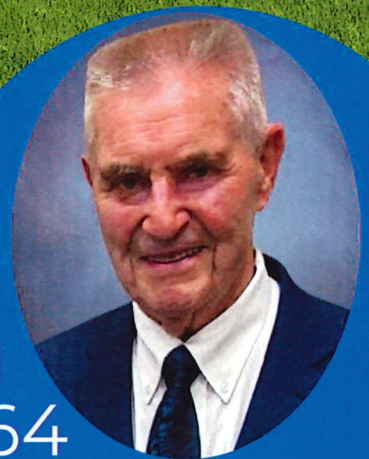


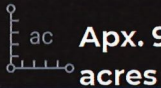


\$18,000/ac

LAND FOR SALE



98.29 ac-Wyandot Co-Co Hwy. 64
14990 County Hwy. 64, Upper Sandusky



Apx. 98.29

acres



Zoned Agriculture



1 parcel

Ron Spencer
419-230-1111

Apx. 98.29 ac, Section 20, Mifflin Twp., Wyandot Co. Plenty of frontage on County Hwy. 64 & Township Hwy. 96.

Apx. 89.04 tillable acres, 4.38 ac wooded. Soils consist primarily of Blount & Pandora. Tiled fair. Includes an attractive, 4BR/2BTH, 2-story farmhouse w/ apx. 2,058 sq.ft. of living area with 2 outbuildings & 2 grain bins.

Annual Taxes- \$3,859.80.

