

Legal Notice

Notice is hereby given that the Board of Park Commissioners of Great Parks of Hamilton County has found that the following described parcels of land ("the Park District Sale Property") are no longer necessary for park purposes and should be sold:

Parcel 1

5.970 Acres

Situated in Section 4, Town 1, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio, being part of a tract of land conveyed to Board of Park Commissioners of Great Parks of Hamilton County in O.R. 13770 Pg. 384 of the Hamilton County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at the southeast corner of said Section 4;

Thence along the east line of said section, N06°02'07"E a distance of 3513.17 feet to a stone found at the northeast corner of a 38.770 acre (deed) tract of land conveyed to The Board of Park Commissioners of the Hamilton County Park District in O.R. 11213 Pg. 1130;

Thence along a northerly line of said 38.770 acre (deed) tract of land, N84°00'48"W a distance of 963.54 feet to a 1" iron pin found;

Thence along an easterly line of said 38.770 acre (deed) tract of land, N05°36'04"E a distance of 278.36 feet to a 5/8" iron pin set;

Thence through said 38.770 acre (deed) tract of land, N87°15'42"W a distance of 30.04 feet to a 5/8" iron pin set in a westerly line of said 38.770 acre (deed) tract of land, said point being the Point of Beginning;

Thence through the aforementioned Board of Park Commissioners of Great Parks of Hamilton County tract of land, along a new division line, N87°15'42"W a distance of 320.37 feet to a 5/8" iron pin set;

Thence continuing, N05°37'20"E a distance of 843.20 feet to a 5/8" iron pin found in a southwesterly line of the aforementioned 38.770 acre (deed) tract of land;

Thence along said southwesterly line, S87°15'42"E a distance of 320.07 feet to a 5/8" iron pin found;

Thence along a westerly line of said 38.770 acre (deed) tract of land, S05°36'04"W a distance of 813.14 feet to the Point of Beginning.

Containing 5.970 acres or land, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, as derived from the Ohio Department of Transportation's Real Time Network (RTN)(NAD '83 – 2011)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers Group".

The above description is based on a field survey performed by The Kleingers Group in April of 2023 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Parcel 2

0.801 Acres

Situated in Section 4, Town 1, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio, being part of a 38.770 acre (deed) tract of land conveyed to The Board of Park Commissioners of the Hamilton County Park District in O.R. 11213 Pg. 1130 of the Hamilton County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at the southeast corner of said Section 4;

Thence along the east line of said section, N06°02'07"E a distance of 3513.17 feet to a stone found at the southeast corner of a 44.69 acre (deed) tract of land conveyed to Board of County Commissioners, Hamilton county, Ohio in D.B. 2718 Pg. 51;

Thence along the south line of said 44.69 acre (deed) tract of land, N84°00'48"W a distance of 963.54 feet to a 1" iron pin found;

Thence along the west line of said 44.69 acre (deed) tract of land, N05°36'04"E a distance of 278.36 feet to a 5/8" iron pin set at the Point of Beginning;

Thence through the aforementioned 38.770 acre (deed) tract of land, N87°15'42"W a distance of 30.04 feet to a 5/8" iron pin set in an easterly line of a tract of land conveyed to Board of Park commissioners of Great Parks of Hamilton County;

Thence along said easterly line, N05°36'04"E a distance of 813.14 feet to a 5/8" iron pin found;

Thence continuing, N87°15'42"W a distance of 320.07 feet to a 5/8" iron pin found;

Thence through the aforementioned 38.770 acre (deed) tract of land, along a new division line, N05°37'20"E a distance of 30.04 feet to a 1" iron pin found in a southwesterly line of the aforementioned 44.69 acre (deed) tract of land;

Thence along said southwesterly line, S87°15'42"E a distance of 350.10 feet to a 1" iron pin found;

Thence along the west line of said 44.69 acre (deed) tract of land, S05°36'04"W a distance of 843.18 feet to the Point of Beginning.

Containing 0.801 acres or land, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, as derived from the Ohio Department of Transportation's Real Time Network (RTN)(NAD '83 – 2011)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers Group".

The above description is based on a field survey performed by The Kleingers Group in April of 2023 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Due to the nature of the real property for sale, Great Parks will only accept adjacent property of equal or greater size and appraised value as consideration for purchase. Persons submitting bids must represent a political subdivision within the State of Ohio. Said parcels of land will be sold for the highest and best bid in money's worth, by the conveyance to Great Parks of abutting real estate deemed to be approximately the equivalent value and adjacent to the Park District Sale Property, subject to certain reservations, together with certain easements, rights, powers and restrictions running with the land.

Bid Packets, information, and documents pertaining to these parcels and this bid process can be obtained or viewed on the Great Parks of Hamilton County website at greatparks.org/about/project/activeprojects; and at the Great Parks' Administrative Offices located at 10245 Winton Road, Cincinnati, OH 45231. Questions regarding the bid process should be directed to Madison Stanley by telephone at (513) 519-1699 or by email to MStanley@greatparks.org.

Bid proposals for the purchase of said parcels of land must be submitted on the forms provided in the Bid Packet and must be emailed to Madison Stanley at MStanley@greatparks.org and received by 1:00 p.m. EST on JULY 9, 2025. The bids will be opened at 1:15 p.m. at the Great Parks' Administrative Offices located at 10245 Winton Road, Cincinnati, OH 45231.

Great Parks reserves the right to reject any and all bids, to accept the bid which it deems to be in the best interest of Great Parks, to waive any formalities or irregularities in bidding, to withdraw the properties from auction entirely, or to advertise for new bids if in its judgment the best interests of Great Parks would be promoted thereby. Except as expressly permitted by law, no bidder may withdraw a bid proposal for a period of sixty (60) calendar days after the date of the opening thereof. The sale of the parcels of land is contingent upon approval of the probate court as required by R.C. 1545.12.

Print date June 20, 2025

Online Publication dates June 20, 2025 and June 25, 2025