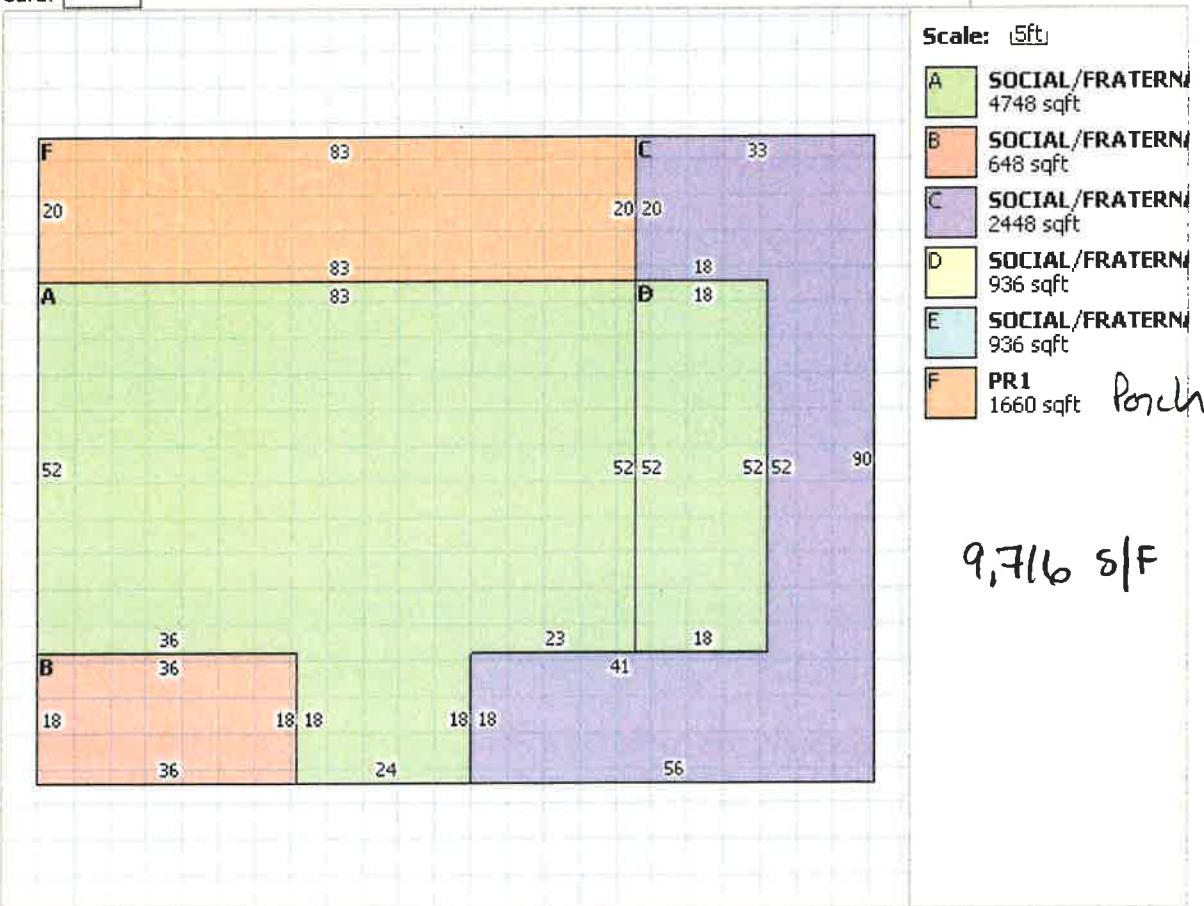
Parcel: 0360091500
 Owner: HICKORY LAKES PARTY HOUSE INC
 Address: 12495 AULT RD NW



[+] Map this property.

Sketch

Card: 03 ▼



Sketch Labels

No data found for this parcel.
[Report Discrepancy](#)

GIS parcel shapefile last updated 8/4/2014 8:14:38 AM.

CAMA database last updated 8/5/2014 10:18:11 PM.

Fairfield County, Ohio - Property Record Card

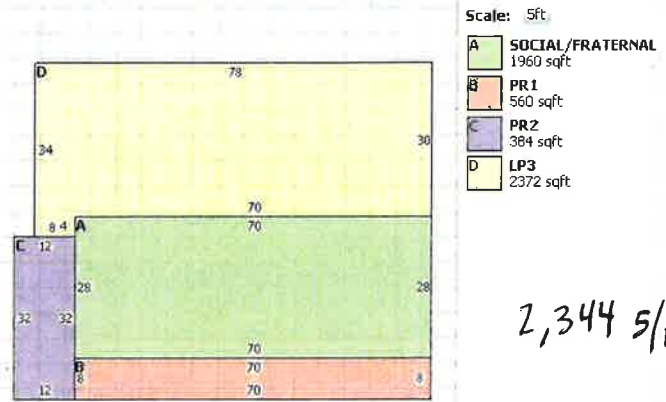
Parcel: 0360091500 Card: 1

Owner HICKORY LAKES PARTY HOUSE INC
 Address 12495 AULT RD NW
 Land Use (465) C - LODGE HALLS AND AMUSEMENT PARK
 Class COMMERCIAL
 Legal Description R 20 T 16 S 26 NW

MAP



SKETCH



COMMERCIAL

Improvement Name HICKORY LAKES PARTY HOUSE
 Description CLUB HOUSE
 Year Built 1965
 Number of Units 1
 Identical Units 1
 Building Number 1
 Card 1

COMMERCIAL FEATURES

Code	Description	+/-	Measurements
CP5	CANOPY ONLY		10 x 12
PR1	PORCH, OPEN		8 x 70
PR2	PORCH, ENCLOSED		12 x 32
LP3	PATIO, CONCRETE		2372 x 1
FI2	FIREPLACE 2 OPENINGS		x

LAND

Desc.	Front	Depth	Acreage	SqFt	Value
PRIMARY SITE	0	0	1	N/A	\$56,000
UNDEVELOPE	0	0	86.84	N/A	\$868,400

VALUATION

	Appraised	Assessed
Land Value	\$924,400	\$323,540
Building Value	\$706,280	\$247,200
Total Value	\$1,630,680	\$570,740
CAUV Value		\$0
Taxable Value		\$570,740

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	SM2 - MH	1970	0x0	\$4,160.00
1	AP4 - ONE SIDE	1989	20x40	\$3,360.00
1	CP6	1970	10x18	\$1,000.00
1	AP6 - FOUR	1990	24x56	\$3,720.00
1	RS1 - FRAME	1959	22x30	\$600.00
1	AP6 - FOUR	1959	38x68	\$2,910.00

SALES

Date	Buyer	Seller	Price	Validity
1/21/1992	HICKORY LAKES PARTY HOUSE INC	BUCCILLA GARY	\$0.00	8 - UNVALIDATED
11/1/1987			\$296,000.001	- MULTI-PARCEL