FOR SALE

HICKORY LAKES PARTY HOUSE

Development Land, Corporate Retreat or Recreational Use

AULT ROAD, PICKERINGTON, OHIO 43147

- **87.84 Acres with all utilities. Zoned R-1 / R-2 in Violet Township.**
- **Currently operated as an Event Facility. Improvements include an operating 9,716 SF Banquet Facility w/ Professional Kitchen, 2,344 Sq. Ft. Meeting House, Shelter Houses & Stocked Fishing Lakes.**
- **All personal property owned and used in the operation of the event facilities including liquor license, furniture, fixtures and equipment are available to be purchased separately.**
- **Seller is willing to entertain proposals to divide from 37.0 Acres up to the 87.84 Acres.**

FOR SALE: $2,275,000 or $25,900/Acre

Steve Holzer & Bill Hamilton

(OFFICE) 614-451-5100 x118 614-451-5100 x115

(CELL) 614-374-8231 614-395-4098

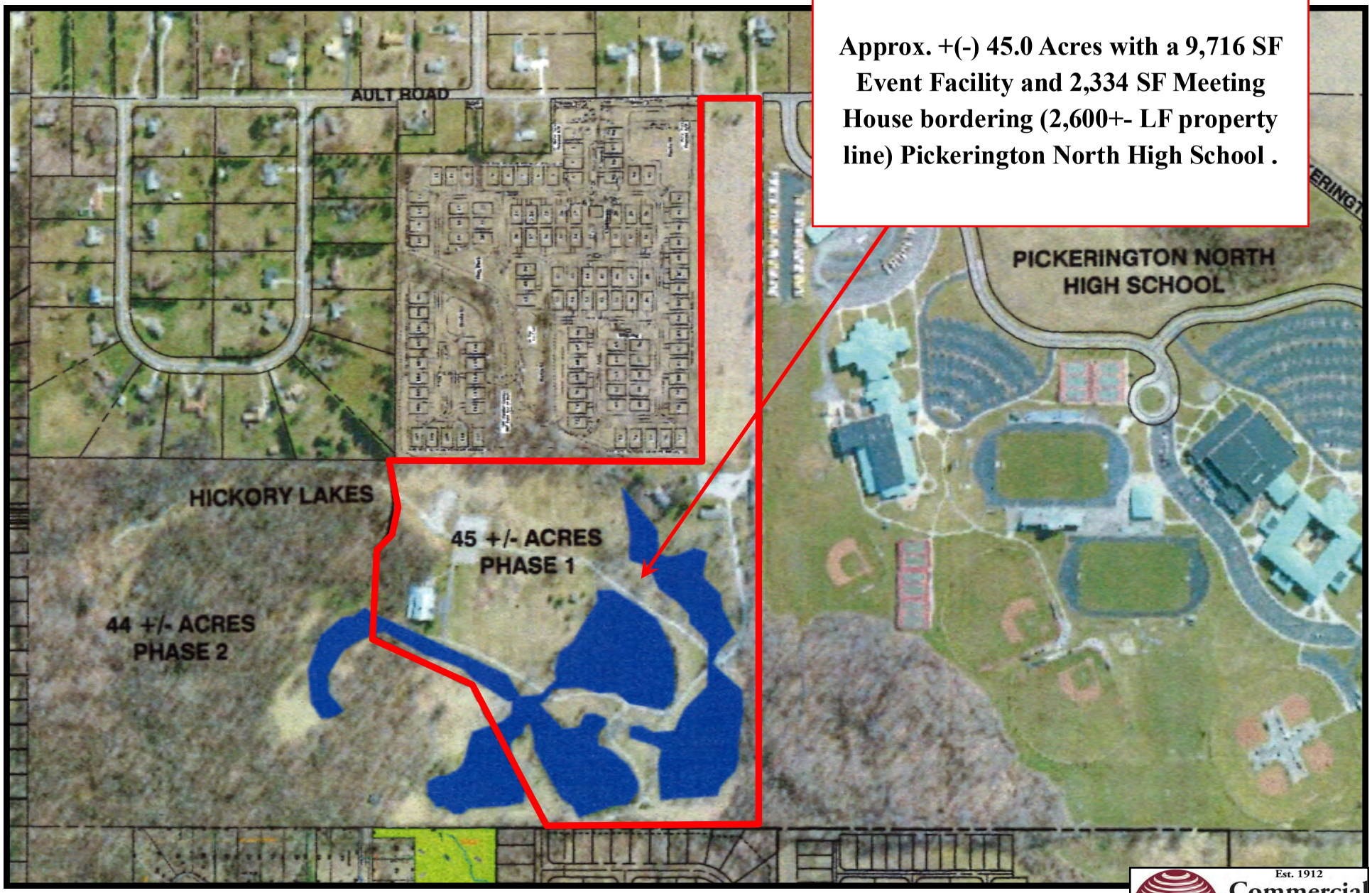
sholzer@c1realty.com bhamilton@c1realty.com

