

For Sale:

LOCATED:
RT. 40
SOUTH VIENNA, OHIO

**123.62
ACRES**

85 ACRES TILLABLE



**CLARK COUNTY
VACANT LAND**

www.wilnat.com



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

CALL MARK WILSON 937-402-1961 or BRANDON WILSON 937-763-1993

123.62 ACRES VACANT LAND IN CLARK COUNTY

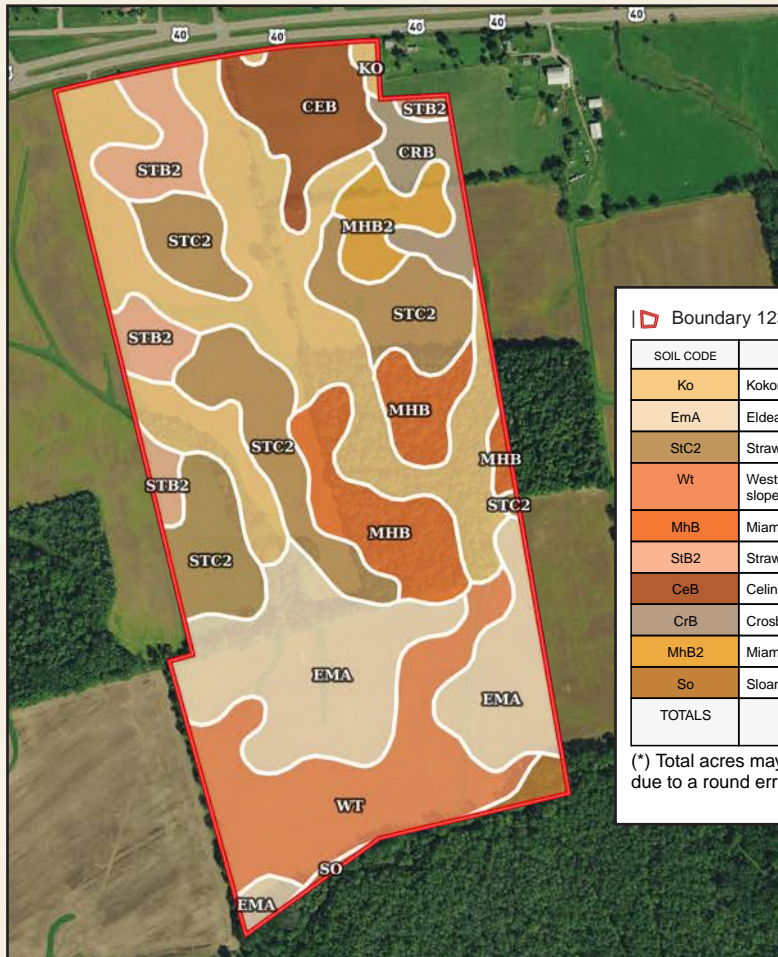
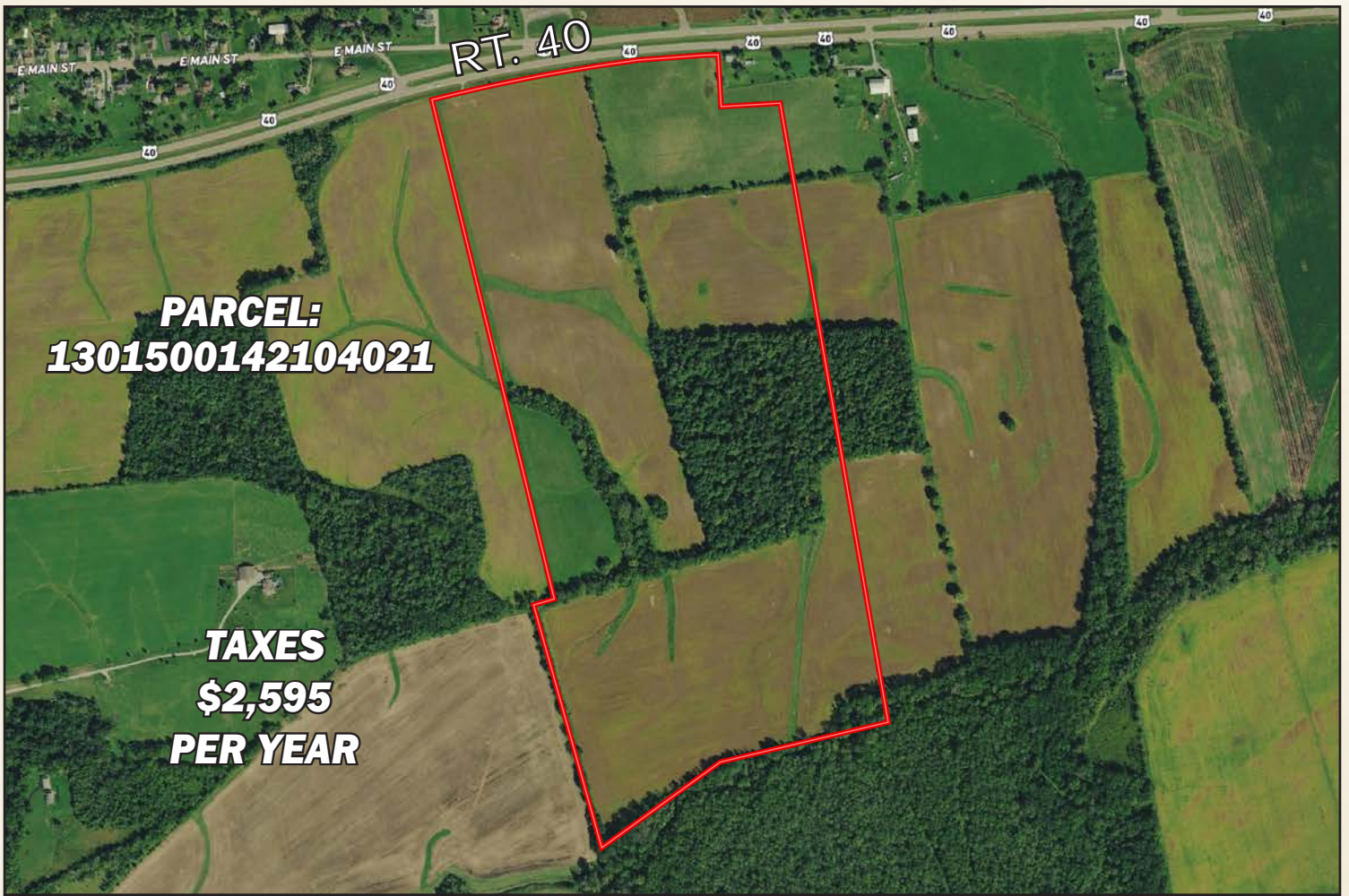


