



\$14,000/ac

LAND FOR SALE

30 ac-Wyandot Co-Co Hwy. 64

Township Hwy. 96 & County Hwy. 64, Upper Sandusky



Apx. 30 acres



Zoned Agriculture



1 parcel

Ron Spencer
419-230-1111

Apx. 30ac, Section 30, Mifflin Twp., Wyandot Co.

Over 2,300' road frontage on County Hwy. 64

& Township Hwy. 96.

**Mostly all tillable. Tiled fair. Soils consist primarily
of Blount & Pandora.**

Taxes are CAUV. Annual Taxes- \$779.86.

Upper Sandusky SD

SCHEDULE A SHOWING/CONTACT RON SPENCER



419-230-1111

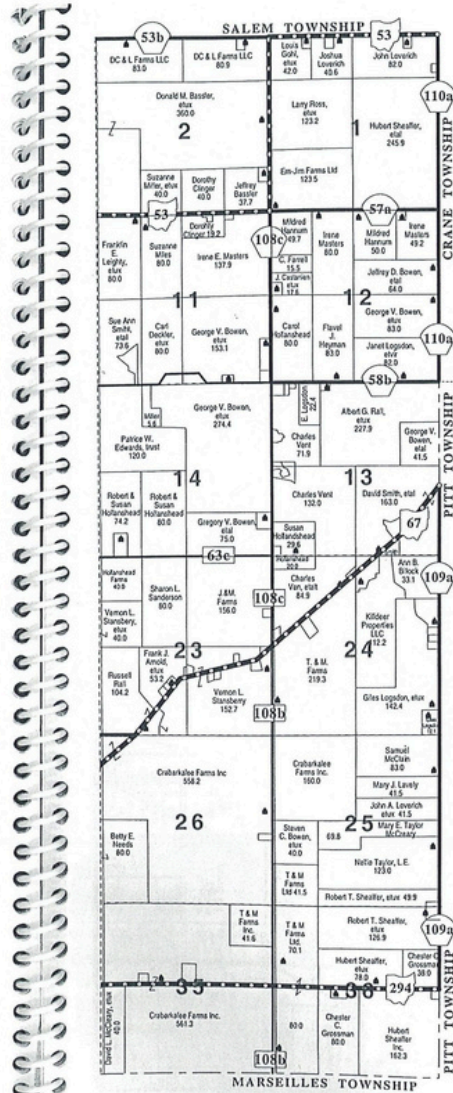
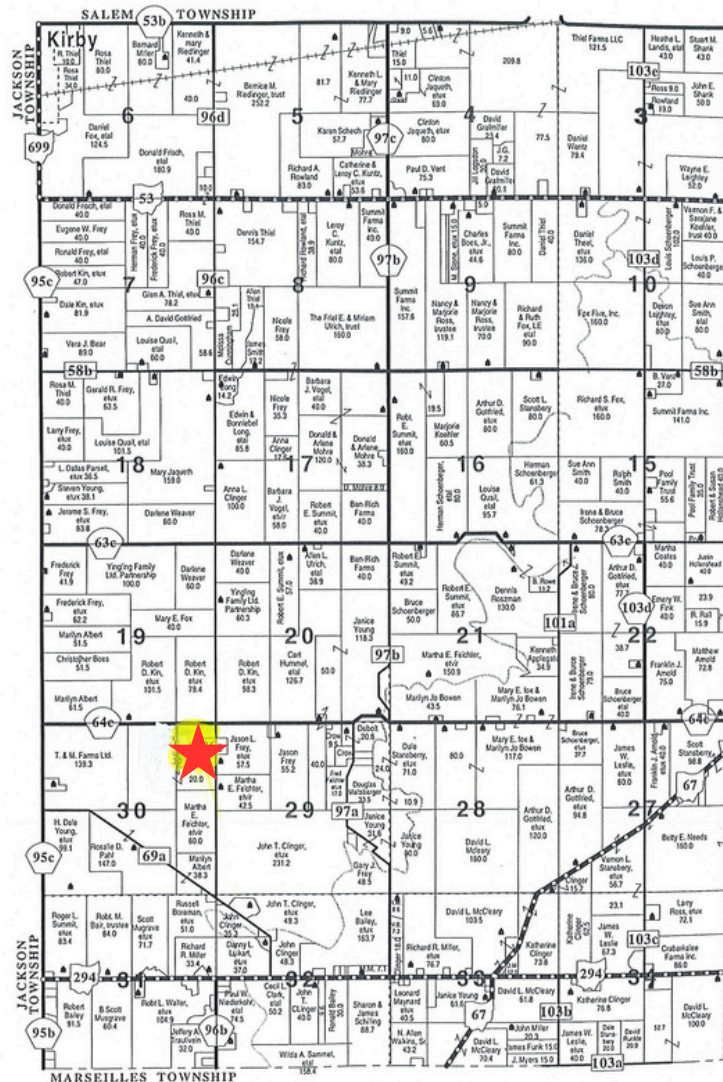


ron@rsre.com



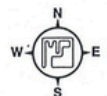
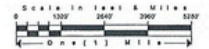
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PLAT MAP



