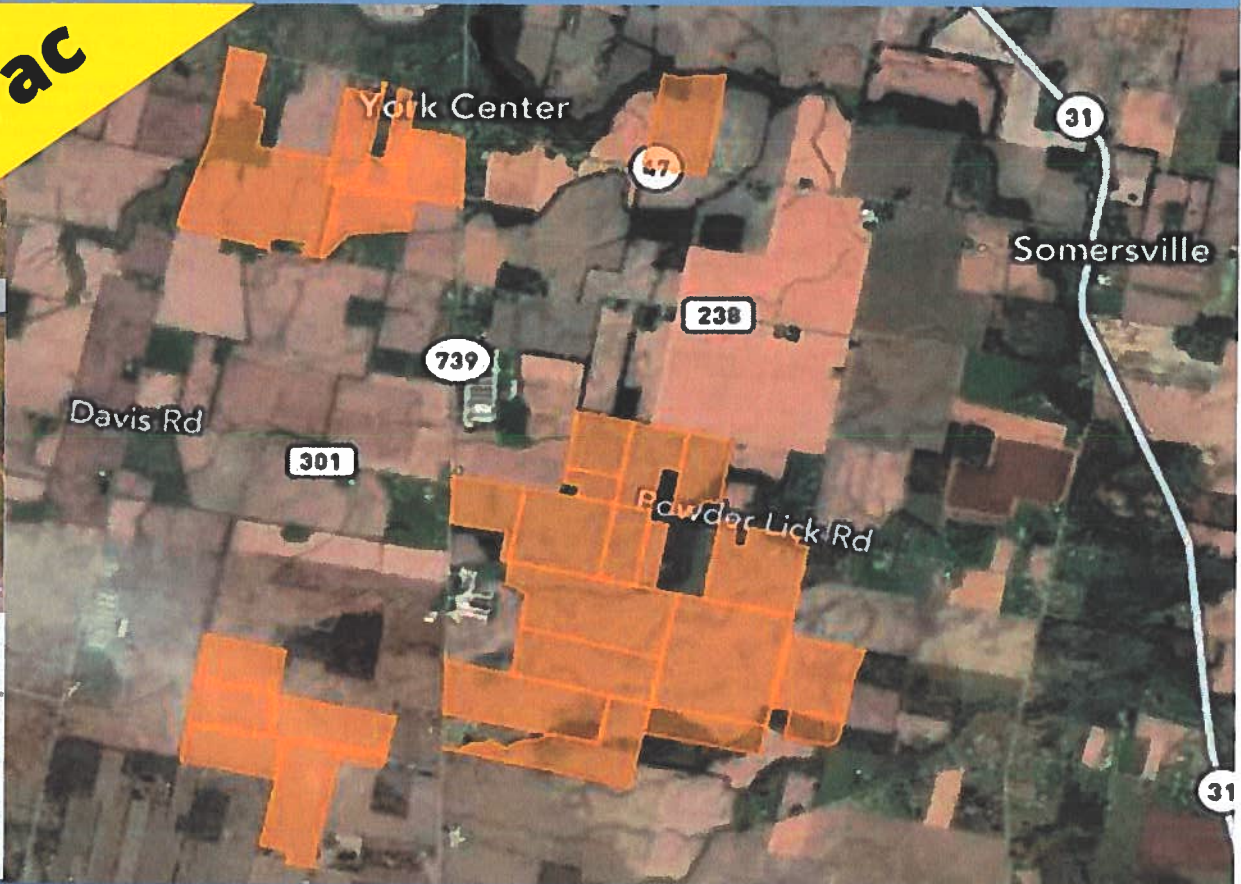


1243.67 ac Union Co

\$25,000/ac



**Apx. 1243.67 ac, York & Liberty Twp.
CONSISTS OF 30 PARCELS
Union County**



Apx. 1243.67ac,

VMS 3234/3237/3238/3239/3470/5387/6680 York Twp., &
VMS 14912/16133, Liberty Twp.

Ample road frontage off Powder Lick Rd., SR 739, Storms Rd. &
Evans Rd. near Raymond & York Center & West Mansfield.

Property consists of 30 parcels.

Apx. 1125.84 tillable acres.

Soils consist primarily of Blount, Wetzel & Pewamo.

