



\$14,000/ac

LAND FOR SALE

30 ac-Wyandot Co.

Township Hwy. 96, Upper Sandusky



Apx. 30 acres



Zoned Agriculture



2 parcels:

**200815000000
/200810010000**

Ron Spencer
419-230-1111

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

Ample road frontage on Township Hwy. 96.

**Apx. 24.11 tillable acres. Soils consist primarily
of Tiro, Blount & Pandora.**

**Taxes are CAUV. Annual Taxes- \$658.12
Upper Sandusky SD**

SCHEDULE A SHOWING/CONTACT RON SPENCER



419-230-1111

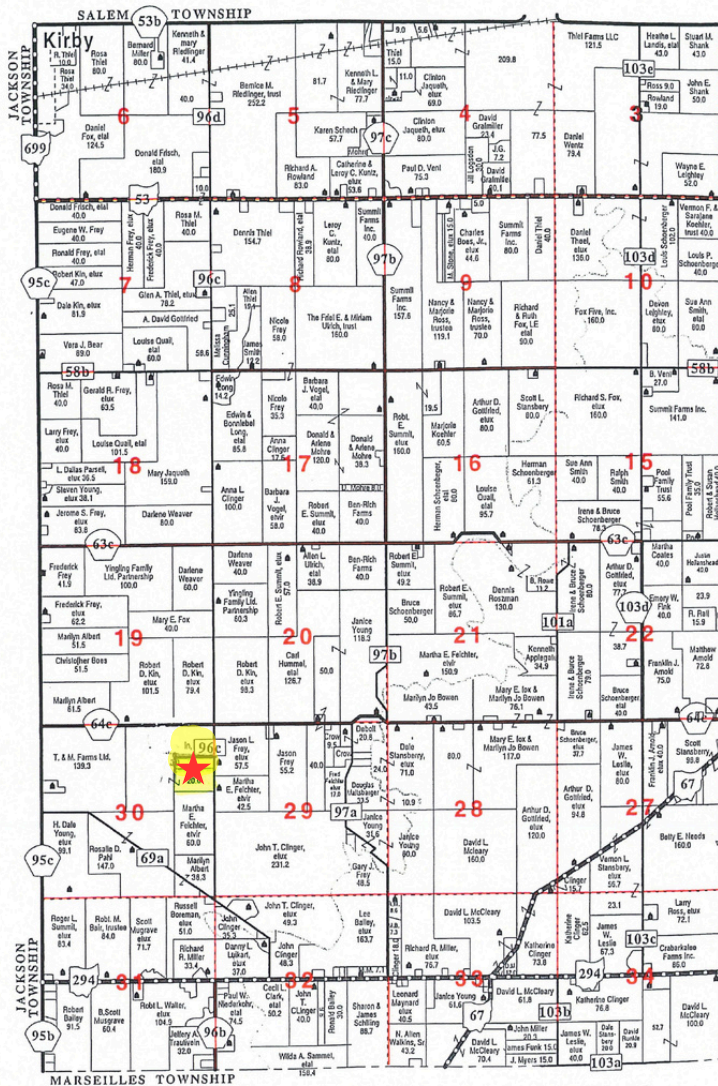


ron@rsre.com



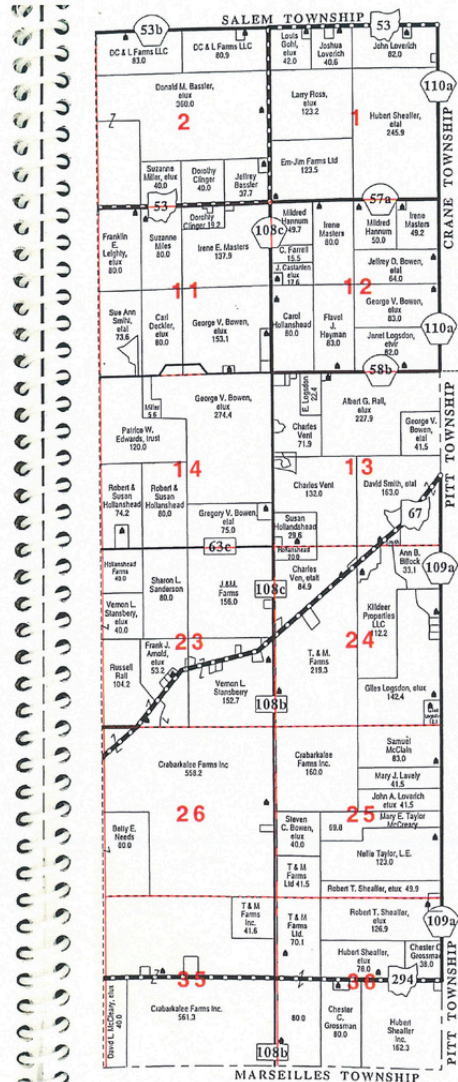
www.rsre.com

PLAT MAP



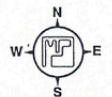
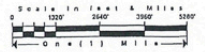
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- 24 -