Taxes are CAUV. Upper Sandusky SD

SCHEDULE A SHOWING/CONTACT RON SPENCER



419-230-1111



ron@rsre.com



www.rsre.com

AERIAL VIEW OF FARM



TILLABLE GROUND



14990 CO HWY 64, UPPER SANDUSKY



SIDE EXTERIOR VIEW-

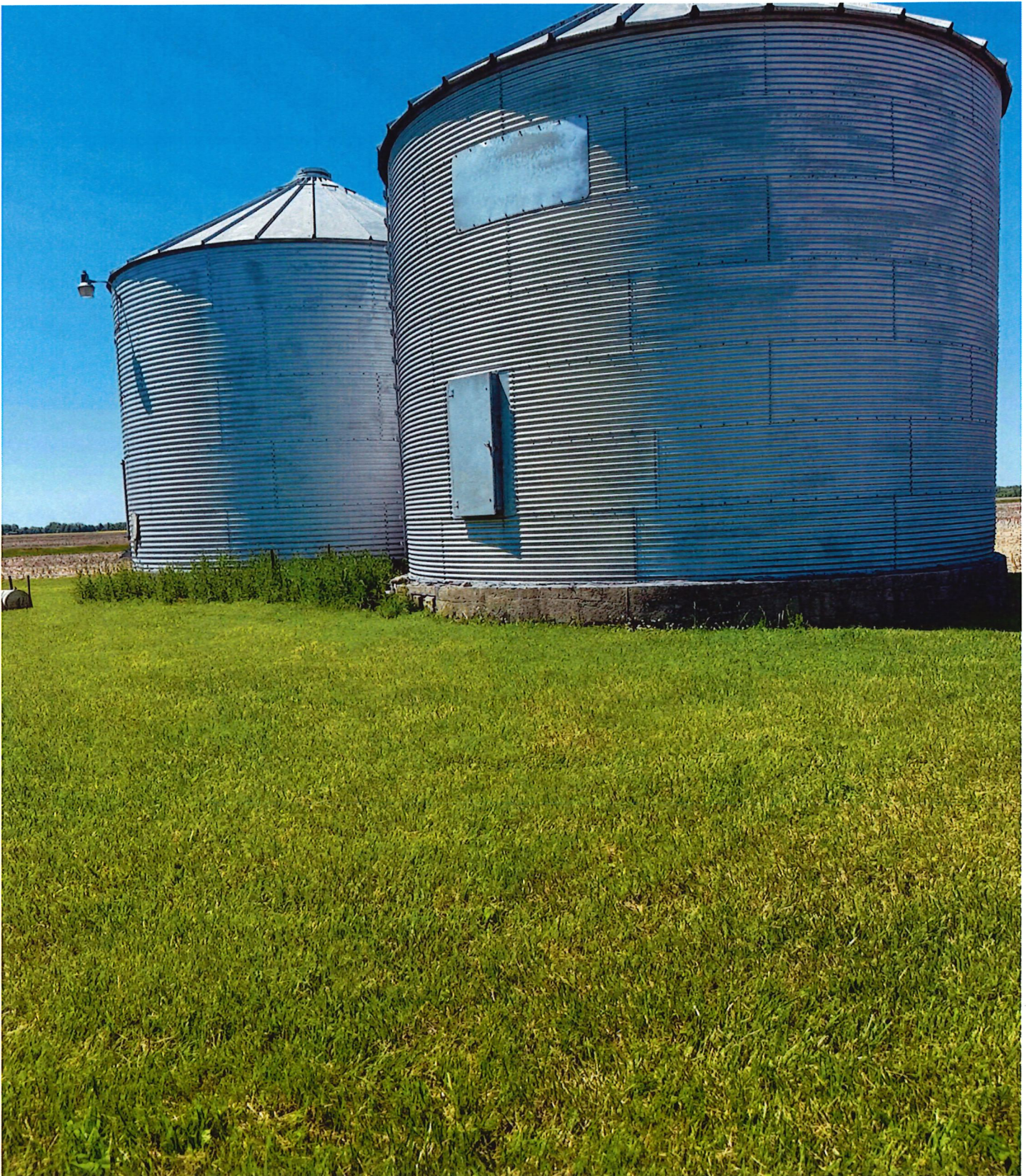
14990 CO HWY 64, UPPER SANDUSKY

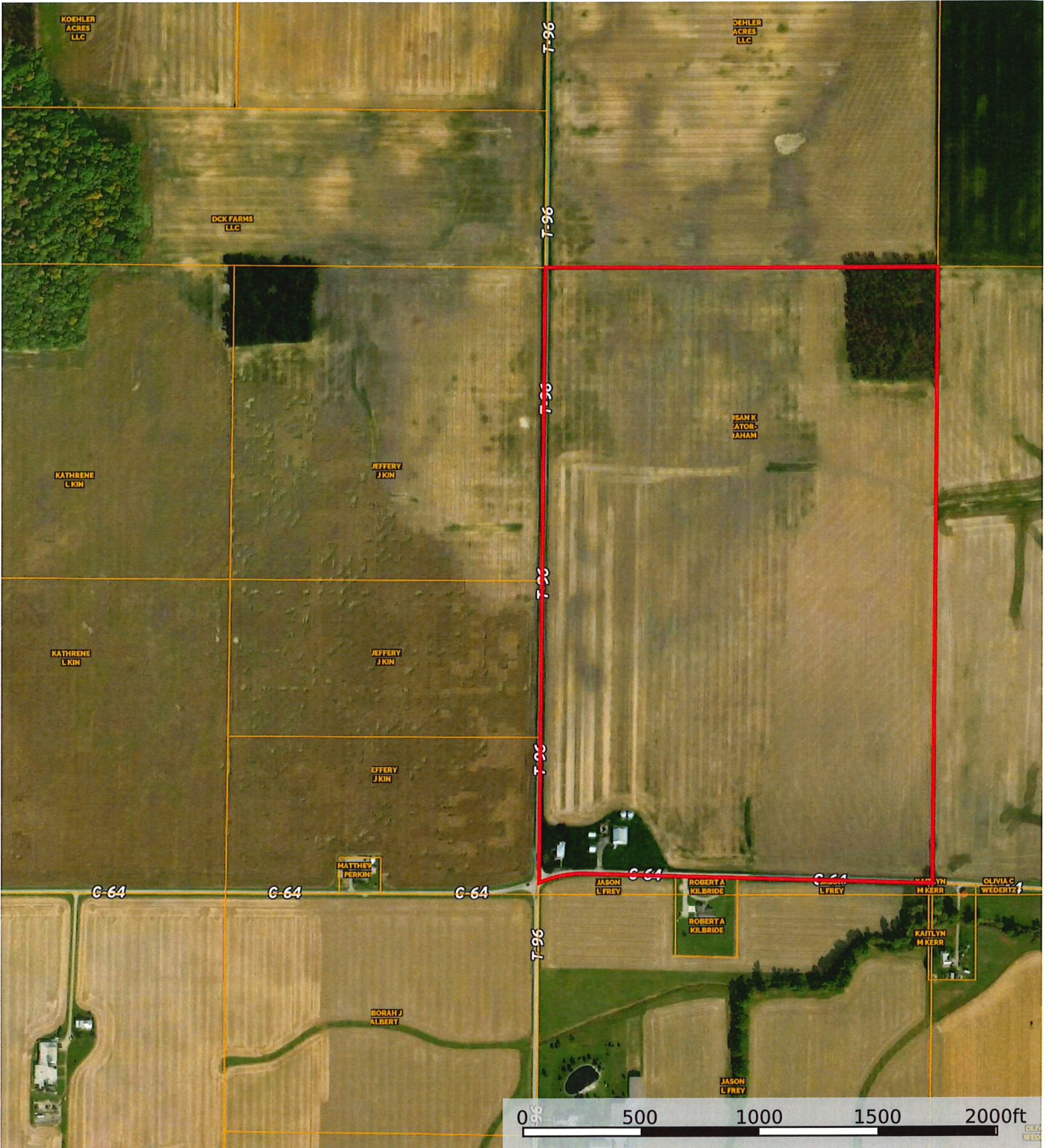


SIDE EXTERIOR VIEW- 14990 CO HWY 64, UPPER SANDUSKY