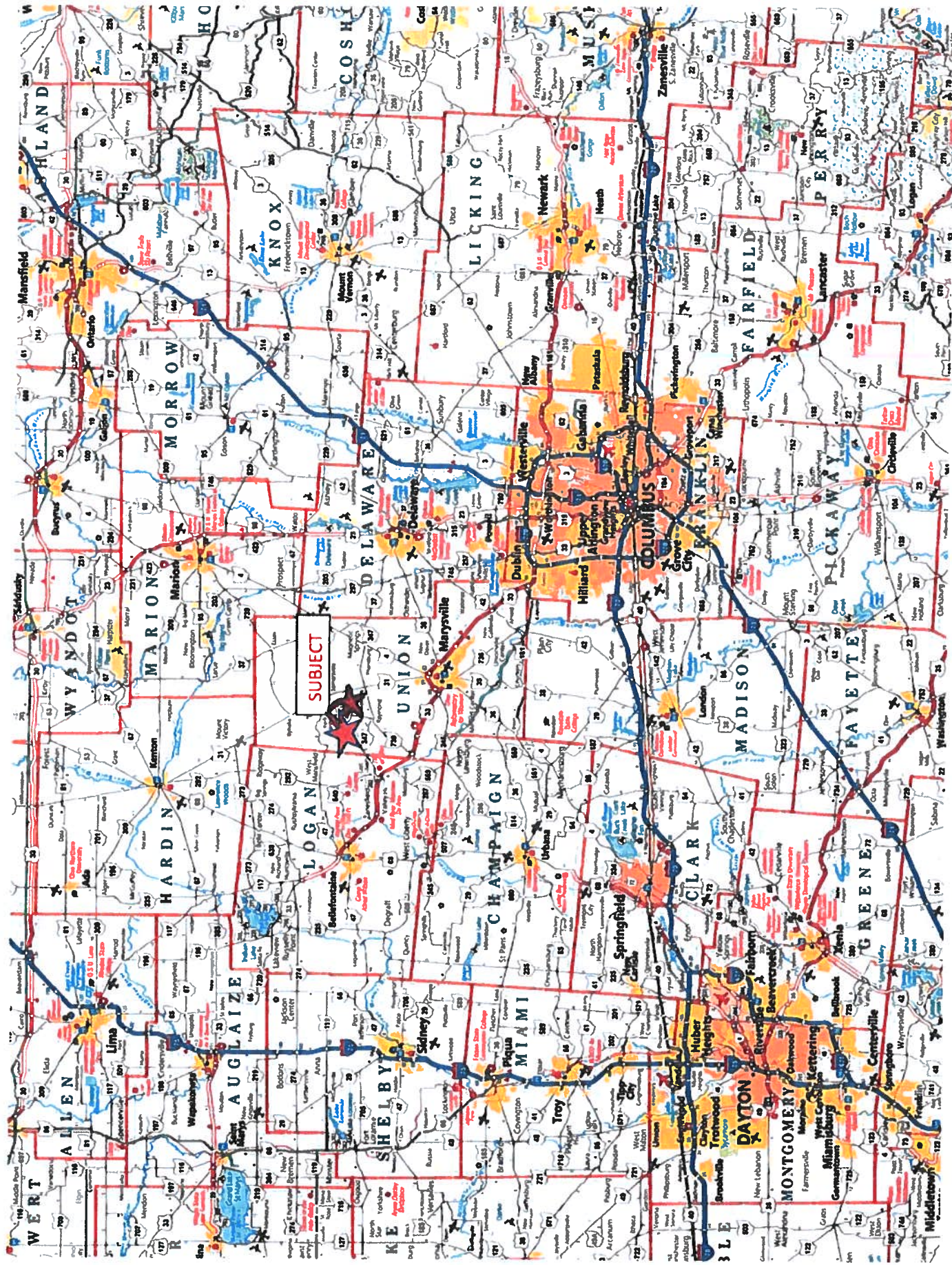
North Union & Marysville LSD

Taxes are CAUV

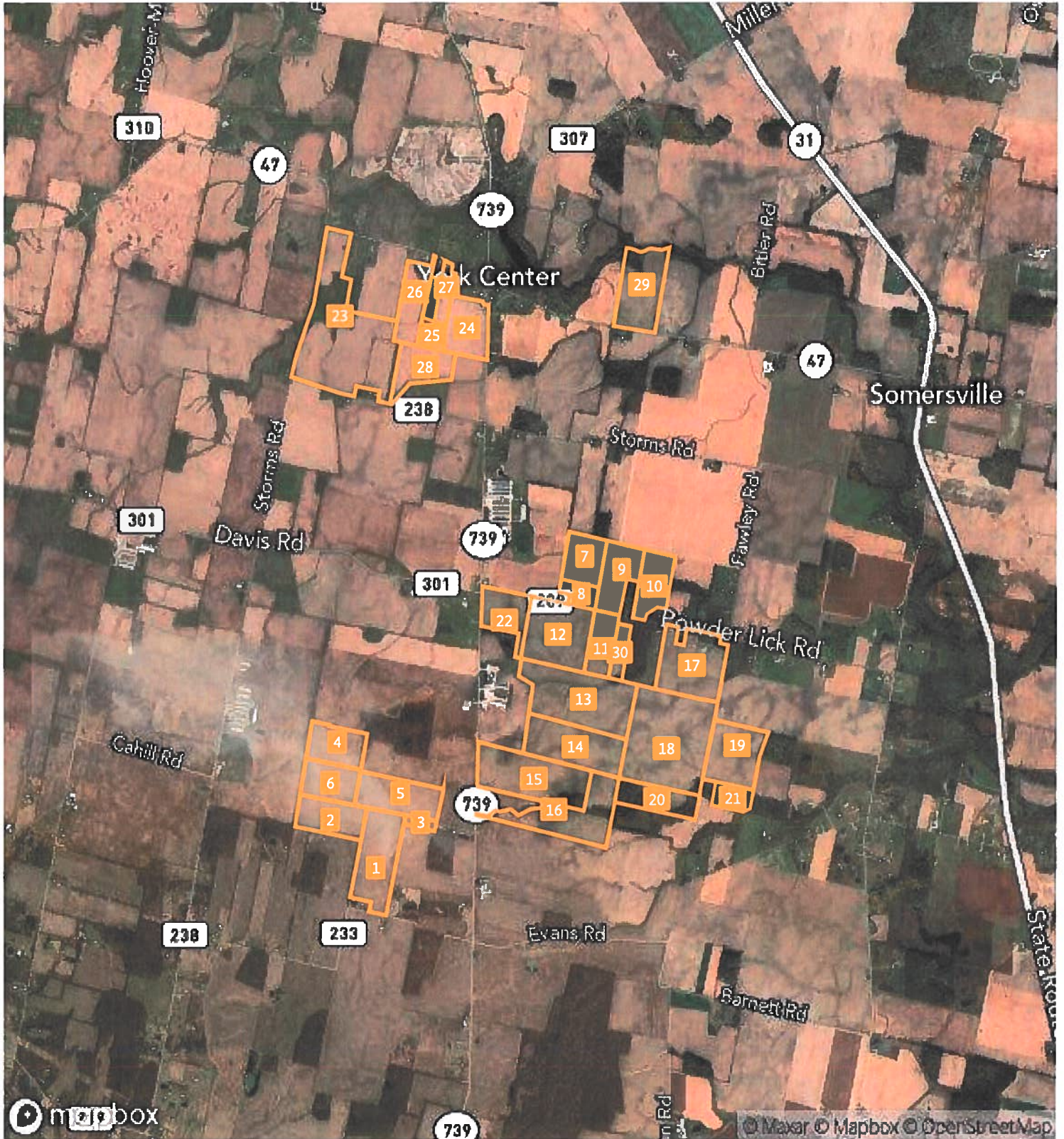
1/2 Taxes-\$14,649.59

Ron Spencer
419-230-1111

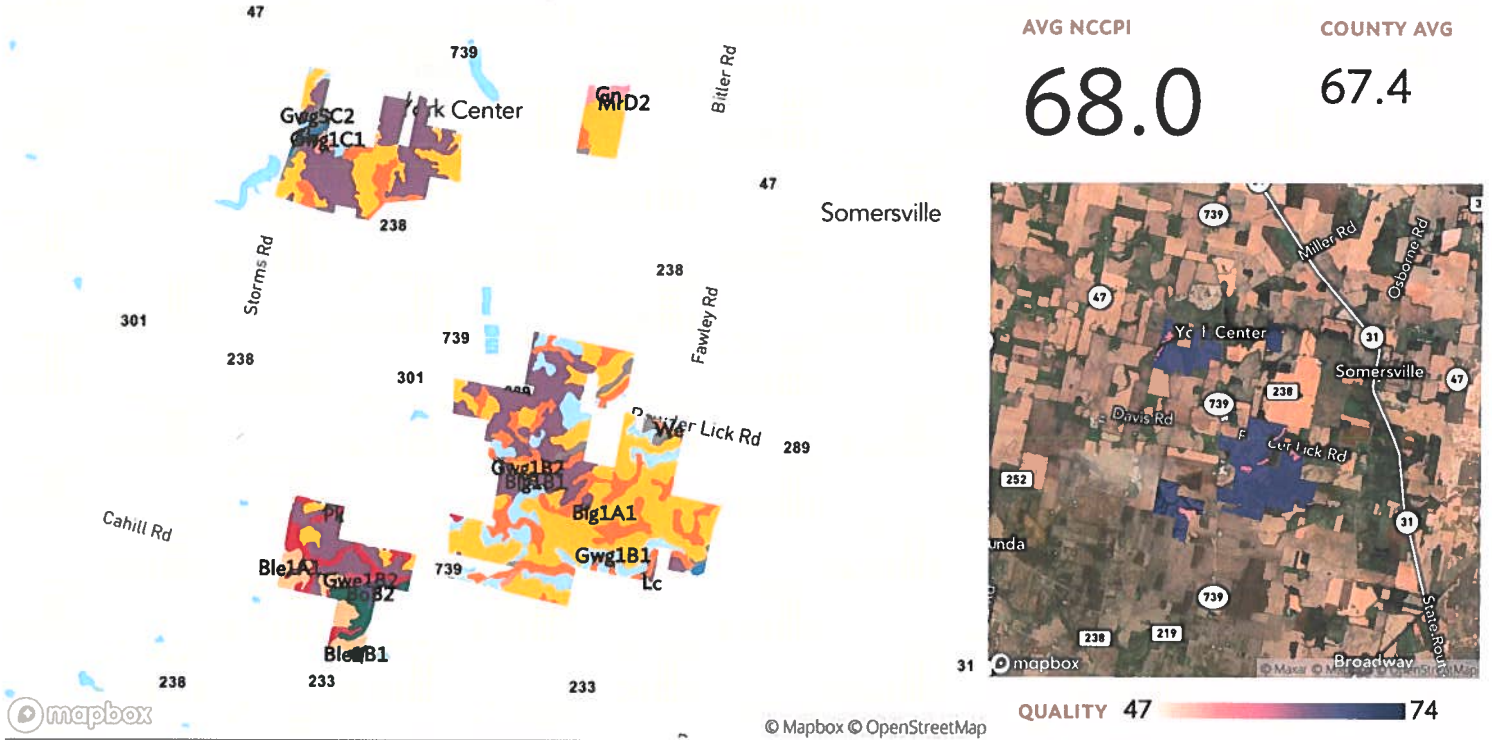




30 fields, 1245 acres in Union County, OH



30 fields, 1245 acres in Union County, OH



All fields

1245 ac.

Source: NRCS Soil Survey




















SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	425.66	34.2%	2	68.8
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	324.78	26.1%	2	66.7
We	Wetzel silty clay loam	173.84	14.0%	2	68.5
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	135.98	10.9%	2	67.1
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	45.22	3.6%	2	76.7
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	41.09	3.3%	2	68.8
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	29.43	2.4%	3	56.7
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	24.23	1.9%	2	66.7
Gn	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	11.32	0.9%	2	90.2

30 fields, 1245 acres in Union County, OH