www.CommercialOneRealtors.com

Est. 1912 Commercial ONE REALTORS

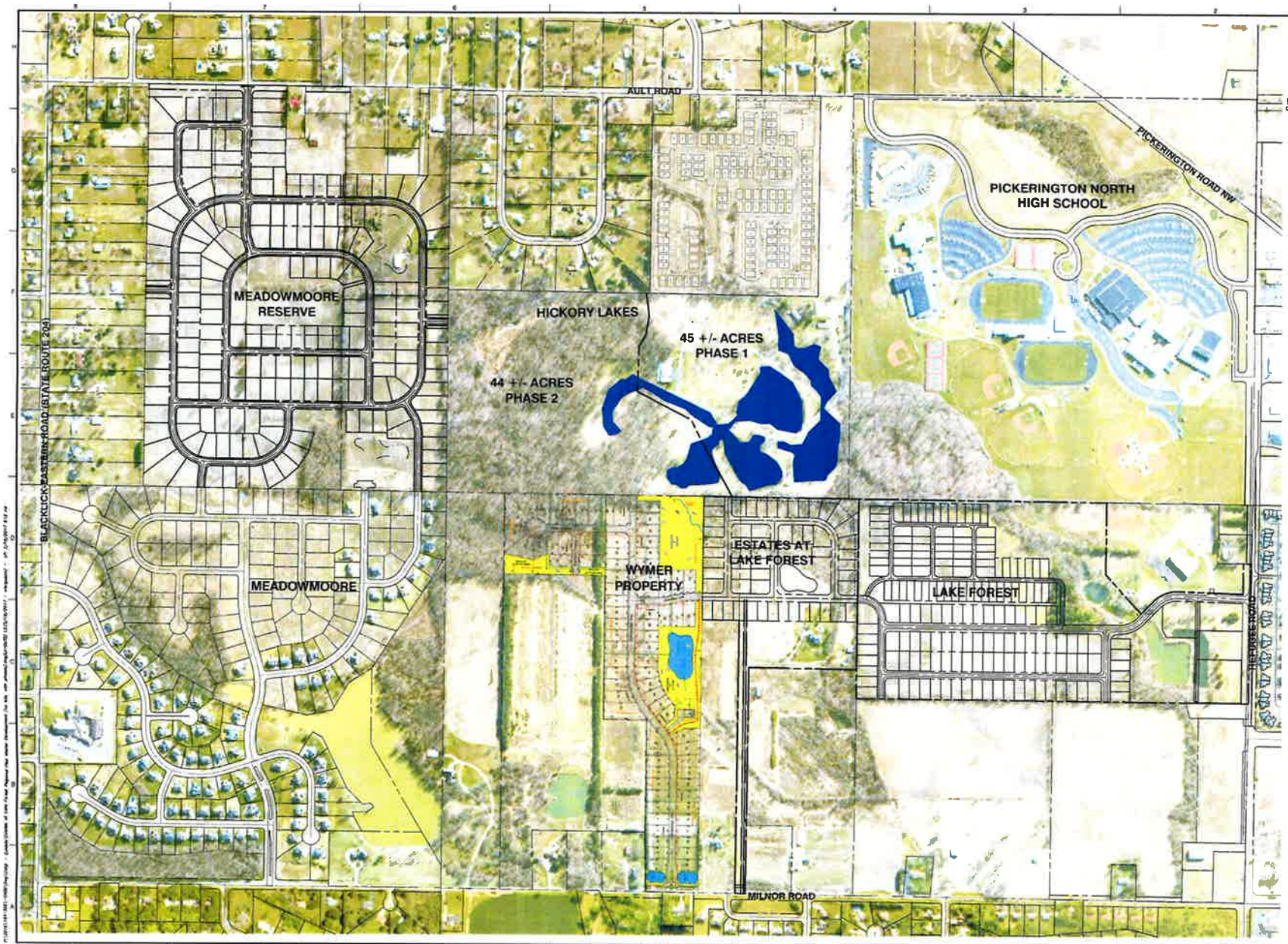
COMMERCIAL ONE REALTORS 1515 BETHEL ROAD, COLUMBUS, OHIO 43220 614-451-5100

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 .