MIFFLIN TOWNSHIP

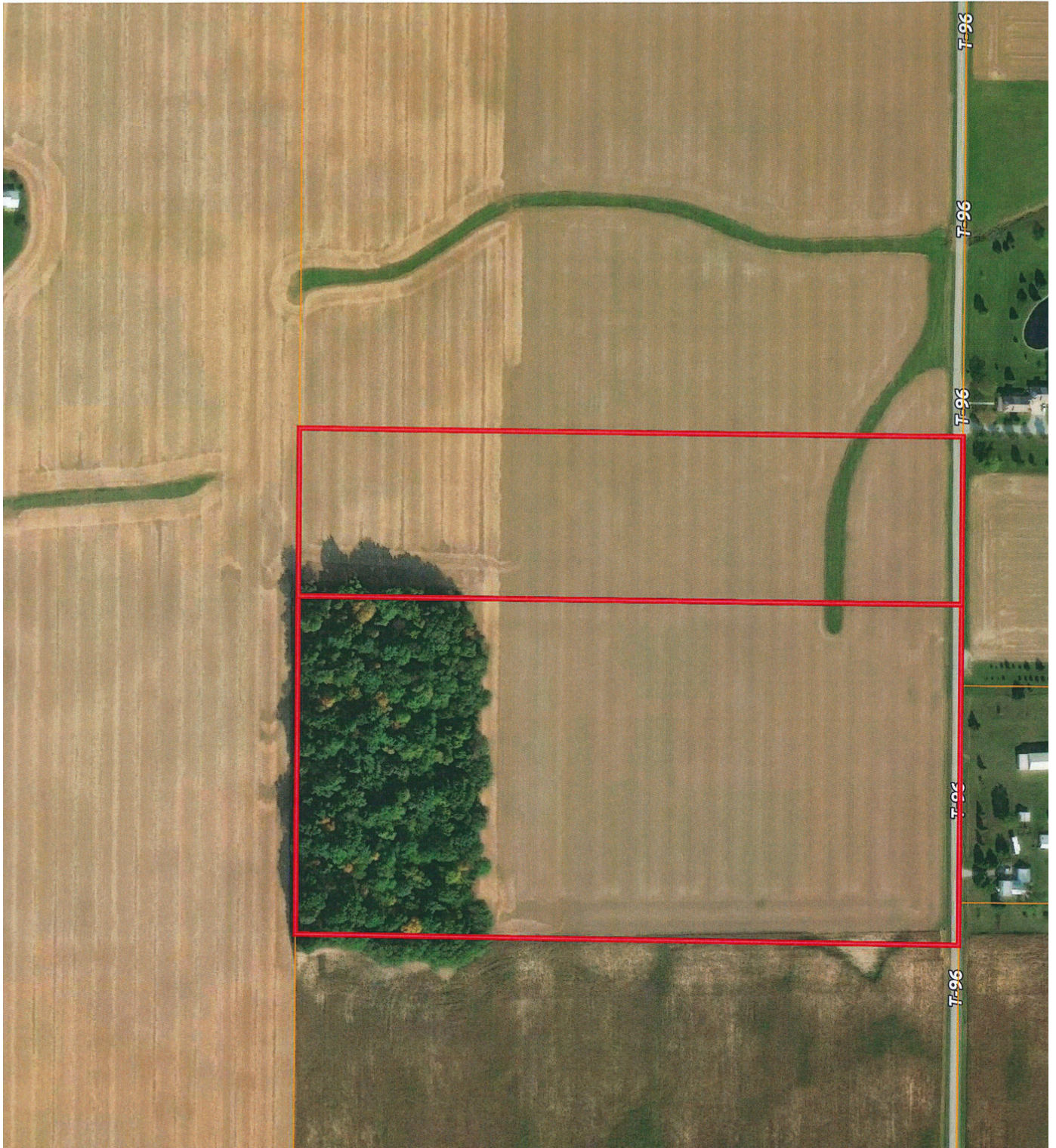
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Subject: 

