

MIDWEST LAND GROUP PRESENTS

88 ACRES IN

WOOD COUNTY OHIO



EAGLEVILLE ROAD, NORTH BALTIMORE, OH, 45872

MIDWEST LAND GROUP IS HONORED TO PRESENT

88 +/- ACRES WITH DEVELOPMENT POTENTIAL, FARM INCOME, AND RECREATION IN WOOD COUNTY

It's not every day that a property with this much to offer hits the market. Located only a 1/4 mile from one of Ohio's busiest travel corridors, I-75 lies this beautiful 88 +/- acres. This farm is an investor's dream in a perfect location for development potential, currently producing steady farm income while doubling as a recreational playground! With over 2,100 feet of road frontage, the possibilities are endless. Only 5 minutes to North Baltimore, 15 minutes to Findlay and Bowling Green, and 30 minutes to Perrysburg. This farm's location is as good as it gets!

The property boasts over 27 +/- tillable acres, with 18 +/- of those acres right off Eagleville Road that were planted

in soybeans in 2024. Tucked back in the southeast corner of the property lies 9 +/- acres currently enrolled in CRP producing an additional income source for the landowner. With over 52 +/- acres of mature hardwoods, the property has produced great deer and duck hunting. A very convenient trail system is established throughout the wood lot as well. A strong population of deer and waterfowl call this property home.

Don't miss out on this rare opportunity to build your business or dream home in this highly desirable location. Call John Kessinger at (419) 769-8125 for your private showing today!



PROPERTY FEATURES

PRICE: **\$2,200,000** | COUNTY: **WOOD** | STATE: **OHIO** | ACRES: **88**

- Prime location for development or to build your dream home
- Less than 1/4 mile from I-75 with entry/exit
- Over 2,100 LF of Eagleville Road frontage
- 27 +/- tillable acres
- 52 +/- wooded acres with trails throughout
- 9 +/- acres enrolled in CRP
- Wildlife abundant
- Great deer and duck hunting
- Several ponds
- Marketable timber
- Sellers willing to consider splitting
- Utilities available
- North Baltimore Local School District
- Currently zoned agricultural
- Less than 1/4 mile from Exit 168 off I-75
- 9.82 +/- acres enrolled in CRP generating \$3,398 annually in income
- \$1,822.16 in annual property taxes
- Private showings only - call for an appointment



PRIME LOCATION

Located only a 1/4 mile from one of Ohio's busiest travel corridors, I-75 lies this beautiful 88 +/- acres. With over 2,100 feet of road frontage, the possibilities are endless.