Est. 1912
Commercial ONE REALTORS



REVISION RECORD

NO	DATE	REVISION

CEC

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

HARMONY DEVELOPMENT GROUP
ESTATES AT LAKE FOREST
VIOLET TOWNSHIP
FAIRFIELD COUNTY, OHIO

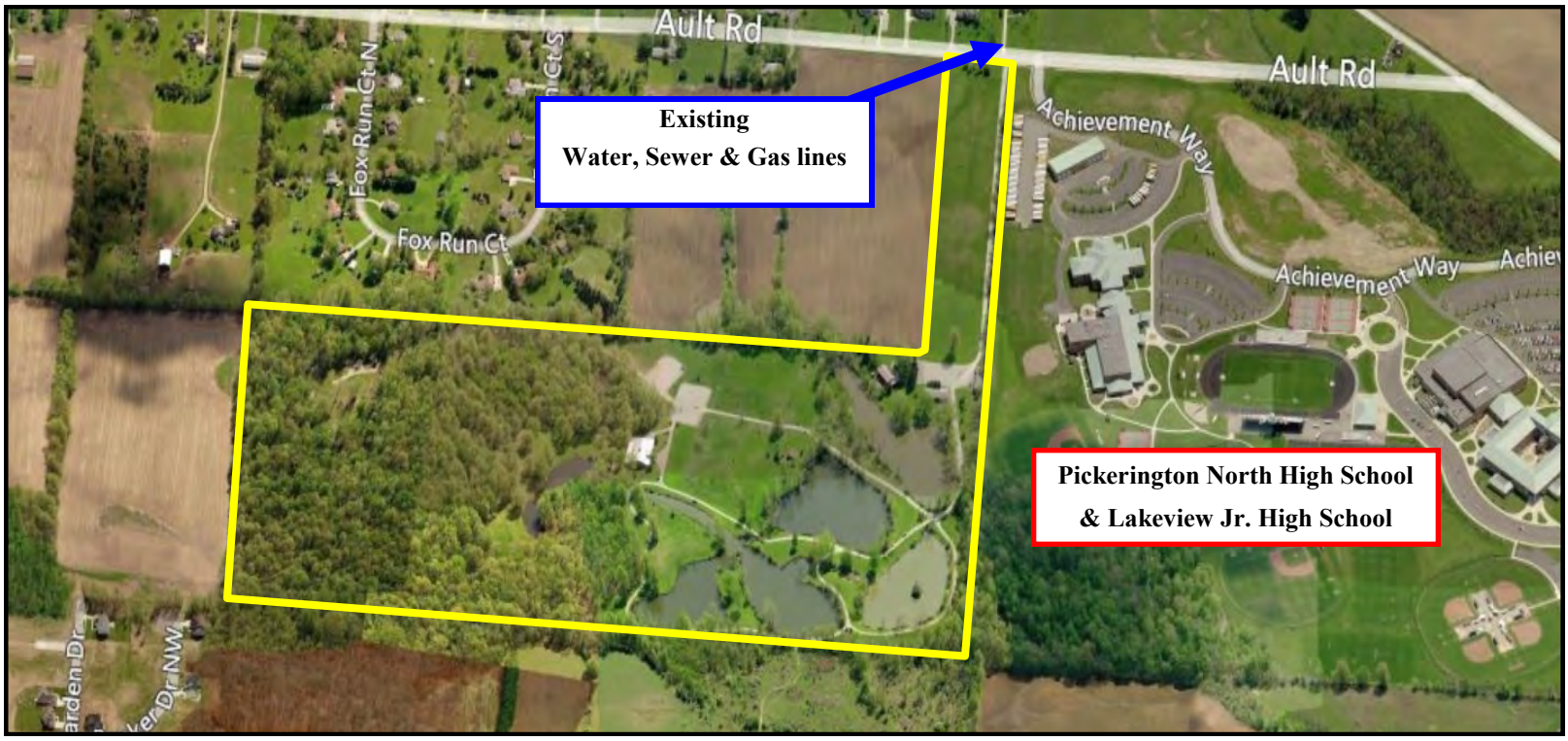
DEVELOPMENT PLAN
REGIONAL PLAN

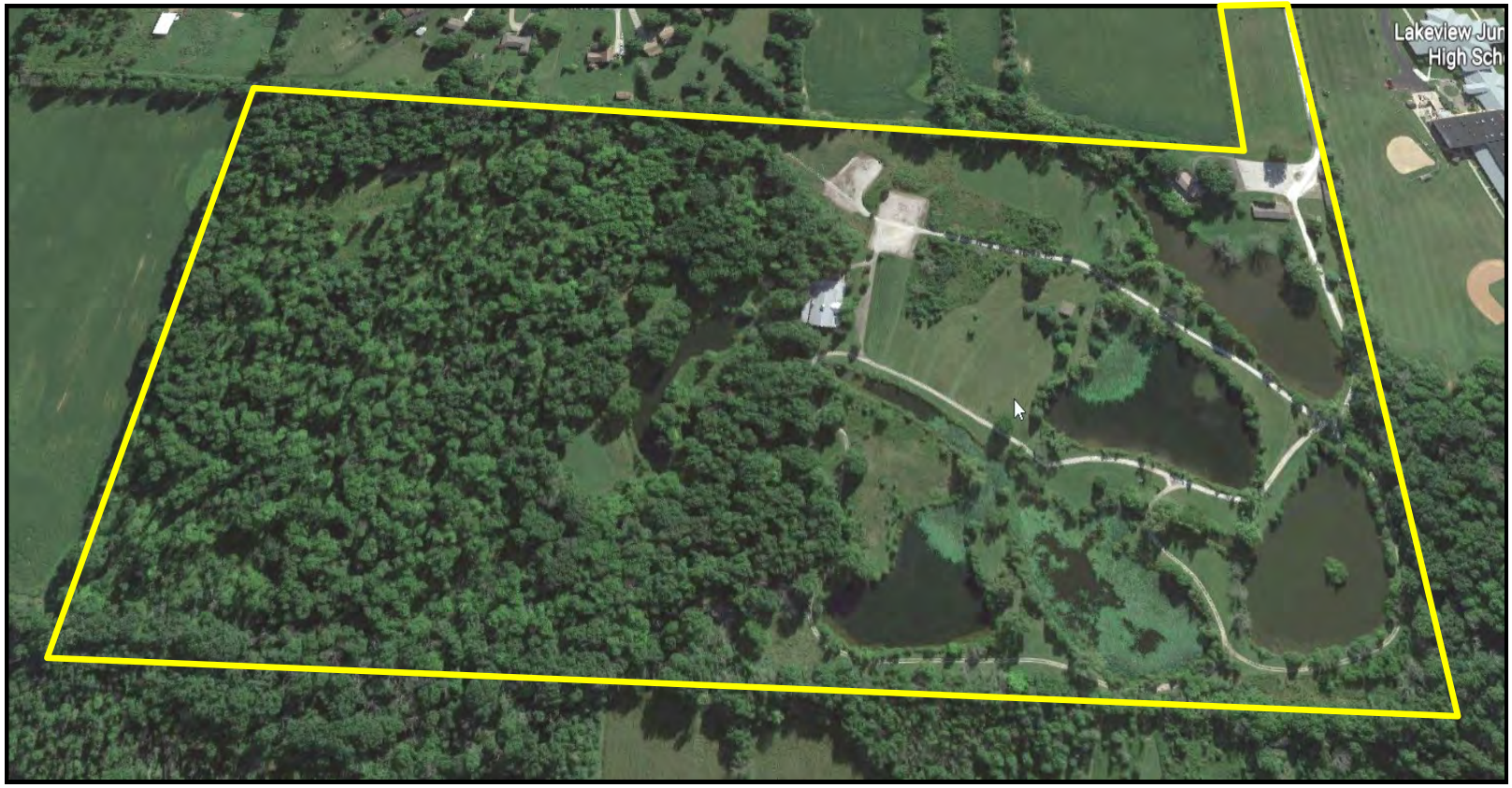
DATE	MAY 2017
DRAWN BY	MBS
DWG SCALE	1"=200'
CHECKED BY	MCH
PROJECT NO	164-002
APPROVED BY	DRAFT