■	Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	8.75	0.7%	2	74.9
■	Gwg1C1	Glynwood silt loam, ground moraine, 6 to 12 percent slopes	6.62	0.5%	3	68.0
■	BoB2	Blount silt loam, 2 to 6 percent slopes, eroded	6.32	0.5%	2	52.7
■	Gwg1B2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	5.83	0.5%	2	56.5
■	Gwe1B2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	4.76	0.4%	2	57.2
■	MrD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.72	0.1%	4	55.0
■	Lc	Lippincott silty clay loam, 0 to 2 percent slopes	0.01	0.0%	2	56.0
			1,244.56			68.0

30 fields, 1245 acres in Union County, OH

Union County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
1 	50.02	APN: 3800100190000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
2 	139.49	APN: 3800150100000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
3 	30.98	APN: 3800150120000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
4 	34.37	APN: 3800080160010	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
5 	11.14	APN: 3800080180000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
6 	10.69	APN: 3800080190000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
7 	29.34	APN: 3800080210000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
8 	53.76	APN: 2200040380000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
9 	32.22	APN: 2200040310000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
10 	4.46	APN: 2200040330000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
11 	41.06	APN: 3800200160000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
12 	29.42	APN: 3800200150000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
13 	29.98	APN: 3800200140000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
14 	57.16	APN: 3800210070000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
15 	68.90	APN: 3800210020010	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
16 	57.61	APN: 3800210121000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
17 	29.14	APN: 3700210130000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
18 	12.64	APN: 3100030020000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
19 	45.84	APN: 3800220120000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344

