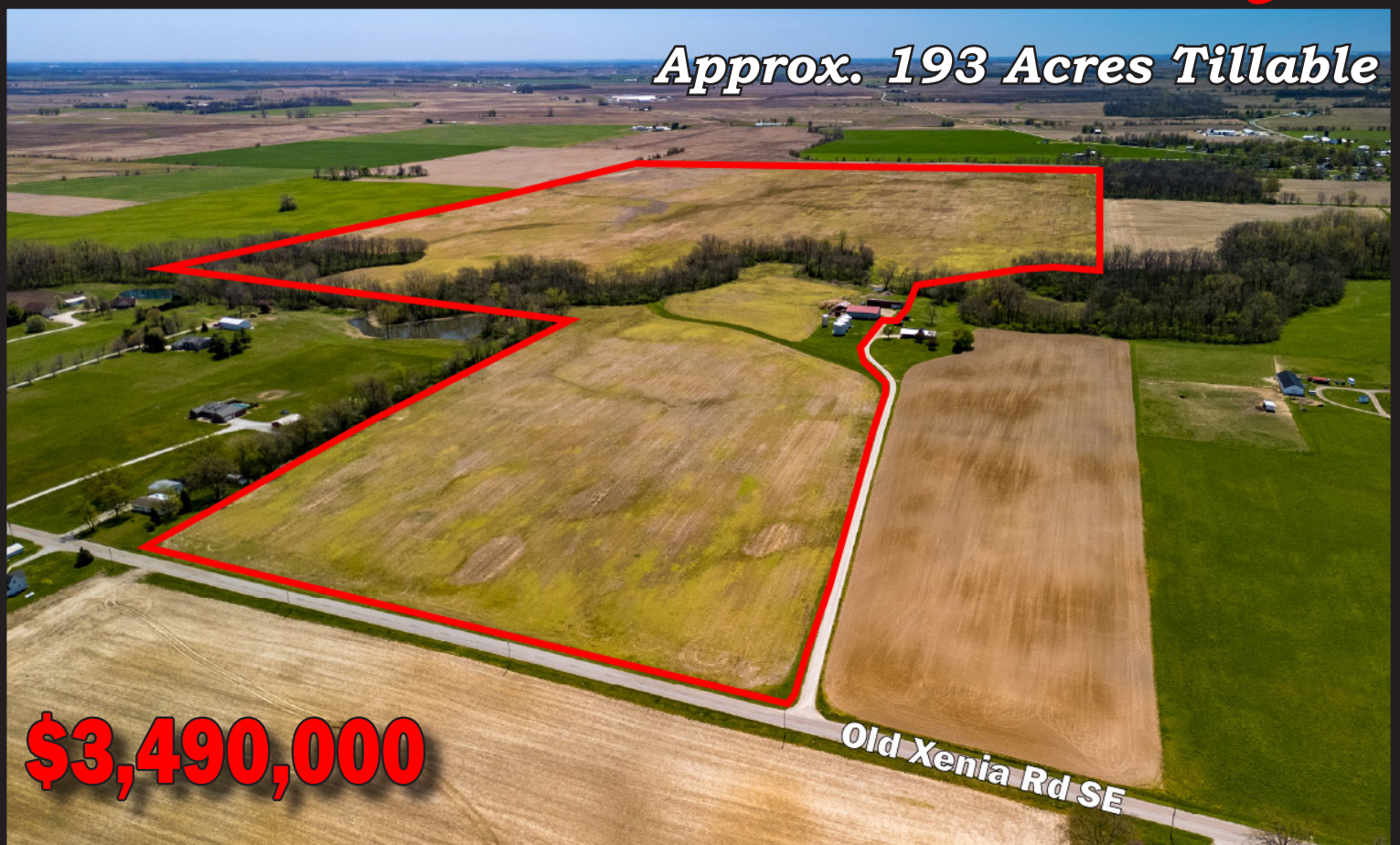


For Sale

218.14 Acres

Madison County



145 Old Xenia Road SE, London, OH



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP



www.wilnat.com

800-450-3440

145 Old Xenia Road SE, London, OH



- 218.14 Acres
- Approx. 193 Acres Tillable
- 879.27' Frontage on Old Xenia Rd.
- Highly Productive Soils
- 50x72 Pole Building
- 30x45 Pole Building
- Three 24x21 Grain Bins
- One 14x24 Grain Bin
- Drainage Tile on Majority of Farm



PARCEL NUMBERS

2900640000

2900639000

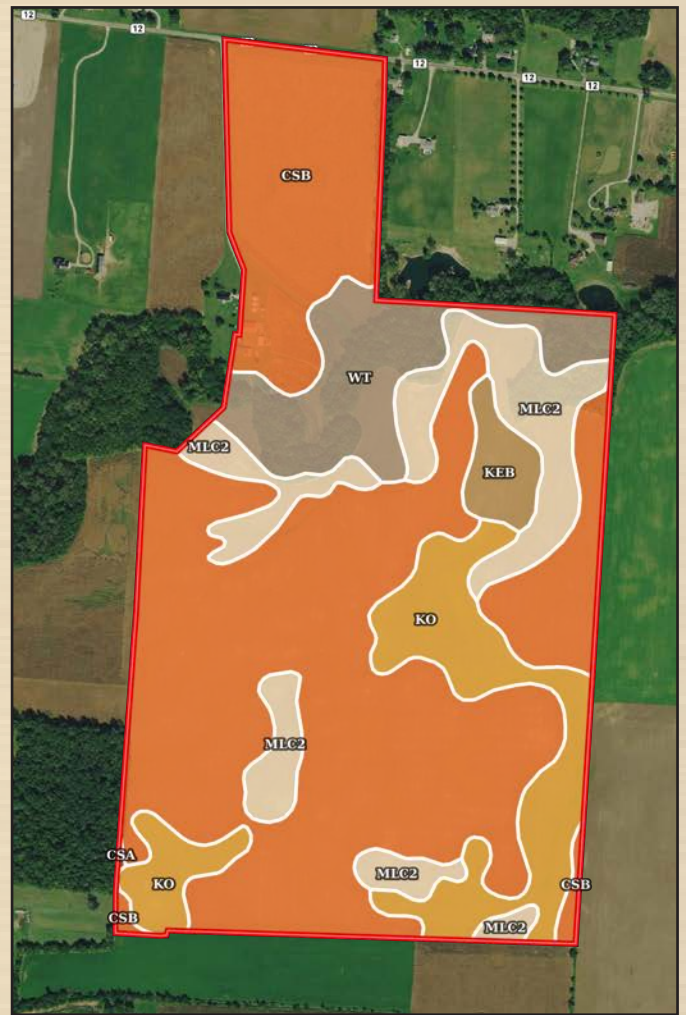
1400264000

1400263000

TAXES

\$7,046

PER YEAR



Boundary 217.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	136.24	62.62	0	61	2e
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	28.01	12.87	0	82	2w
MLC2	Miamian silt loam, 6 to 12 percent slopes, eroded	26.99	12.41	0	55	3e
Wt	Westland silty clay loam, Southern Ohio Till Plain, 0 to 2 percent slopes	21.07	9.68	0	71	2w
KeB	Kendallville silt loam, 2 to 6 percent slopes	5.15	2.37	0	69	2e
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	0.13	0.06	0	62	2e
TOTALS		217.59(*)	100%	-	64.12	2.12

(*) 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.



Call
Mark Wilson
937-402-1961



or
Brandon Wilson
937-763-1993



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

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