DRAWING NO.
EX-1
SHEET 1 OF 1

AULT ROAD, PICKERINGTON, OHIO 43147

PICTURES





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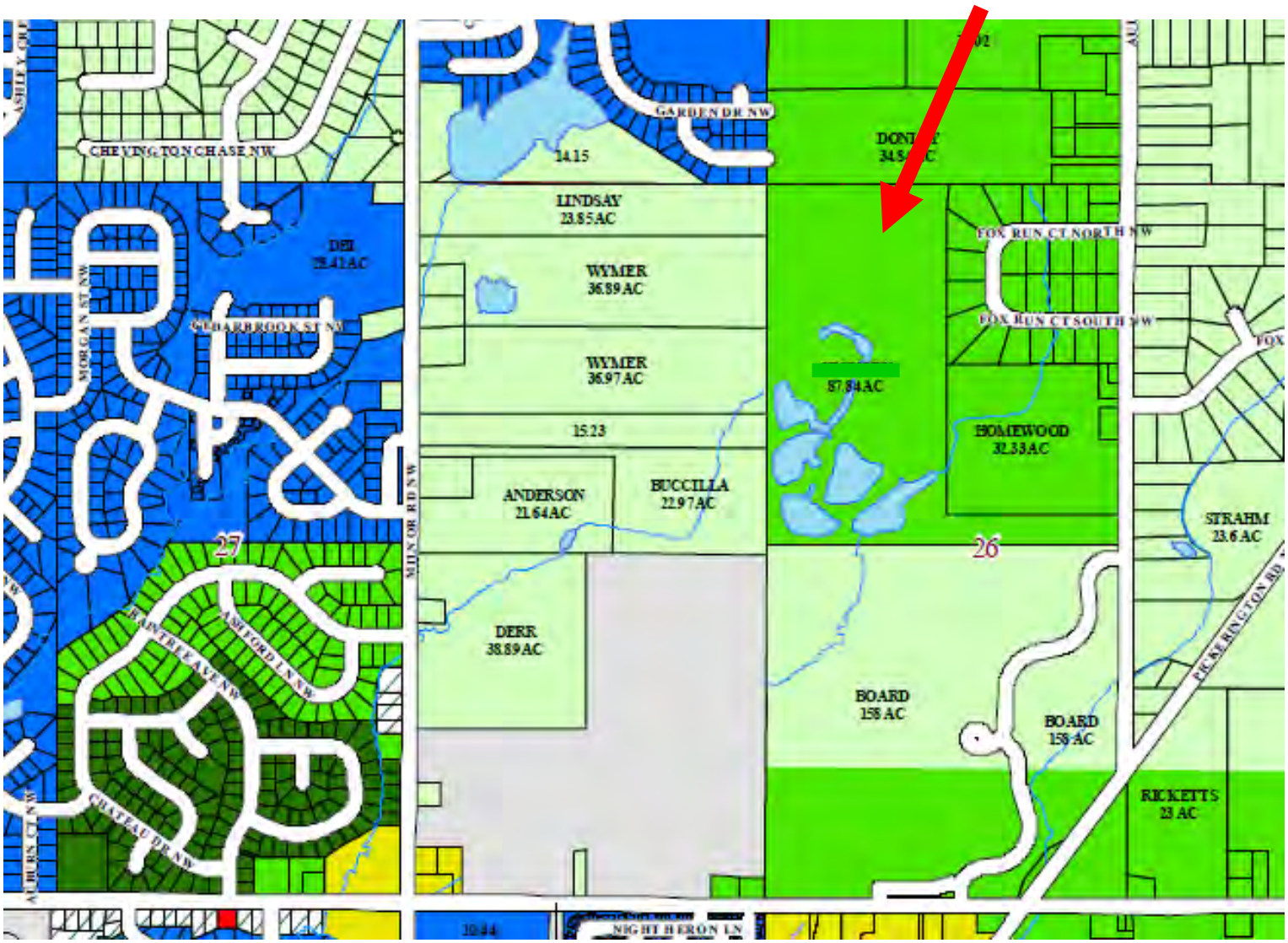