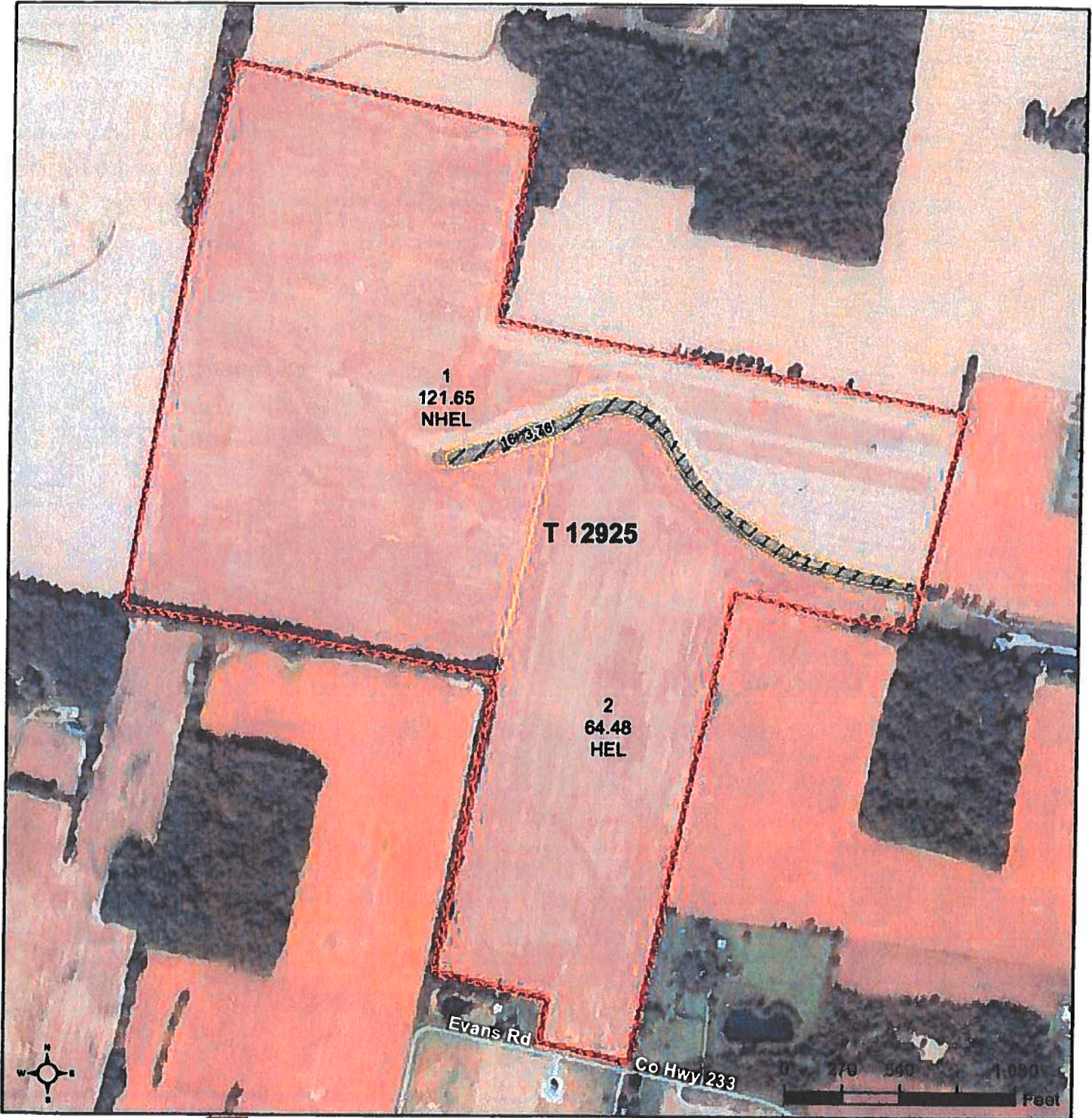
30 fields, 1245 acres in Union County, OH

20		112.63	APN: 3800210140010	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
21		57.84	APN: 3800160280000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
22		84.89	APN: 3800210120000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
23		11.16	APN: 3800160320010	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
24		27.74	APN: 3800160230000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
25		32.69	APN: 3800160221000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
26		23.45	APN: 3800160330000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
27		59.11	APN: 3800160340000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
28		28.76	APN: 3700160350000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
29		11.12	APN: 3800160210000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
30		26.94	APN: 3800160200000	MGM LAND LLC (11/10/2020)	29600 OSBORNE RD, RICHWOOD, OH 43344
		1,244.56			



United States
Department of
Agriculture

Union County, Ohio



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=COM
 Wheat=SRW

Union County
 Farm Service Agency
 18000 State Route 4 - Suite 4
 Marysville, OH 43040
 937-642-6741 (p)
 855-840-7820 (f)