9 +/- ACRES ENROLLED IN CRP



WOODED ACRES WITH TRAILS

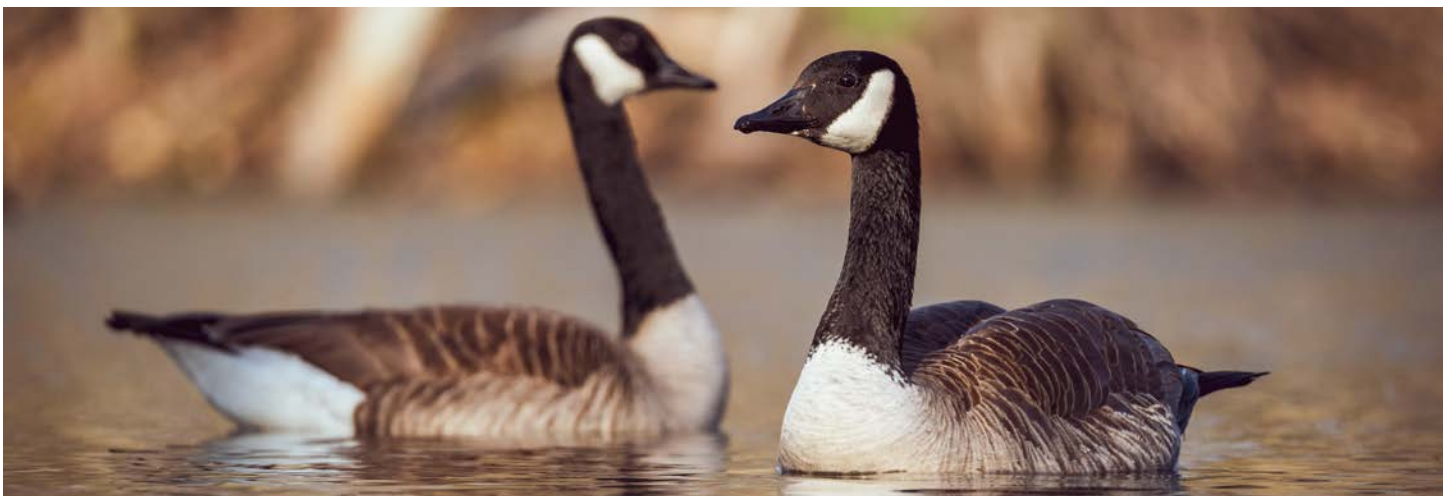


27 +/- TILLABLE ACRES