- 25 -

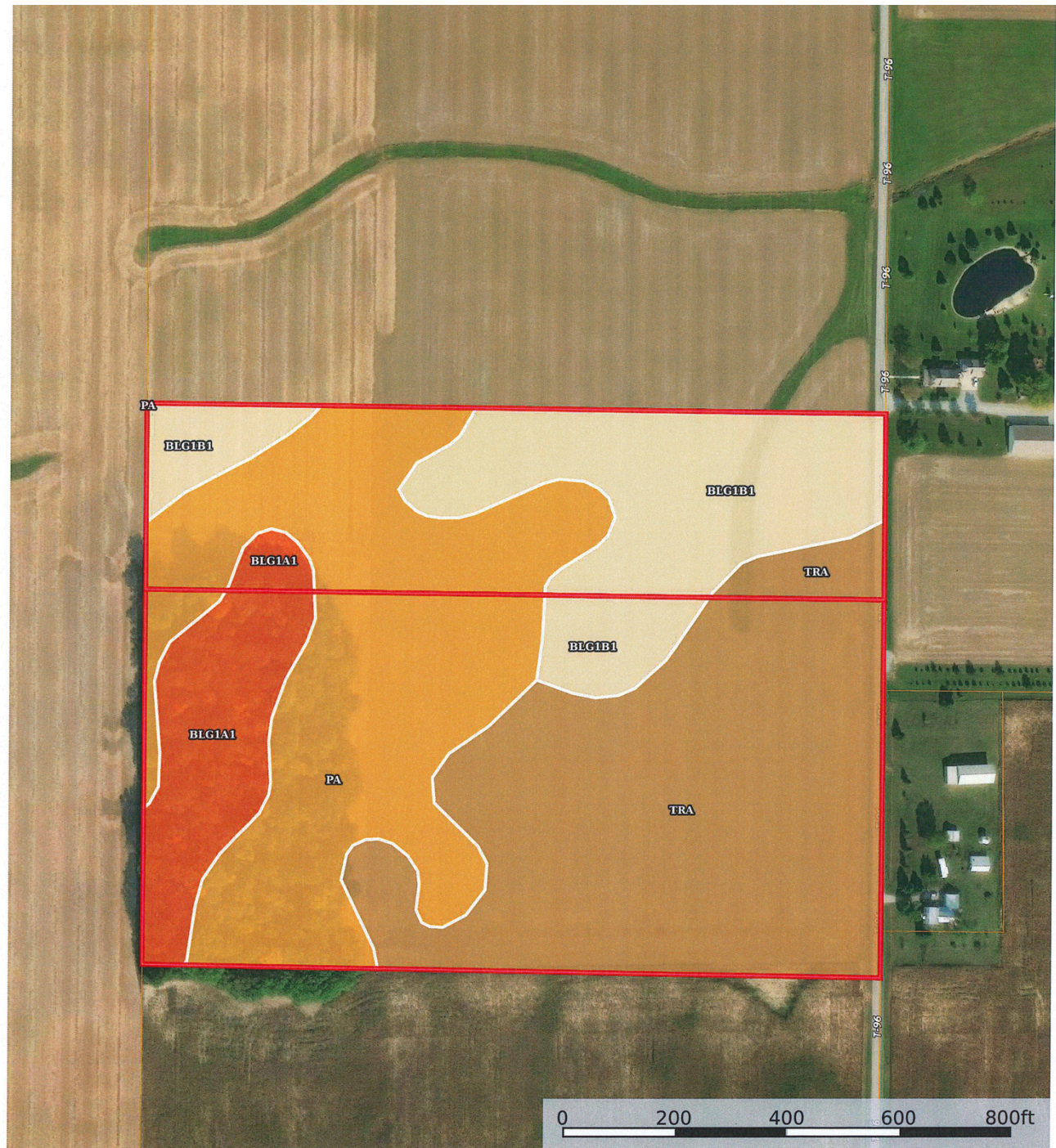
AERIAL VIEW OF FARM



TILLABLE GROUND



SOIL MAP



 Boundary

Ron Spencer
P: 419-228-8899

www.rsre.com

2895 Harding Hwy., Lima, OH 45804

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SOIL MAP

|  All Polygons 30.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TrA	Tiro silt loam, 0 to 2 percent slopes	11.22	37.13	0	79	2w
Pa	Pandora silty clay loam, 0 to 2 percent slopes	9.93	32.86	0	68	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	6.15	20.35	0	67	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	2.93	9.7	0	69	2w
TOTALS		30.23(*)	100%	-	72.0	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.

|  Boundary 20.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TrA	Tiro silt loam, 0 to 2 percent slopes	10.61	52.45	0	79	2w
Pa	Pandora silty clay loam, 0 to 2 percent slopes	6.04	29.86	0	68	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	2.64	13.05	0	69	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.94	4.65	0	67	2e
TOTALS		20.23(*)	100%	-	73.85	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.

|  Boundary 10.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	5.21	52.1	0	67	2e
Pa	Pandora silty clay loam, 0 to 2 percent slopes	3.89	38.9	0	68	2w
TrA	Tiro silt loam, 0 to 2 percent slopes	0.61	6.1	0	79	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	0.29	2.9	0	69	2w
TOTALS		10.0(*)	100%	-	68.18	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.

