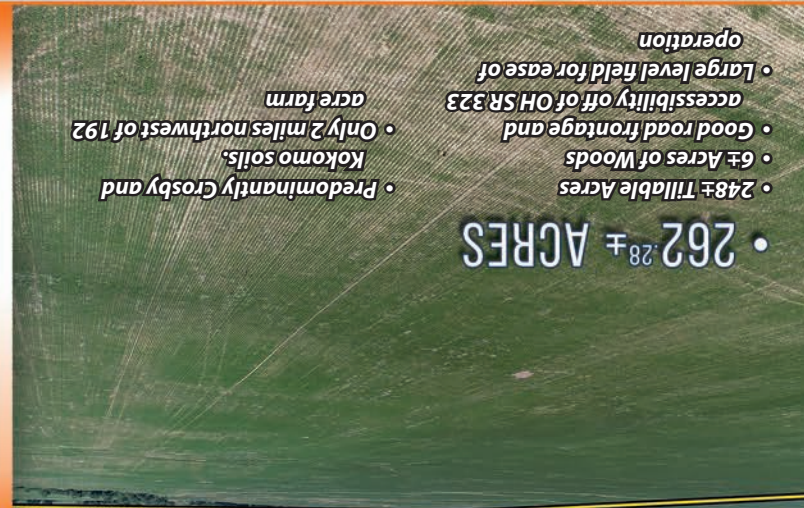


- 192^{.87} ± ACRES
- 187± Tillable Acres
- Good Road Frontage on Yankeetown Chenoweth Road
- Only 2 miles southeast of the 262 acre farm
- Predominantly Kokomo and Crosby loams



- 262^{.28} ± ACRES
- 248± Tillable Acres
- 6± Acres of Woods
- Good road frontage and accessibility off of OH SR 323
- Only 2 miles northwest of 192 acre farm
- Predominantly Crosby and Kokomo soils.
- Large level field for ease of operation

INVESTMENT
QUALITY LAND
435± TOTAL TILLABLE ACRES

455
ACRES
2 FARMS

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REAL ESTATE
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INVESTMENT
QUALITY LAND
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ACRES
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MADISON & FAYETTE COUNTY, OH

REAL ESTATE
FOR SALE

455
ACRES
2 FARMS

- 96% TILLABLE
- OPEN DITCHES ON BOTH FARMS FOR IMPROVED DRAINAGE

INVESTMENT
QUALITY LAND

435± TOTAL TILLABLE ACRES

- WITHIN 10 MILES OF BLOOMINGBURG ETHANOL PLANT
- INVESTMENT GRADE SOILS



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MADISON & FAYETTE COUNTY, OH REAL ESTATE FOR SALE

- 96% TILLABLE
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455[±]
ACRES
2 FARMS

435[±] TOTAL TILLABLE ACRES
INVESTMENT
QUALITY LAND

- WITHIN 10 MILES OF BLOOMINGBURG ETHANOL PLANT
- INVESTMENT GRADE SOILS



FARM 1: 262.28± ACRES

- 248± Tillable Acres
- 6± Acres of Woods (Wetland determination has been completed and is APPROVED to be cleared and converted to additional tillable land)
- Good road frontage and accessibility off of OH SR 323
- Large level field for ease of operation
- Farmed as (2) fields.
Field A: 211.61 FSA Tillable Acres.
Field B: 36.68 FSA Tillable Acres
- Predominantly Crosby and Kokomo soils.
- Open ditch allowing for improved drainage with your own outlet
- Located in a Top Agricultural Area
- Madison County Parcel # 21-00026.001
- Annual Property Taxes: \$6,496.95