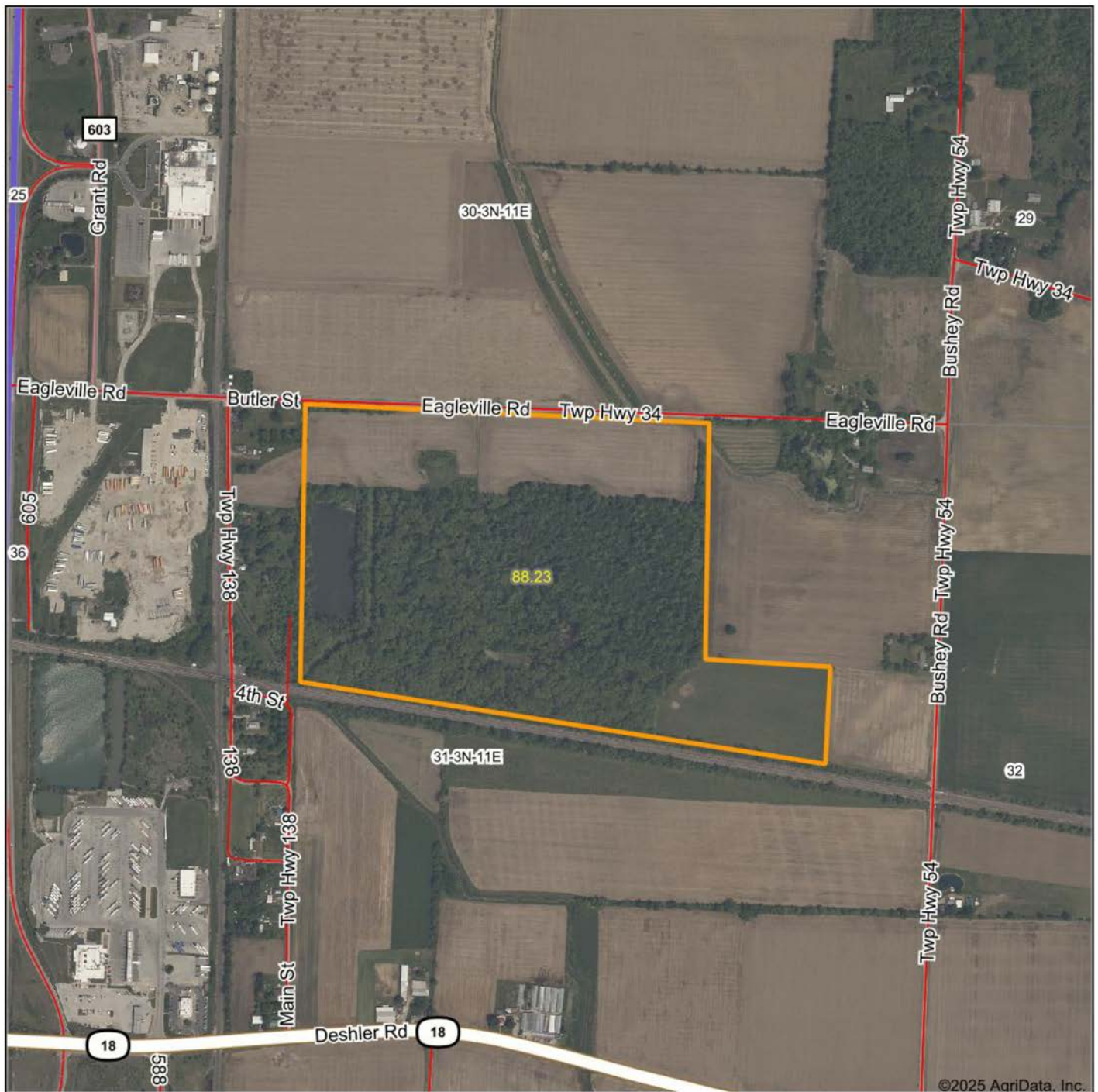
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SEVERAL PONDS AND ABUNDANT WILDLIFE



