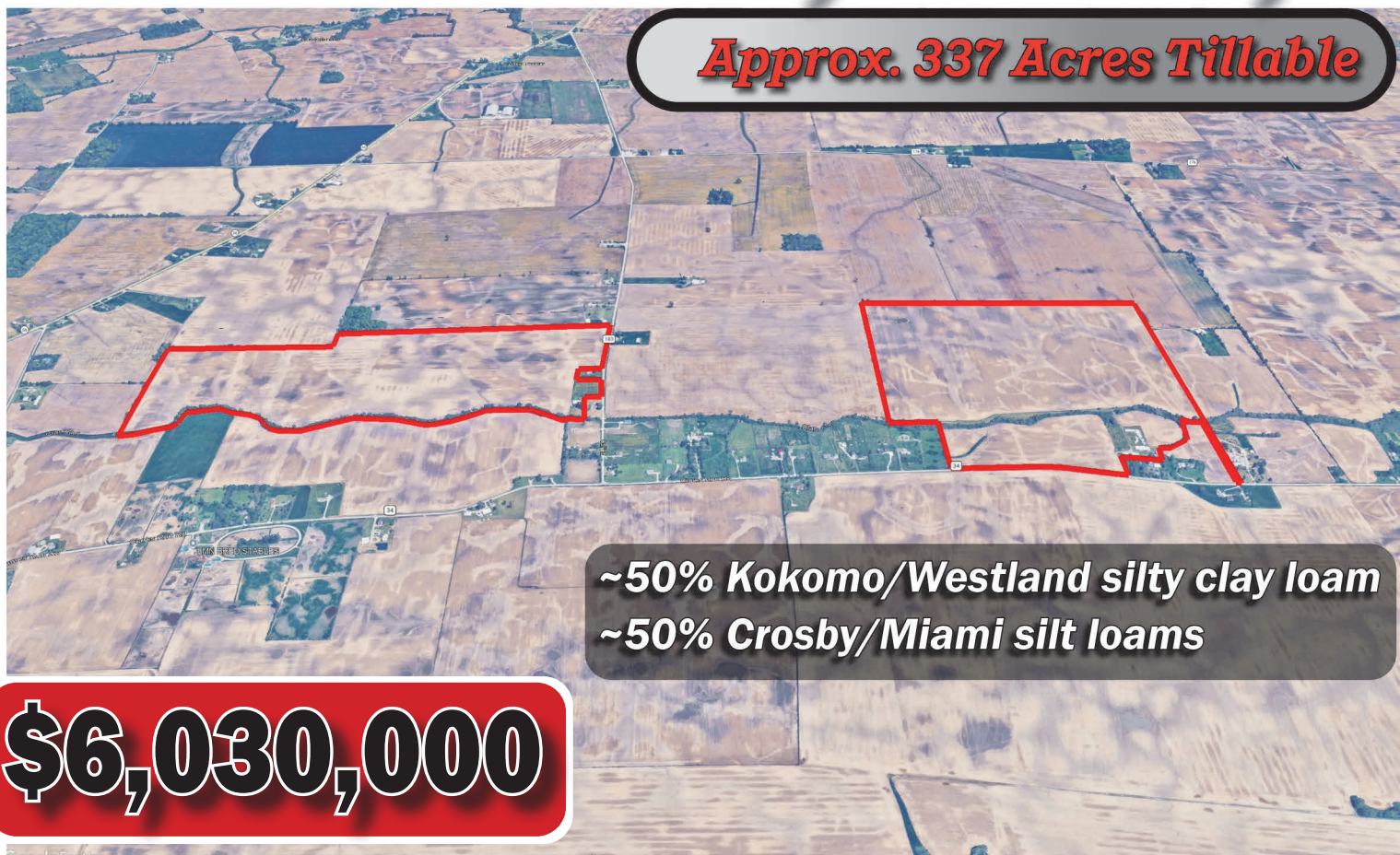


For Sale

358.7 Acres

North West

Pickaway County



Approx. 337 Acres Tillable

**~50% Kokomo/Westland silty clay loam
~50% Crosby/Miami silt loams**

\$6,030,000



BRANDON WILSON
937-763-1993

brandonwilson@wilnat.com



WILSON

NATIONAL

A REAL ESTATE & AUCTION GROUP

IN COOPERATION WITH



PAUL McCLISH
740-572-1108

ppmclish@hotmail.com

Clarks Run Rd.