N
W E
S

0 800 1,600 3,200 Feet

1 inch equals 1600 feet

Produced and Maintained
by the Fairfield County Auditor
GIS Department

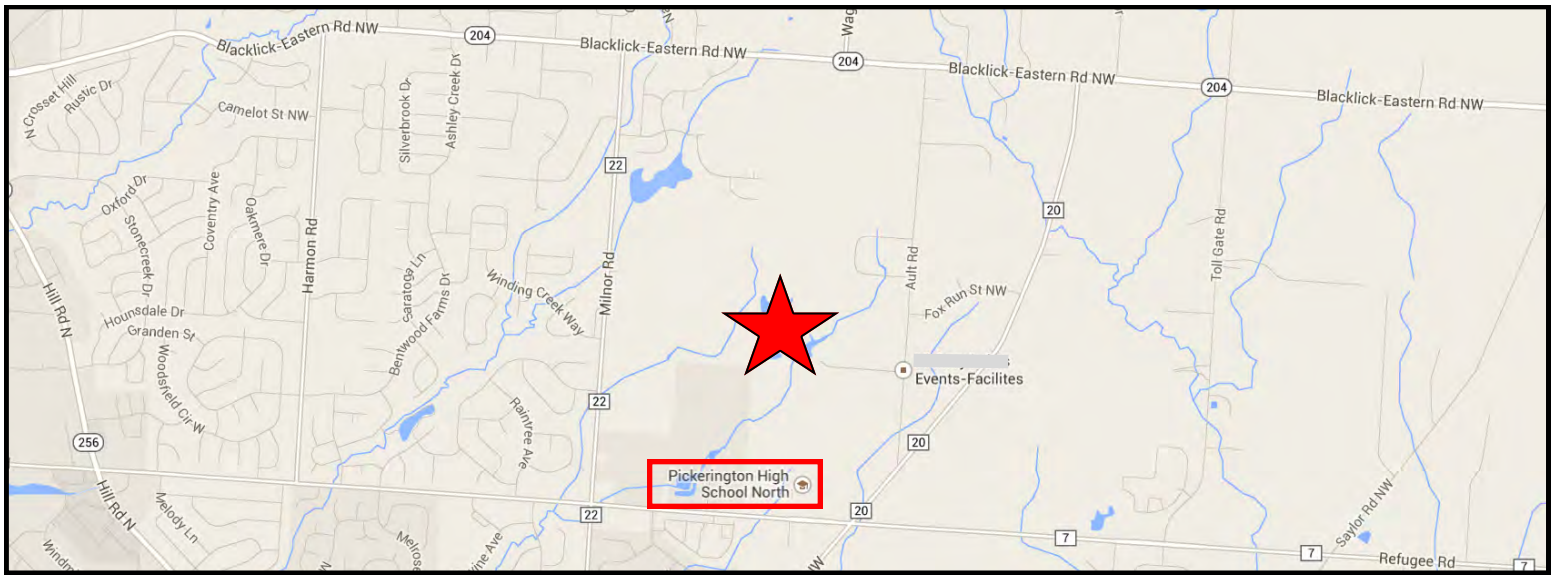
LEGEND

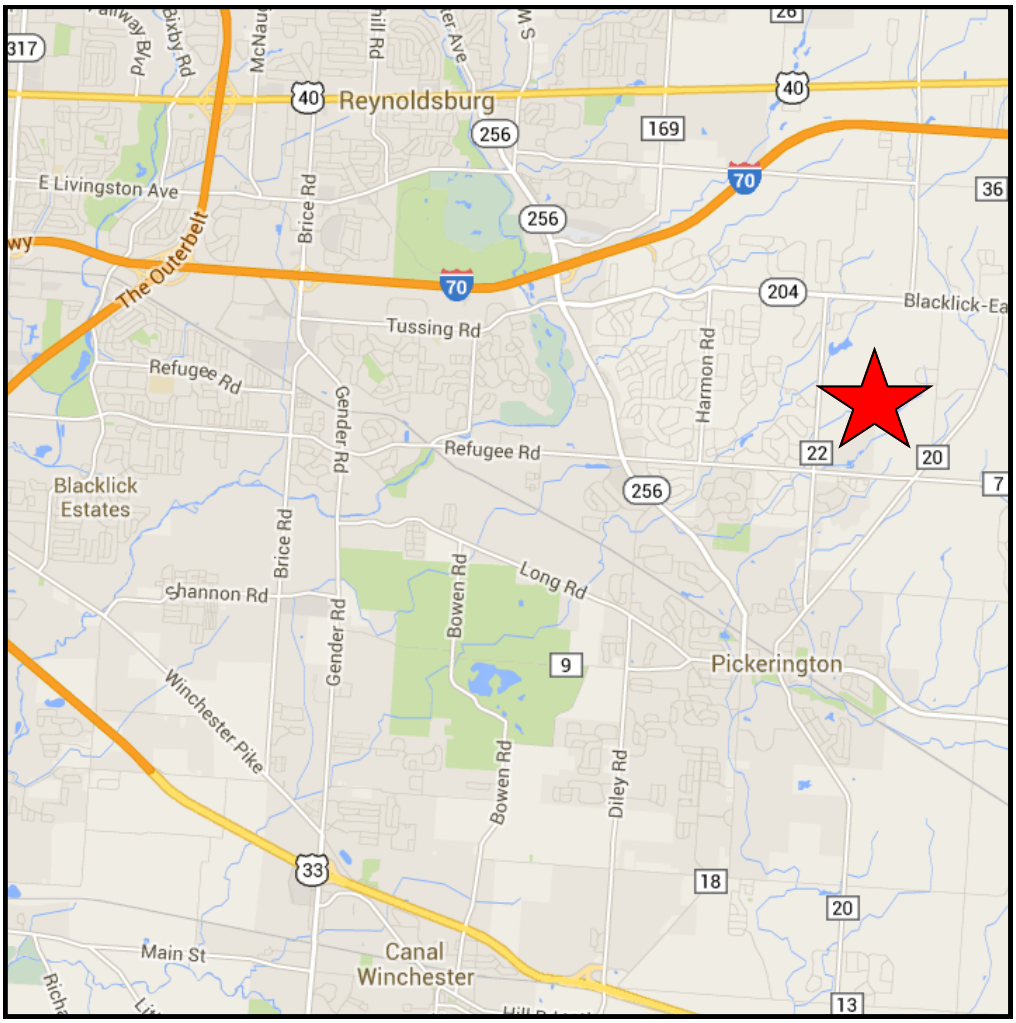
ZONING CLASSIFICATION

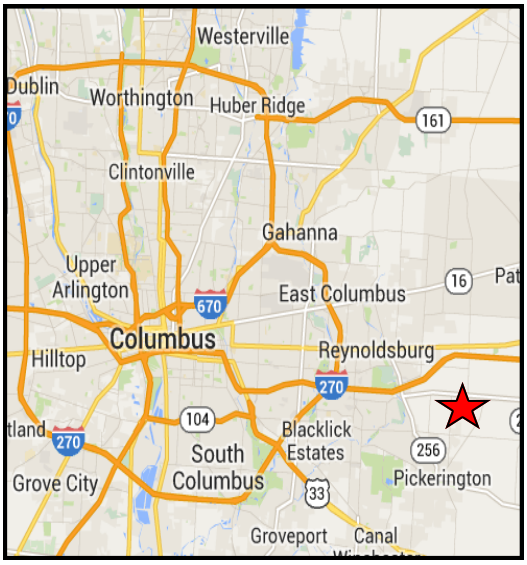
- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, SINGLE FAMILY RESIDENTIAL
- R-7, SINGLE FAMILY RESIDENTIAL (HIGH DENSITY)
- R-8, TWO-FAMILY RESIDENTIAL
- PRD, PLANNED RESIDENTIAL DISTRICT
- C-1, LOCAL COMMERCIAL
- C-2, LIMITED COMMERCIAL
- C-3, UNLIMITED COMMERCIAL
- M-1, RESTRICTED MANUFACTURING
- M-2, LIMITED 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