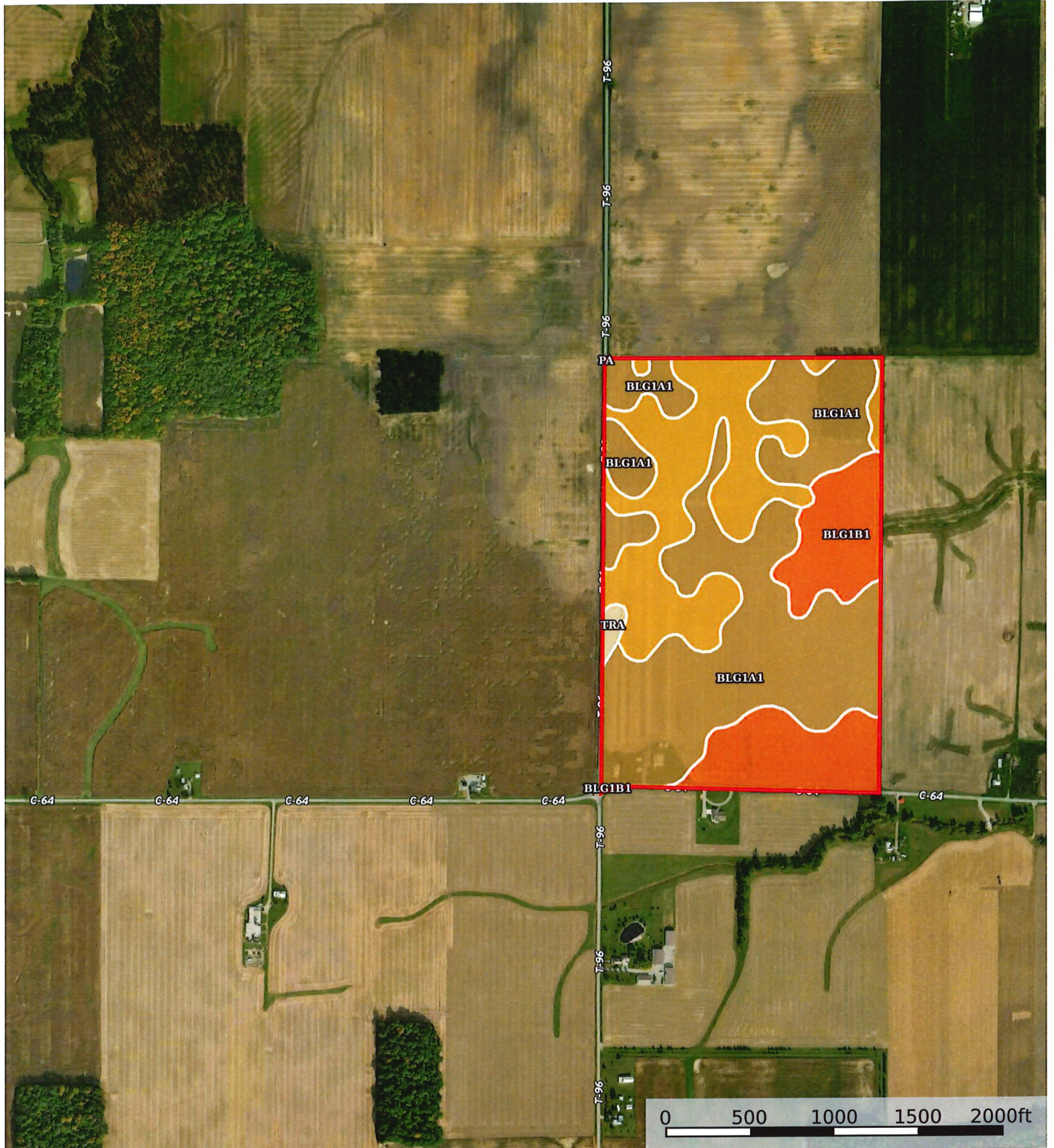


GRAIN BINS





Boundary



Boundary

|  Boundary 97.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	51.79	53.09	0	69	2w
Pa	Pandora silty clay loam, 0 to 2 percent slopes	25	25.63	0	68	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	19.97	20.47	0	67	2e
TrA	Tiro silt loam, 0 to 2 percent slopes	0.77	0.79	0	79	2w
TOTALS		97.53(*)	100%	-	68.4	2.0