2022 Program Year

Map Created March 11, 2022

Farm 7337
Tract 12925

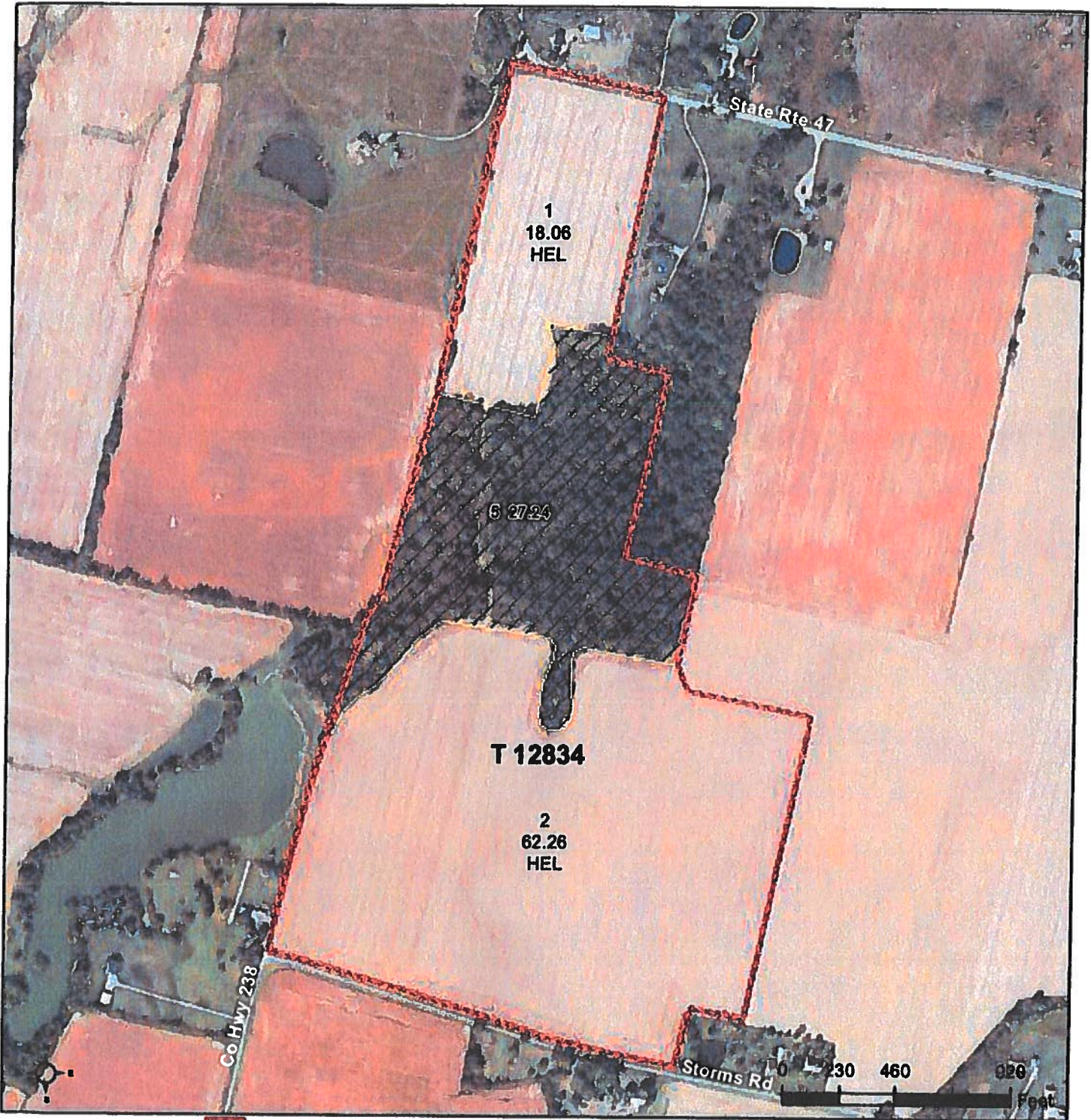
Tract Cropland Total: 186.13 acres

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United States
Department of
Agriculture

Union County, Ohio



Common Land Unit **Tract Boundary**

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=COM
 Wheat=SRW

Tract Cropland Total: 80.32 acres

Union County
 Farm Service Agency
 18000 State Route 4 - Suite 4
 Marysville, OH 43040
 937-642-6741 (p)
 855-840-7820 (f)