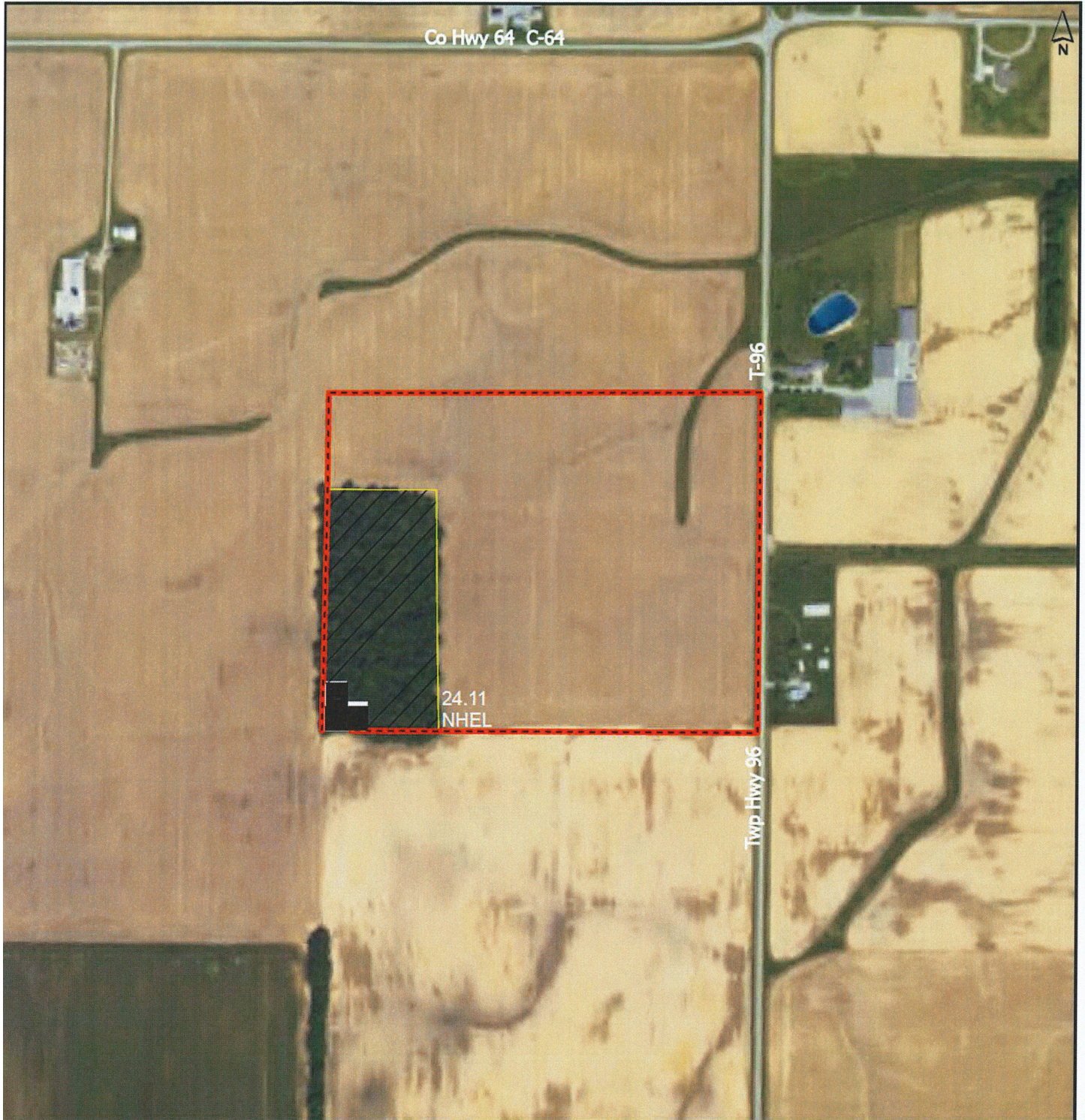


United States
Department of
Agriculture

FSA MAP

Wyandot County, Ohio

Farm



Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

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

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Map Created 05/12/2026

Tract
Tract Cropland Total: 24.11 acres

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

0 200 400
Ft