

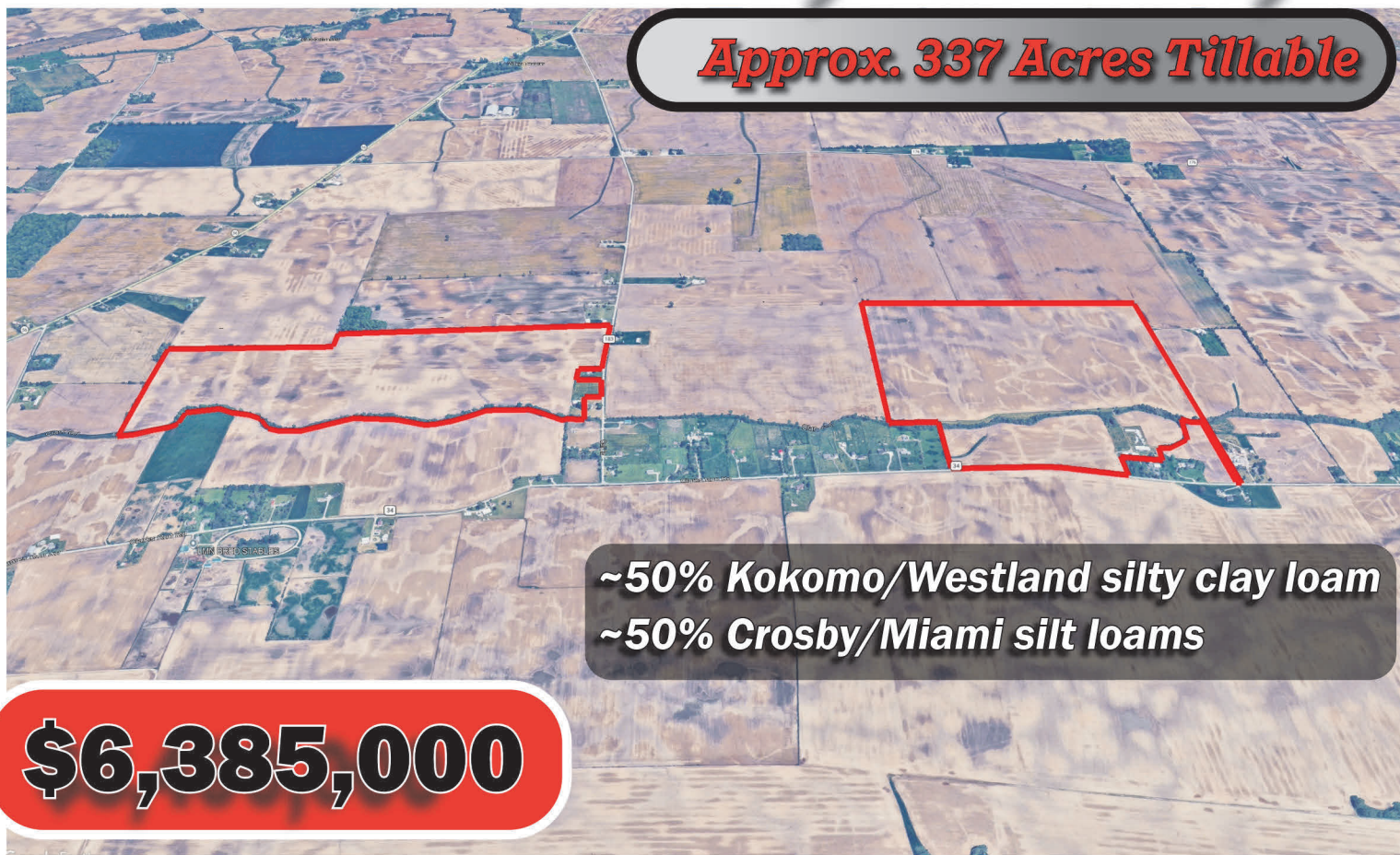
For Sale

358.7 Acres

North West

Pickaway County

Approx. 337 Acres Tillable



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

\$6,385,000



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WILSON

NATIONAL

A REAL ESTATE & AUCTION GROUP

IN COOPERATION WITH



PAUL McCLISH
740-572-1108

ppmcclish@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

(*) 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