2022 Program Year

Map Created March 11, 2022

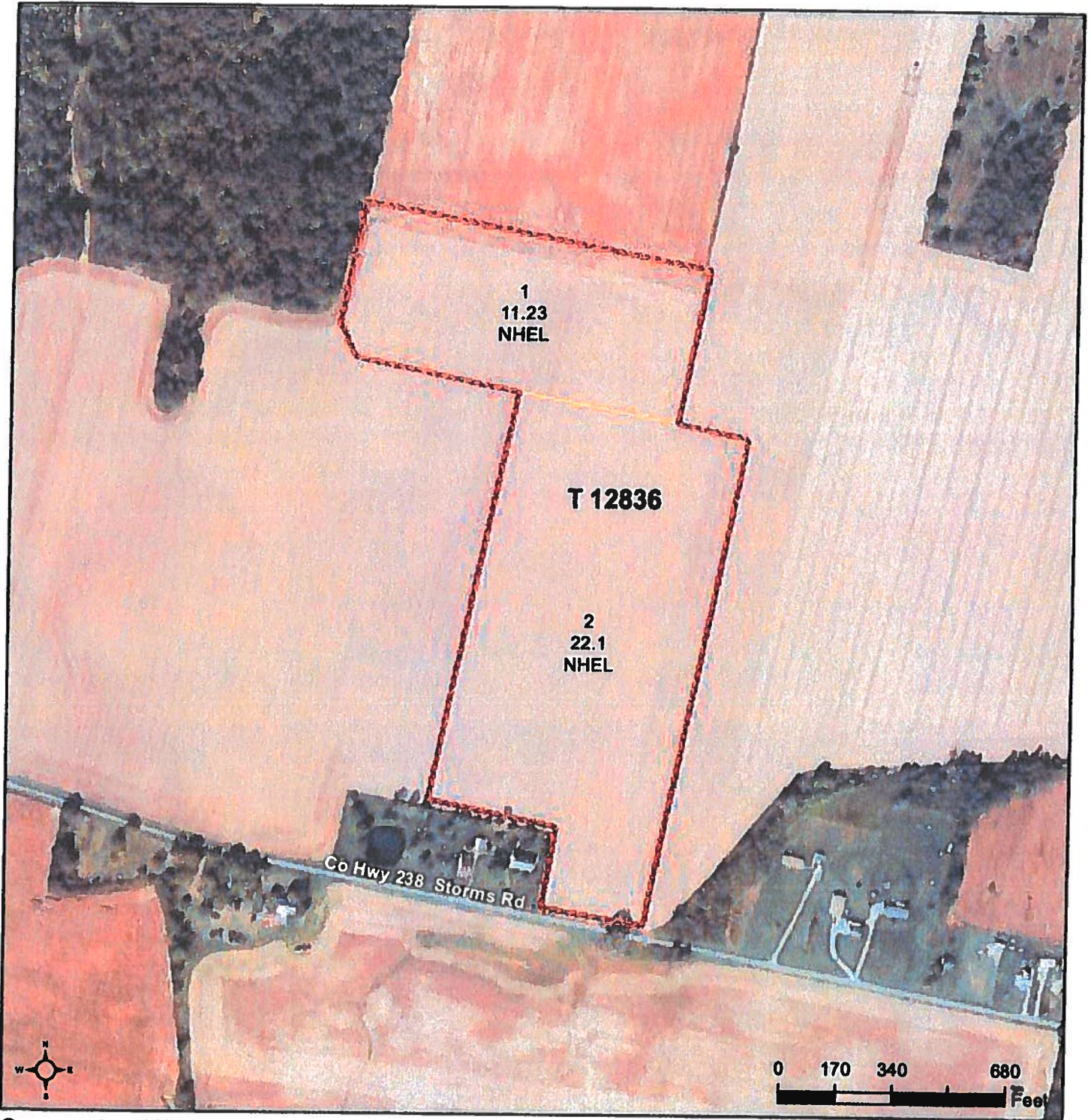
Farm 7337
Tract 12834

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United States
Department of
Agriculture

Union County, Ohio



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=COM
 Wheat=SRW

Union County
 Farm Service Agency
 18000 State Route 4 - Suite 4
 Marysville, OH 43040
 937-642-6741 (p)
 855-840-7820 (f)

