

REAL ESTATE FOR SALE

LICKING COUNTY, OH
MONROE TWP.

47.74± TOTAL ACRES

38.39± TILLABLE

- QUALITY CROP LAND WITH WOODS
- AGRICULTURAL EASEMENT PROTECTED W/
APPROVED HOME SITE
- LOCATED 3 MILES SOUTHWEST OF
JOHNSTOWN, OH

PRICE: **\$350,000**



**GREAT OPPORTUNITY FOR YOU TO COMBINE THE
BENEFITS OF A LONG-TERM AGRICULTURAL
INVESTMENT WITH THE ENVIRONMENTAL
STEWARDSHIP AFFORDED YOU THROUGH OHIO'S
AGRICULTURAL CONSERVATION EASEMENT PROGRAM.**

- Property is protected under the Ohio Agricultural Easement Program
- Perpetual Agricultural Easement allows for (1) future home site
- Buyer must assume continued "Agricultural Use" easement (contact agent for details)
- Features 6.12± Acres of Woods
- Good road frontage along Duncan Plains Rd. NW and Edwards Road
- Only ½ mile to the Delaware County line

- Level fields for ease of operation
- Pattern Tiled with 4" laterals on 50' centers
- Farmed as (2) fields. **Field A:** 23.48 FSA Tillable Acres.
Field B: 15.91 FSA Tillable Acres
- Predominantly Pewamo soils

Listing Agent: Andy Walther
765-969-0401 • andy@schraderauction.com

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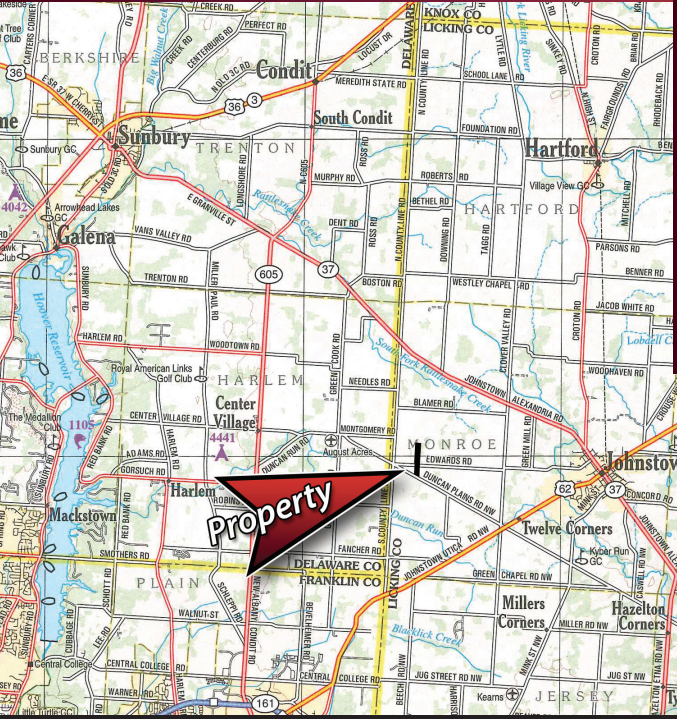
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SOIL TABLE

Area Symbol: OH089, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Grass legume pasture	Soybeans	Winter wheat
Pe	Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes	27.45	58.2%	152	5.1	9.8	46	61
BeB	Bennington silt loam, 2 to 6 percent slopes	11.85	25.1%	115	4.1	5.2	37	43
BeA	Bennington silt loam, 0 to 2 percent slopes	7.89	16.7%	120	4.2	5.4	40	45
Weighted Average				137.4	4.7	7.9	42.7	53.8

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