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

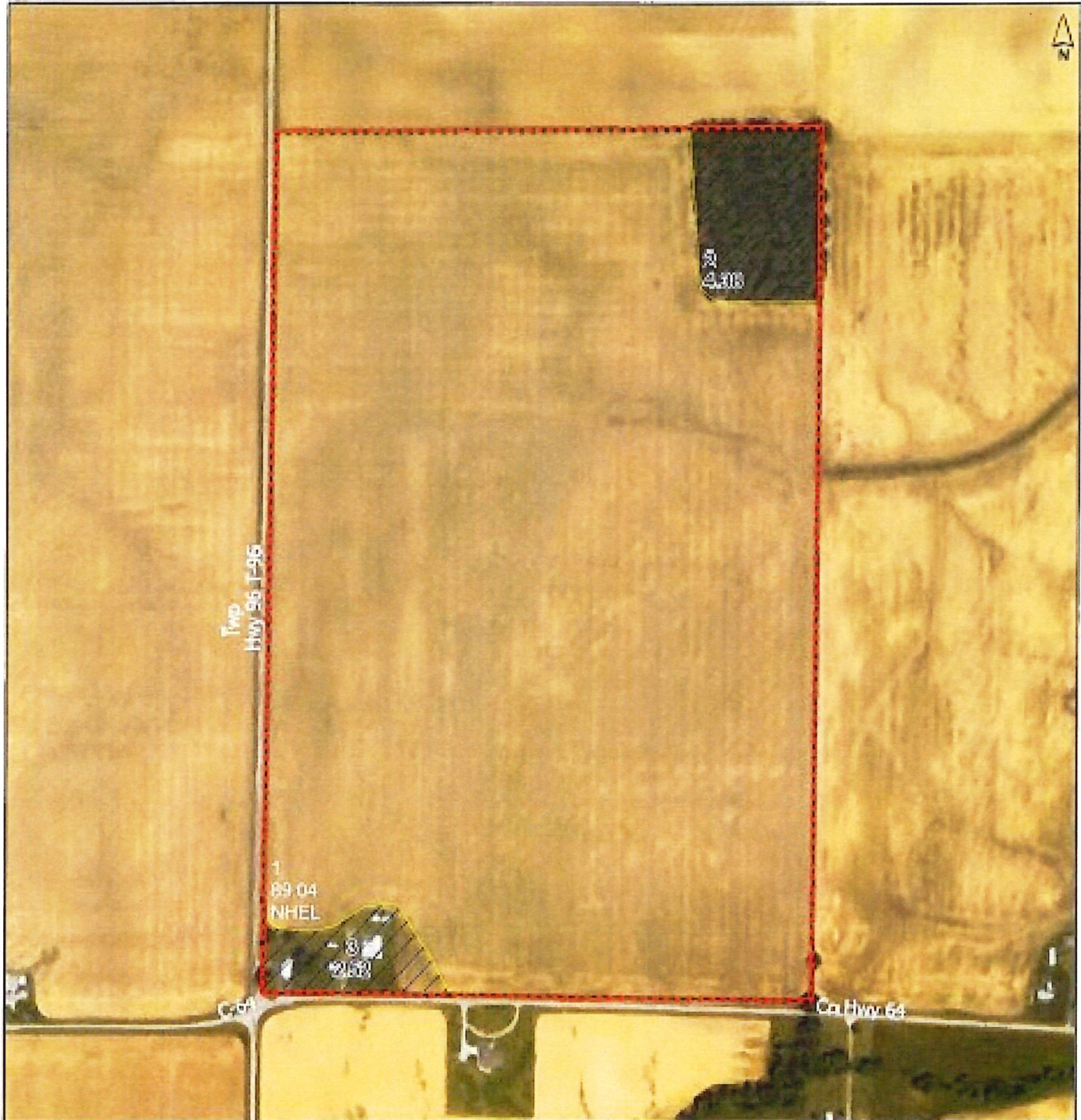
(s) soil limitations within the rooting zone (w) excess of water

FSA MAP



Wyandot County, Ohio

Farm 7728



Tract Boundary Cropland
 Noncropland

Tract 8288
Tract Cropland Total: 89.04 acres

2026 Program Year
Phy. County: Wyandot, OH
2025 imagery

Wetland Determination Identifiers