MIFFLIN TOWNSHIP

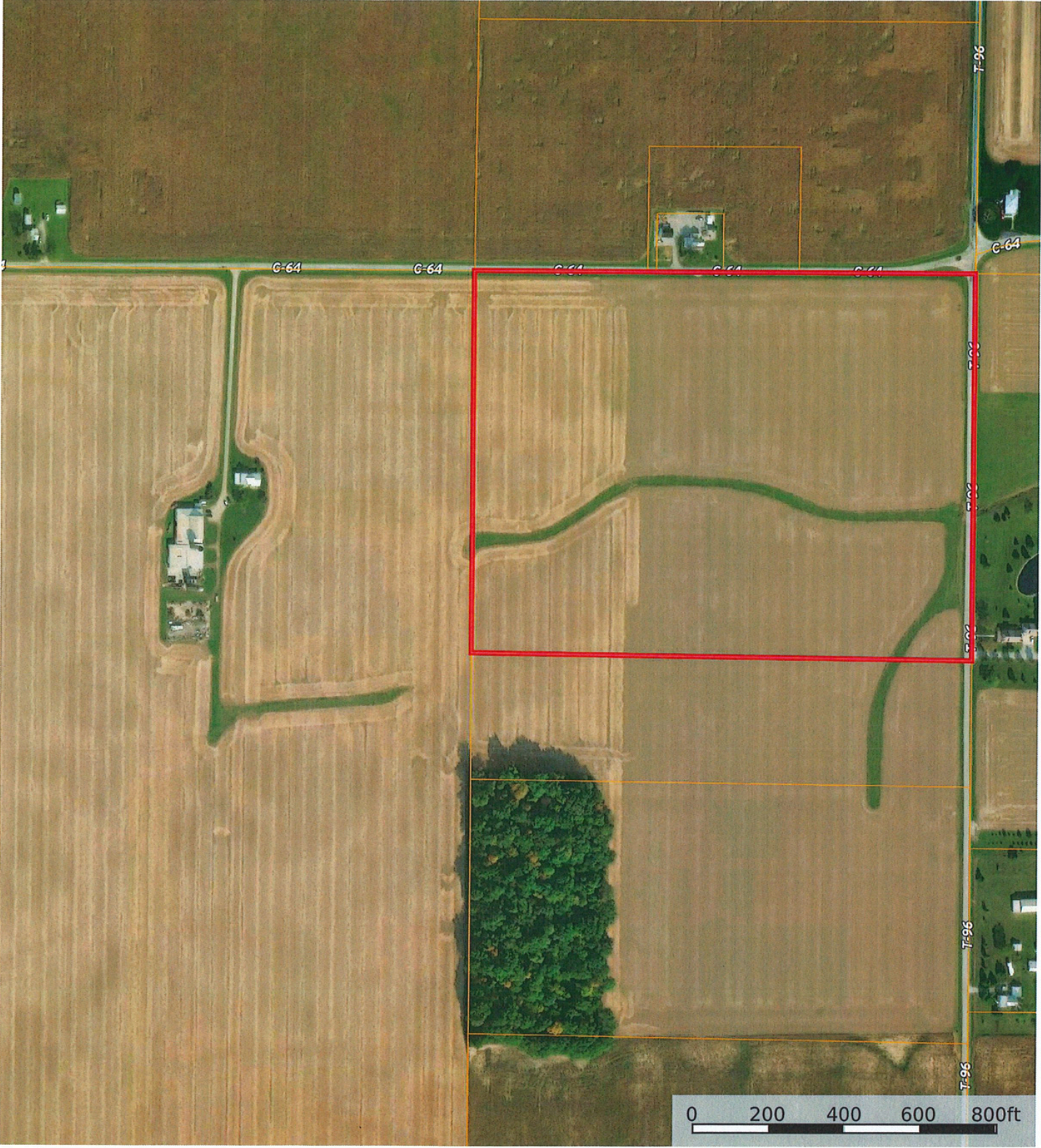
T-3-S/R-13-E



Subject: ★

AERIAL VIEW OF FARM

30 ac Wyandot Co Mifflin Twp
Ohio, AC +/-



TILLABLE GROUND



SOIL MAP

30 ac Wyandot Co Mifflin Twp
Ohio, AC +/-



Ron Spencer
P: 419-228-8899

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SOIL MAP

|  Boundary 30.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	17.84	58.61	0	67	2e
Pa	Pandora silty clay loam, 0 to 2 percent slopes	10.81	35.51	0	68	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	1.07	3.52	0	69	2w
TrA	Tiro silt loam, 0 to 2 percent slopes	0.72	2.37	0	79	2w
TOTALS		30.44(*)	100%	-	67.71	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