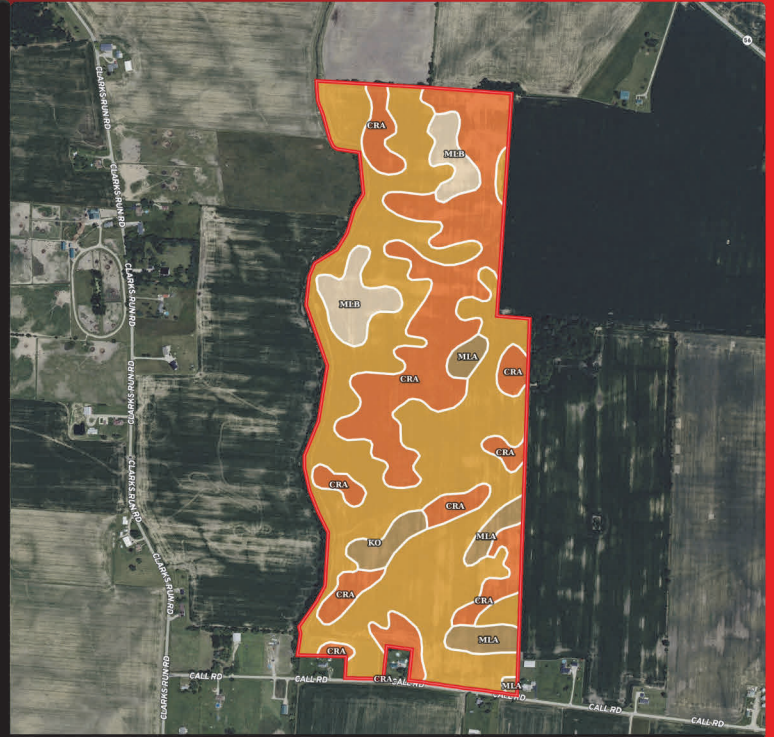
Land, Capability

	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



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

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Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

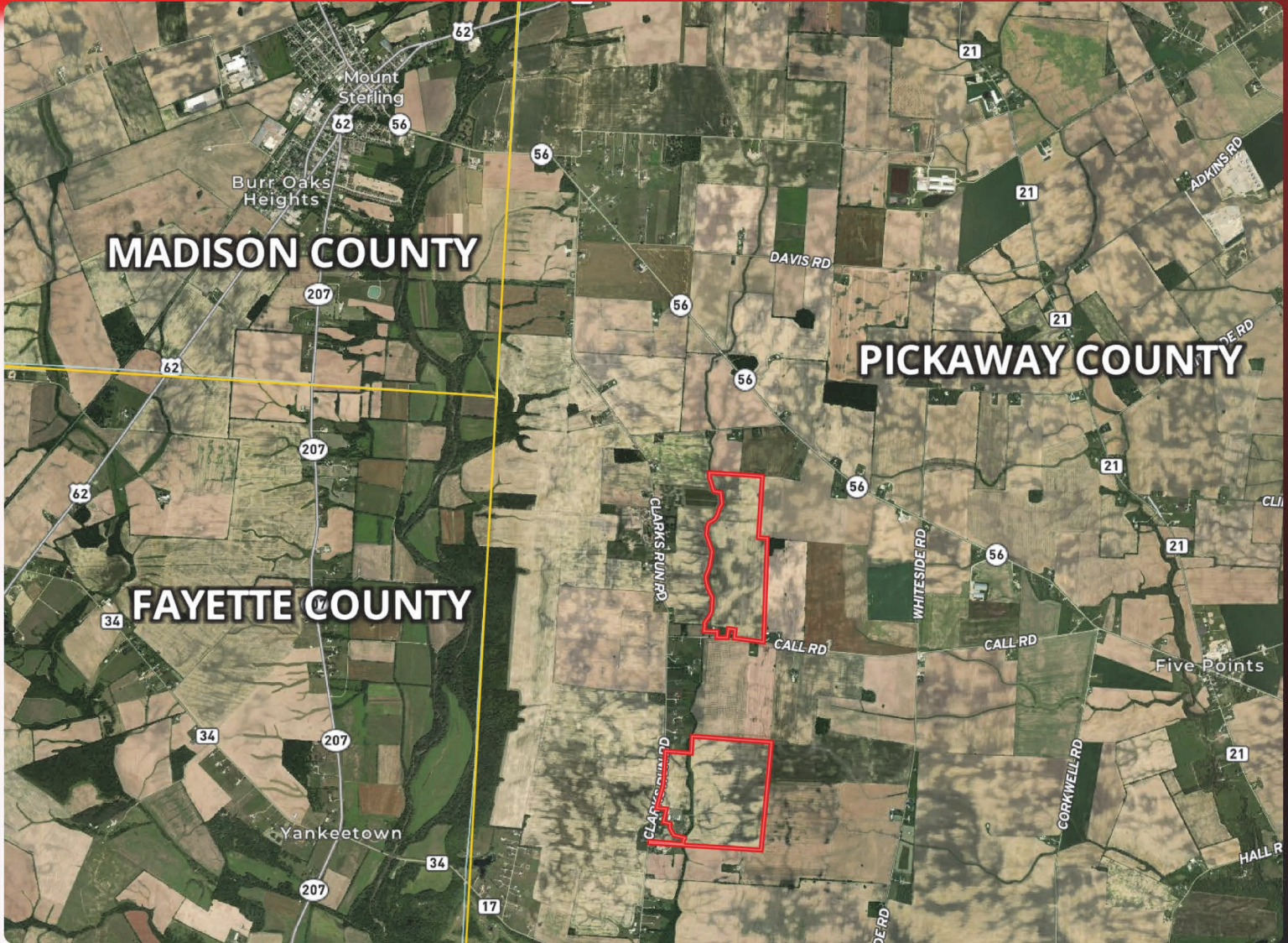
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

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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.