AERIAL MAP



Boundary Center: 41° 10' 46.64, -83° 38' 18.18

0ft 835ft 1671ft



Maps Provided By:



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31-3N-11E
Wood County
Ohio



3/16/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Wood**
 Location: **31-3N-11E**
 Township: **Bloom**
 Acres: **88.23**
 Date: **3/16/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OH173, Soil Area Version: 26

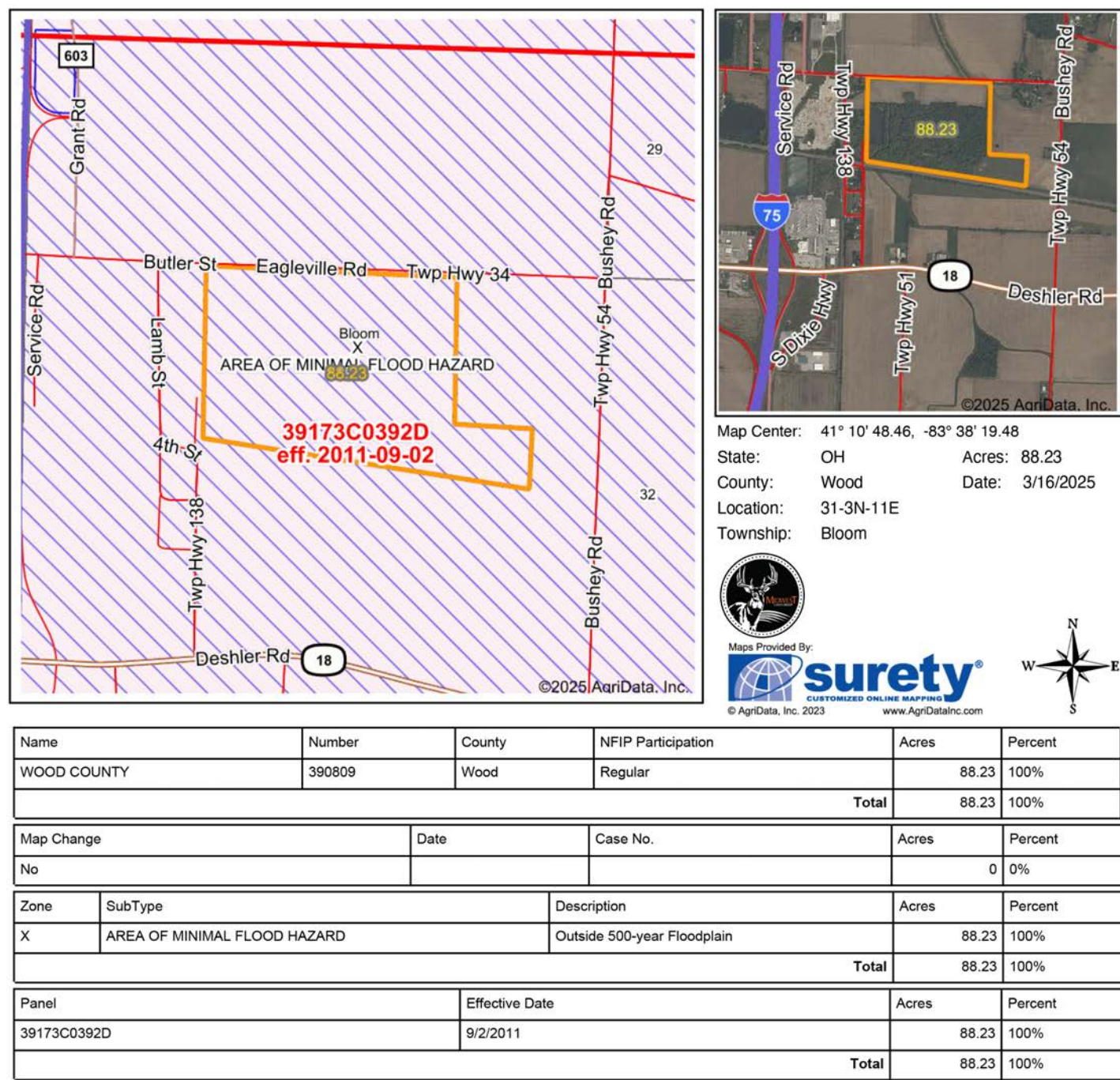
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
UcA	Udorthents, loamy, 0 to 2 percent slopes	52.54	59.6%		> 6.5ft.					
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	30.63	34.7%		4.8ft. (Densic material)	IIw	66	66	57	58
W	Water	2.85	3.2%		> 6.5ft.					
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	0.77	0.9%		> 6.5ft.	IIIw	64	64	53	54
NnB	Nappanee loam, 2 to 6 percent slopes	0.62	0.7%		> 6.5ft.	IIIe	65	65	55	57
SpA	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	0.56	0.6%		> 6.5ft.	IIIw	53	50	53	48
RfB	Rimer and Tedrow, till substratum, loamy fine sands, 2 to 6 percent slopes	0.26	0.3%		> 6.5ft.	Ile	53	53	48	40
Weighted Average						*-	*n 24.4	*n 24.4	*n 21.1	*n 21.4

*n: The aggregation method is "Weighted Average using all components"