FARM 2: 192.87± ACRES

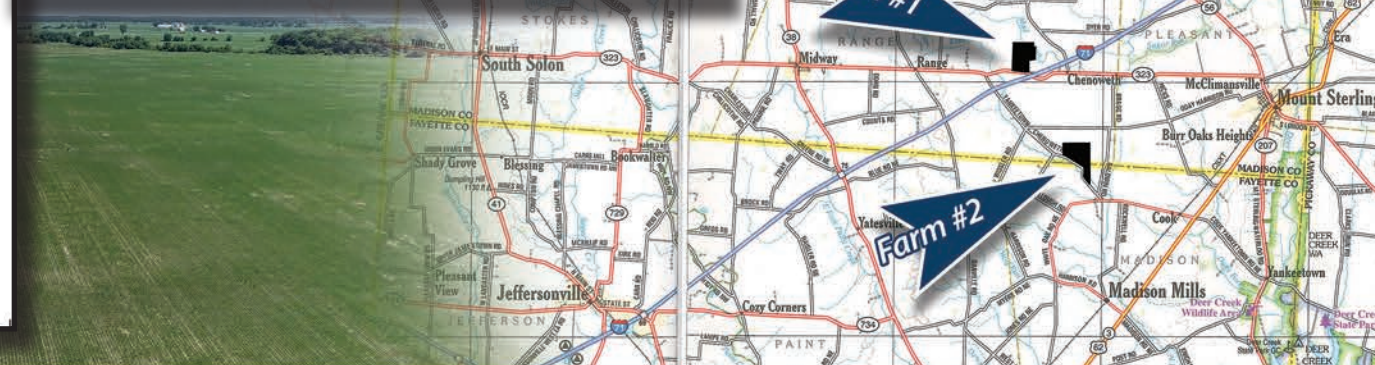
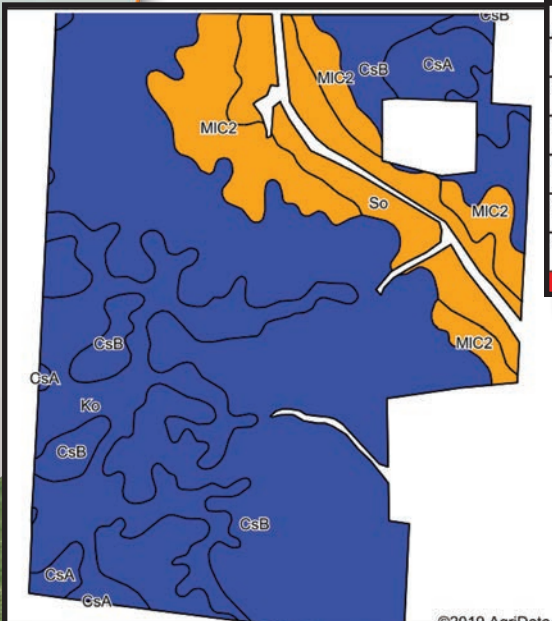
- 187± Tillable Acres
- Good Road Frontage on Yankeetown Chenoweth Road
- Predominantly Kokomo and Crosby loams
- Farmed as (2) fields.
Field A: 177.09 FSA Tillable Acres.
Field B: 9.64 FSA Tillable Acres
- Madison County Parcel # 23-00015.000 (151.0 A)
- Fayette County Parcel # 10000200000200 (2.80 A)
- Fayette County Parcel # 10000200000101 (39.07 A)
- Only 2 miles southeast of FARM 1
- Annual Property Taxes: \$7,204.40

*Great investment opportunity.
These farms are offered as a
package, but may be purchased
separately at \$8,795/ acre*



PRICE: \$8,795 /ACRE

Area Symbol: OH097, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Corn	Grass legume hay	Soybeans
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	147.58	59.0%		115	4.8	9.2
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	45.22	18.1%		167	5.6	11
MIC2	Miamian silt loam, 6 to 12 percent slopes, eroded	26.89	10.7%		104		41
So	Sloan silty clay loam, frequently flooded	21.95	8.8%		105	3.5	40
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	8.65	3.5%		139	4.6	9.1
Weighted Average		123.2			4.3	7.7	40



Area Symbol: OH047, Soil Area Version: 17							
Area Symbol: OH097, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Corn	Soybeans	*eFOTG PI
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	64.93	34.7%		167	48	87
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	47.72	25.5%		139	46	78
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	27.29	14.6%		105	33	72
Su	Sloan silty clay loam, frequently flooded	9.29	5.0%		105	40	78
CeB	Celina silt loam, 2 to 6 percent slopes	7.40	4.0%		131	46	78
Kp	Kokomo silty clay loam, 0 to 2 percent slopes	5.78	3.1%		167	48	87
MIC2	Miamian silt loam, 6 to 12 percent slopes, eroded	5.73	3.1%		104	41	70
MIB2	Miamian silt loam, 2 to 6 percent slopes, eroded	5.62	3.0%		119	36	73
MID2	Miamian silt loam, 12 to 18 percent slopes, eroded	3.34	1.8%		86	28	63
MmC3	Miamian clay loam, shallow to dense till substratum, 6 to 12 percent slopes, severely eroded	3.16	1.7%		98.2	37.4	61
So	Sloan silty clay loam, frequently flooded	2.41	1.3%		105	40	78
CsA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.32	0.7%		120	46	81
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	1.28	0.7%		139	46	78
MID2	Miamian silt loam, 12 to 18 percent slopes, eroded	1.08	0.6%		86	28	63
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	0.56	0.3%		129	48	87
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	0.07	0.0%		105	33	72
Weighted Average		138.4			43.5	79.5	