2022 Program Year

Map Created March 11, 2022

Farm 7337
Tract 12836

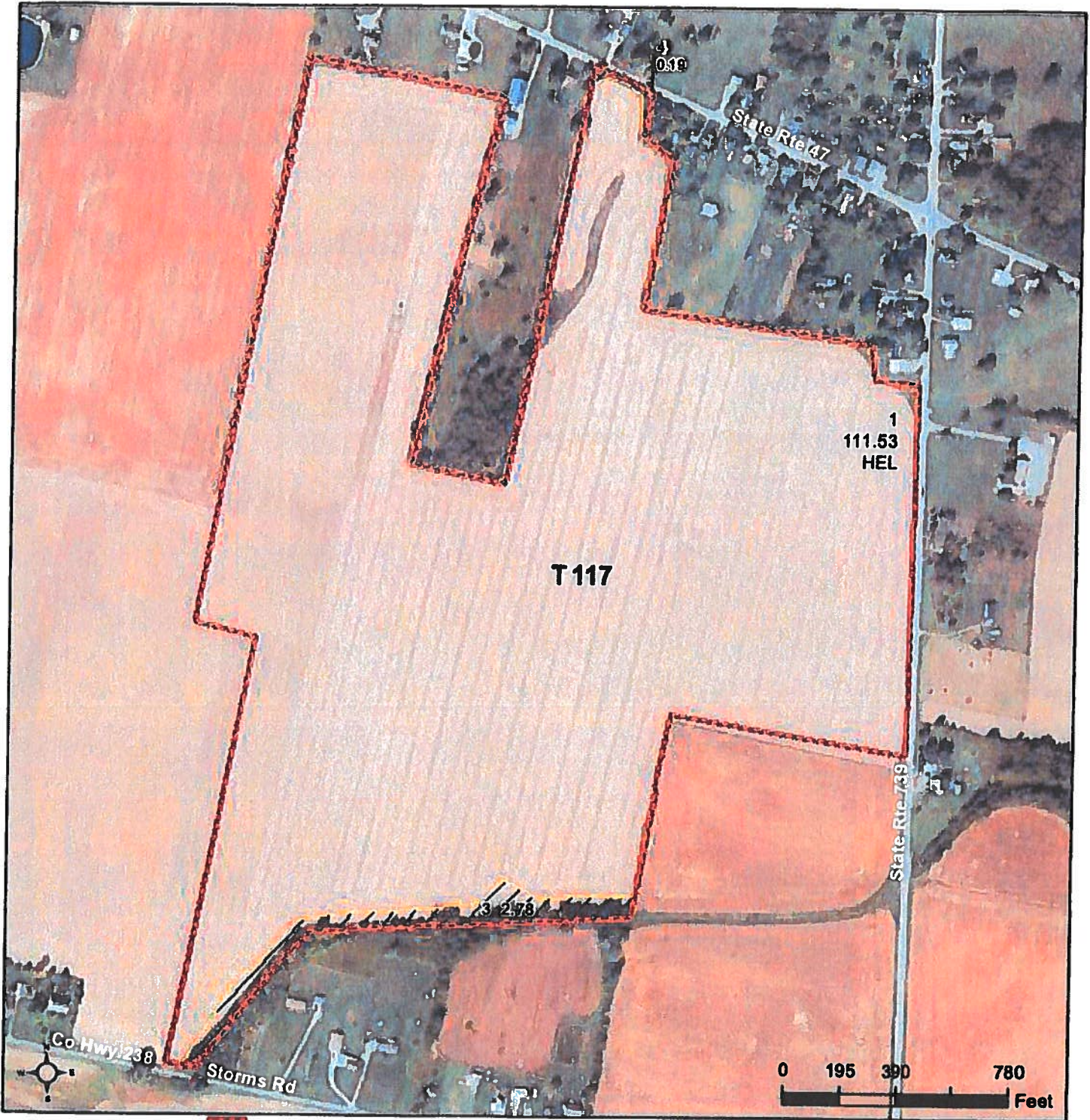
Tract Cropland Total: 33.33 acres

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United States
Department of
Agriculture

Union County, Ohio



Common Land Unit Tract Boundary

- // Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=COM
 Wheat=SRW

Union County
 Farm Service Agency
 18000 State Route 4 - Suite 4
 Marysville, OH 43040
 937-642-6741 (p)
 855-840-7820 (f)

2022 Program Year
 Map Created March 11, 2022

Farm 7337
Tract 117

Tract Cropland Total: 111.53 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and delineations or contact USDA Natural Resources Conservation Service (NRCS).



Union County Farm Service Agency
 18000 State Route 4 Suite A
 Marysville, OH 43040-8390
 Phone: (937) 642-6741
 Fax: (855) 840-7820

Farm: 7337
 Tract: 13255

Print Date: 1/18/2022



1 inch = 1,137 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

- CLU Boundary
- Wetland Determination Identifiers
 - Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- HEL Highly Erodible Land Determination
- NHEL Not Highly Erodible Land Determination
- UHEL Undetermined Highly Erodible Land Determination
- CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2011 ortho rectified imagery for Ohio. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations contact NRCS.



Union County Farm Service Agency
 18000 State Route 4 Suite A
 Marysville, OH 43040-8390
 Phone: (937) 642-6741
 Fax: (855) 840-7820

Farm: 7337
 Tract: 12898

Print Date: 1/18/2022



N



1 inch = 500 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

CLU Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

HEL Highly Erodible Land Determination

NHEL Not Highly Erodible Land Determination

UHEL Undetermined Highly Erodible Land Determination

CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2011 ortho rectified imagery for Ohio. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations contact NRCS.