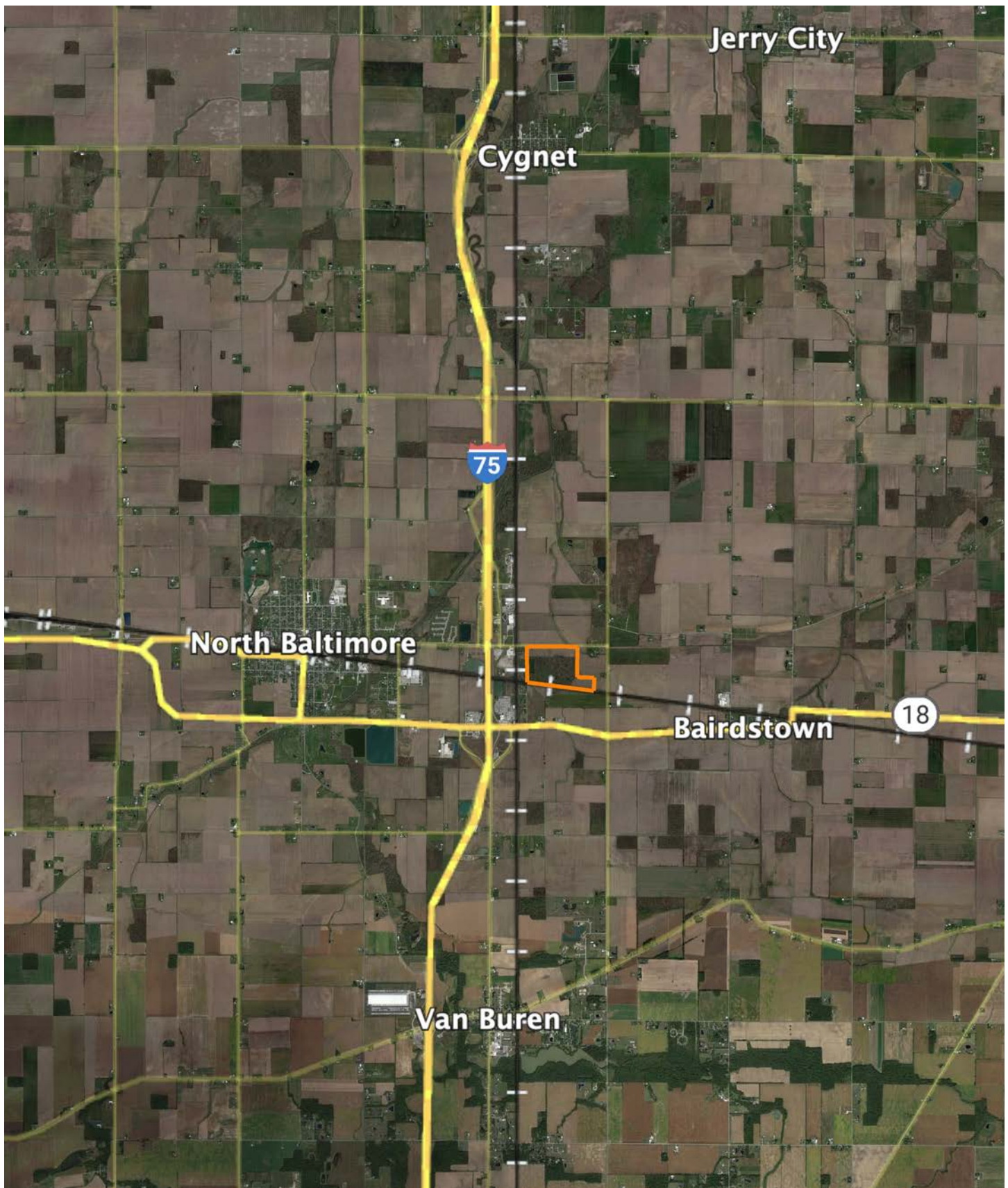
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

FEMA MAP



OVERVIEW MAP



AGENT CONTACT

A lifelong outdoorsman and land enthusiast, John combines his deep passion for land with more than 22 years of professional experience in project management, customer service, and contracts. His ability to navigate complex transactions with professionalism and integrity ensures that his clients receive top-tier service throughout every step of the buying and selling process.

"I still remember when I bought my first property in 2012. I had once thought it was just a dream to own my own recreational hunting property. But when the opportunity presented itself, I was able to go in with my father-in-law and we successfully purchased 49 acres". Since then, John has expanded his land ownership and now manages over 160 acres, implementing conservation practices such as food plots, timber stand improvement (TSI), CRP programs, and strategic habitat management for whitetail deer. His hands-on experience makes him uniquely qualified to advise clients on maximizing the value and potential of their properties.

John lives in Perrysburg with his wife Amy, and three sons, Connor, Mason, and Hunter. He enjoys spending as much time as he can outdoors with his family and friends. With a Bachelor's degree in Business Administration and Information Technology from Grace College, John brings a disciplined, analytical approach to land transactions. His commitment to honesty, hard work, and client success makes him the ideal partner for anyone looking to buy or sell land in Ohio.



JOHN KESSINGER

LAND AGENT

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