

FOR SALE

**HIGHLY PRODUCTIVE SOILS
SYSTEMATICALLY DRAINED**

LISTING PRICE

Tract 1: \$1,174,841

Tract 2: \$5,893,000

PROPERTY LOCATION

Frontage on the north side of Sparling Road in West Jefferson, OH east of London, OH

Madison County

Tract 1: Jefferson & Fairfield Twp

Tract 2: Deer Creek, Union & Fairfield Twp

ZONING

Agricultural

TOPOGRAPHY

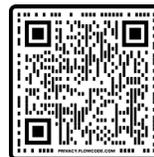
Level, Level to Gently Rolling

ANNUAL TAXES

\$10,320



**428.354^{+/-} total
acres**



ADDITIONAL PHOTOS

View additional photos and learn more information regarding this listing.



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HALDERMAN
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428.354^{+/-} total acres

FOR SALE

LOCATED IN
**WEST JEFFERSON,
OHIO**

HIGHLY PRODUCTIVE SOILS SYSTEMATICALLY DRAINED • 2 TRACTS



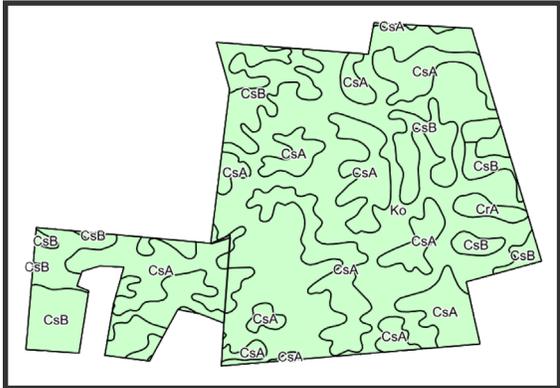
TRACT 1: 71.2^{+/-} ACRES

61^{+/-} Tillable • 8.5^{+/-} Woods • 1.7^{+/-} Other



TRACT 2: 357.15^{+/-} ACRES

343^{+/-} Tillable • 5.7^{+/-} Woods • 8.45^{+/-} Other



SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Ko Kokomo silty clay loam, 0 to 2 percent slopes	222.70	167	48
CsA Crosby-Lewisburg silt loams, 0 to 2 percent slopes	125.70	139	46
CsB Crosby-Lewisburg silt loams, 2 to 6 percent slopes	62.67	115	37
CrA Crosby silt loam, Southern Ohio Till Plain 0 to 2 percent slopes	4.72	120	46

WEIGHTED AVERAGE (WAPI) 150.2 45.7