This prime property offers 85+/- tillable acres, with the remainder in woods, providing a mix of agricultural and recreational opportunities. Located along Route 40. The farm boasts highly productive Kokomo, Eldean, Strawn, and Westland soils, making it ideal for high-yield crop production. With its strategic location near major highways, this land presents a valuable opportunity for farming, investment, or potential future development. Don't miss out on this exceptional offering!



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP





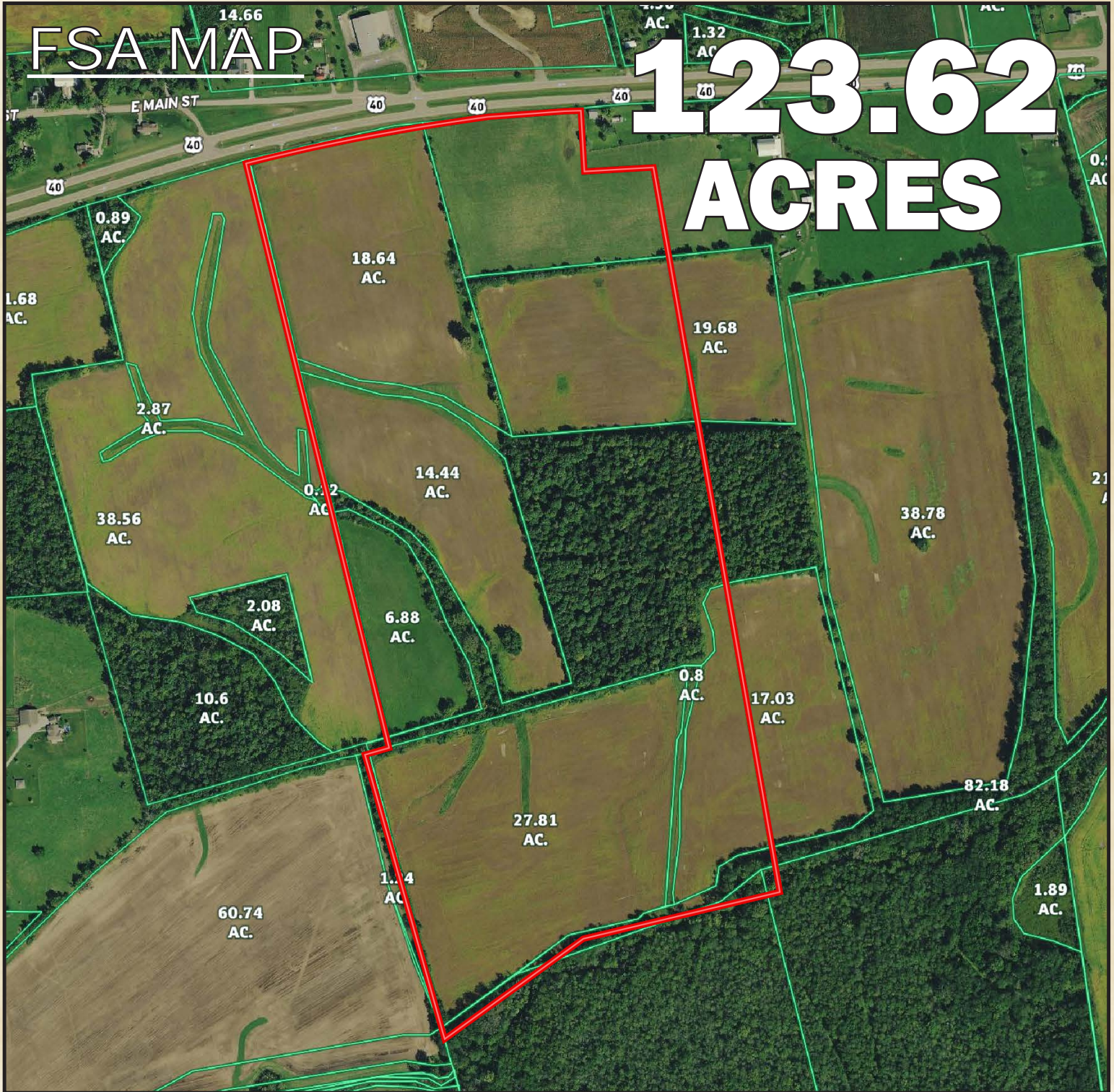
Approximately 1,400 feet of road frontage, ensuring excellent access and visibility.

Boundary 123.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	29.68	24.04	0	82	2w
EmA	Eldean silt loam, 0 to 2 percent slopes	22.45	18.18	0	66	2s
StC2	Strawn silty clay loam, 6 to 12 percent slopes, eroded	20.91	16.94	0	48	3e
Wt	Westland silty clay loam, Southern Ohio Till Plain, 0 to 2 percent slopes	16.55	13.41	0	70	2w
MhB	Miamian silt loam, 2 to 6 percent slopes	10.75	8.71	0	74	2e
StB2	Strawn silty clay loam, 2 to 6 percent slopes, eroded	7.67	6.21	0	48	2e
CeB	Celina silt loam, 2 to 6 percent slopes	6.84	5.54	0	72	2e
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	3.85	3.12	0	67	2e
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	3.59	2.91	0	60	2e
So	Sloan silt loam, sandy substratum, occasionally flooded	1.16	0.94	0	80	3w
TOTALS		123.45 (*)	100%	-	67.23	2.18

(*) 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