AULT ROAD, PICKERINGTON, OHIO 43147

MAPS







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Data For Parcel 0360091500

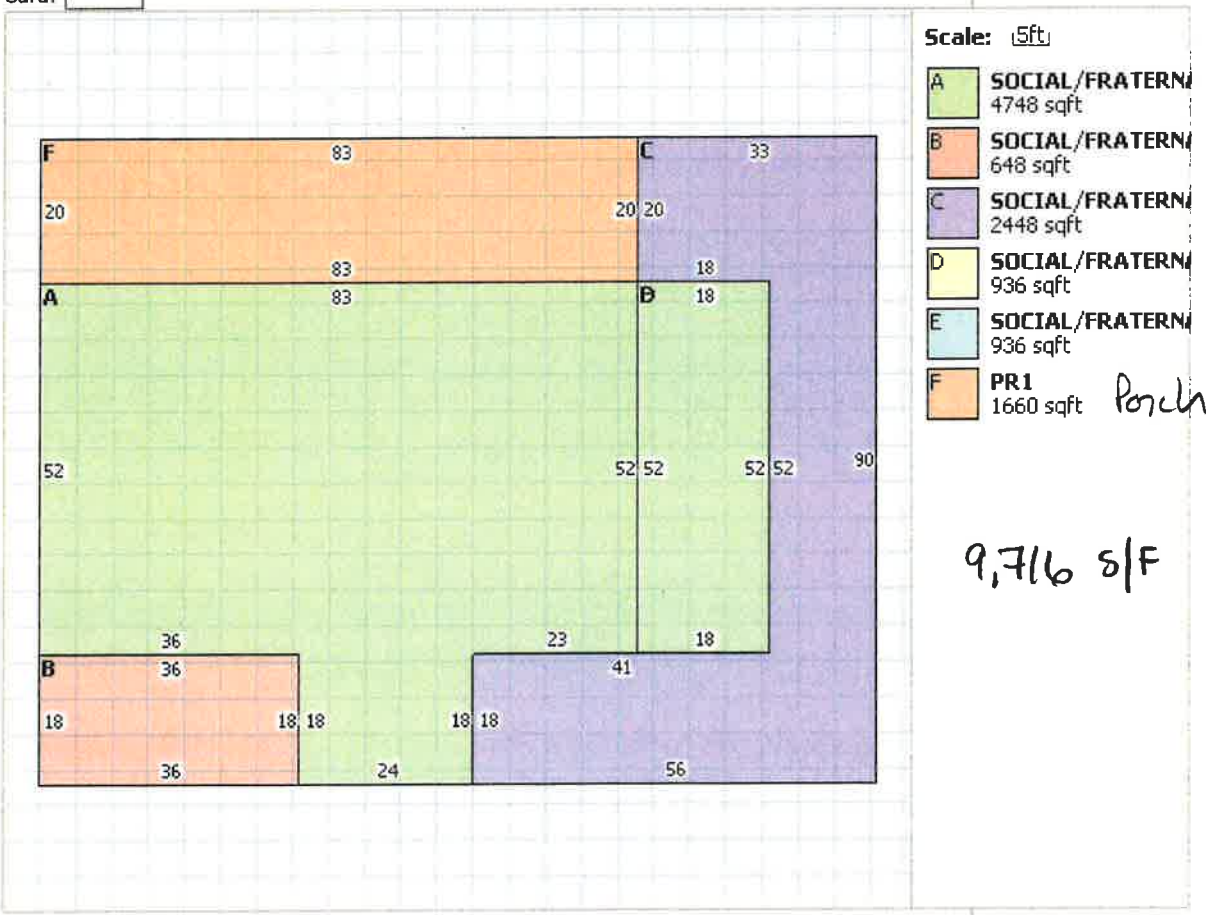
Sketch Data

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

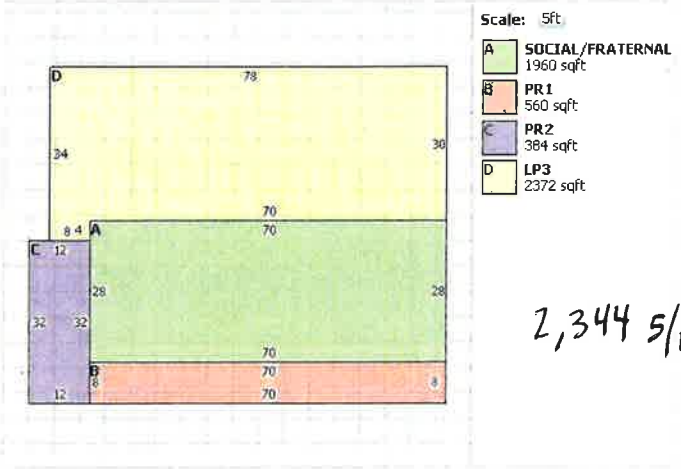
GIS parcel shapefile last updated 8/4/2014 8:14:38 AM.
CAMA database last updated 8/5/2014 10:18:11 PM.

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



2,344 S/F

COMMERCIAL

Improvement Name	HICKORY LAKES PARTY HOUSE
Description	CLUB HOUSE
Year Built	1965
Number of Units	
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			$296,000.00	1 - MULTI-PARCEL