**PARCEL NUMBERS
G17-0-001-00-067-00**

198.8 acres, 184.50 FSA tillable

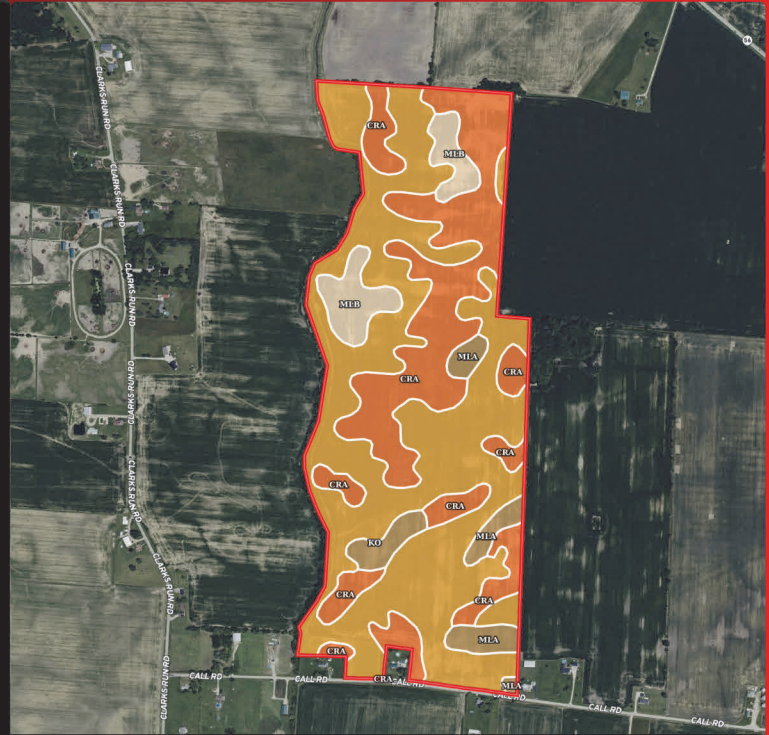
Call Rd.

**PARCEL NUMBERS
G17-0-001-00-044-10
G17-0-001-00-044-11**

159.9 acres, 152.91 FSA tillable

Clarks Run Rd.

Call Rd.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	77.56	39.54	0	82	2w
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	49.26	25.11	0	68	2w
MIB	Miamian-Lewisburg silt loams, 2 to 6 percent slopes	32.27	16.45	0	62	2e
MIA	Miamian-Lewisburg silt loams, 0 to 2 percent slopes	27.64	14.09	0	70	1
Ws	Westland silty clay loam, Southern Ohio Till Plain, 0 to 2 percent slopes	9.44	4.81	0	71	2w
TOTALS		196.17(*)	100%	-	72.98	1.86

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	88.67	55.75	0	82	2w
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	51.49	32.37	0	68	2w
MIA	Miamian-Lewisburg silt loams, 0 to 2 percent slopes	9.69	6.09	0	70	1
MIB	Miamian-Lewisburg silt loams, 2 to 6 percent slopes	9.2	5.78	0	62	2e
TOTALS		159.05(*)	100%	-	75.58	1.94

(*) 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.

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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

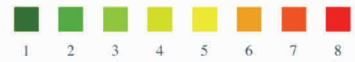
(s) soil limitations within the rooting zone (w) excess of water

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

Location



Improvements

Clarks Run Road:

- (7) Grain Bins totaling approx. 35,888 bu. storage
- 40'x150' Butler Steel Machine Barn {40'x50' enclosed shop w/ concrete floor
- 40'x100' open front machine storage)
- 30'x96' Hog Barn w/ concrete floor & pit
- 30'x96' open front stock Barn w/ concrete floor
- 60'x132' older open front machine & stock pole barn.

Call Rd.:

- 60'x75' Open Front Machine Barn
- Stock pole Barn.