



\$17,000/ac

LAND FOR SALE

100 ac-Wyandot Co-Co Hwy. 64
15353 County Hwy. 64, Upper Sandusky



Apx. 100 acres



Zoned Agriculture



1 parcel

Ron Spencer
419-230-1111

Apx. 100 ac, Section 30, Mifflin Twp., Wyandot Co.

Ample road frontage on County Hwy. 64.

Apx. 98 tillable acres. Soils consist primarily of Blount, Pandora & Tiro. Tiled fair. Includes an attractive, 3BR/1BTH, 1.5 story farmhouse w/ apx. 2,103 sq.ft. of living area w/ older outbuildings & 2 grain bins. Home is currently being used as an investment property.

Annual Taxes- \$3,907.80.

Taxes are CAUV. Upper Sandusky SD

SCHEDULE A SHOWING/CONTACT RON SPENCER



419-230-1111

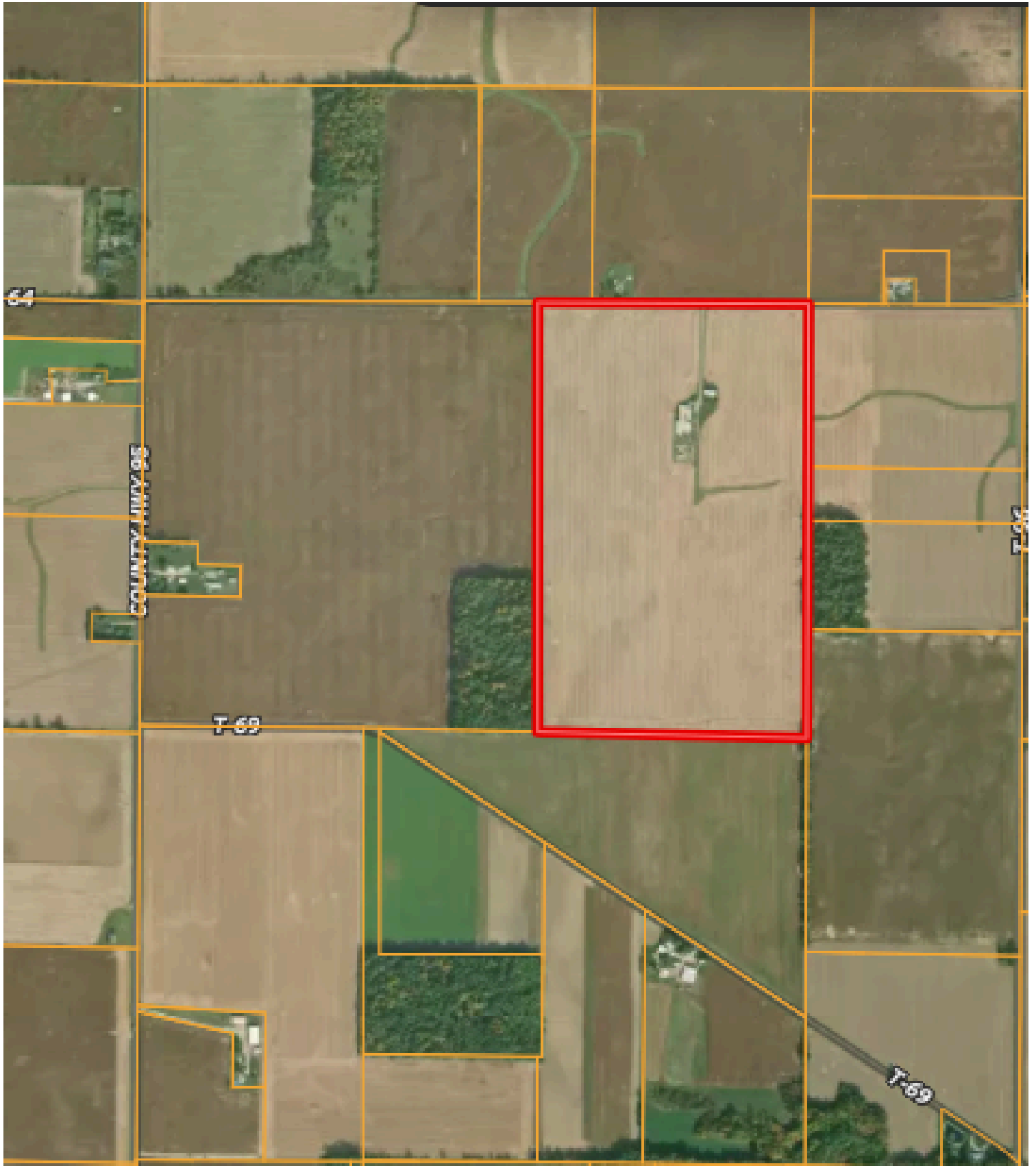


ron@rsre.com



www.rsre.com

AERIAL VIEW OF FARM



VIEW OF TILLABLE GROUND



STREET VIEW

15353 CO HWY 64, UPPER SANDUSKY



15353 CO HWY 64, UPPER SANDUSKY



SIDE EXTERIOR VIEW- 15353 CO HWY 64, UPPER SANDUSKY



GRAIN BINS/OUTBLDGS.



FSA MAP



United States
Department of
Agriculture

Wyandot County, Ohio



Tract Boundary Cropland
 Noncropland

Tract Cropland Total: 98.00 acres

Phy. County: Wyandot, OH
2025 Imagery

Wildland Determination Identifiers

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

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0 100 200
Feet

SOIL MAP

100 AC WYANDOT CO MIFFLIN TWP
Ohio, AC +/-



 Boundary

SOIL MAP

|  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