

MIDWEST LAND GROUP PRESENTS

46 ACRES

# FULTON COUNTY, OH

11715 COUNTY ROAD L, WAUSEON, OHIO



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

## **46 +/- WOODED ACRES WITH SECLUDED BUILD SITE AND EXCELLENT HUNTING OPPORTUNITIES**

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Located just 1 mile west of the small town of Winameg, lies this secluded 46 +/- wooded acres surrounded by agriculture and country living at its finest. This property boasts a mix of mature hardwoods filled with wildlife signs everywhere you walk! Enjoy the peaceful walks down the established trail system that allows for easy access around the property.

Nestled back off County Road L is a cleared area primed for new owners to build that dream home or

cabin. If you've been looking for that long, private driveway, this property is exactly what you have been looking for. The previous owner has not allowed hunting for over 22 years, and the wildlife know it to be a sanctuary! With abundant deer and turkey, this property is set up for hunters and outdoor enthusiasts.

Call for your private showing today!





# PROPERTY FEATURES

PRICE: **\$552,000** | COUNTY: **FULTON** | STATE: **OHIO** | ACRES: **46**

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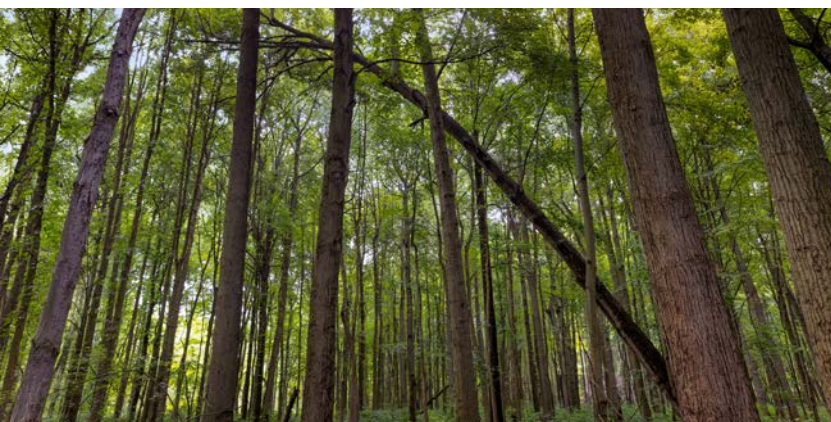
- Mature hardwoods
- Established trails
- Excellent build site already cleared
- Great access
- Privacy
- Abundant wildlife
- Electric and Fiber available
- Taxes \$512.70/year (2024)
- Zoned agriculture
- 7 miles to Delta
- 9 miles to Wauseon
- 12 miles to Swanton
- 20 miles to the West Toledo area





# MATURE HARDWOODS

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## ESTABLISHED TRAILS

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## EXCELLENT BUILD SITE

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# ELECTRIC AND FIBER AVAILABLE

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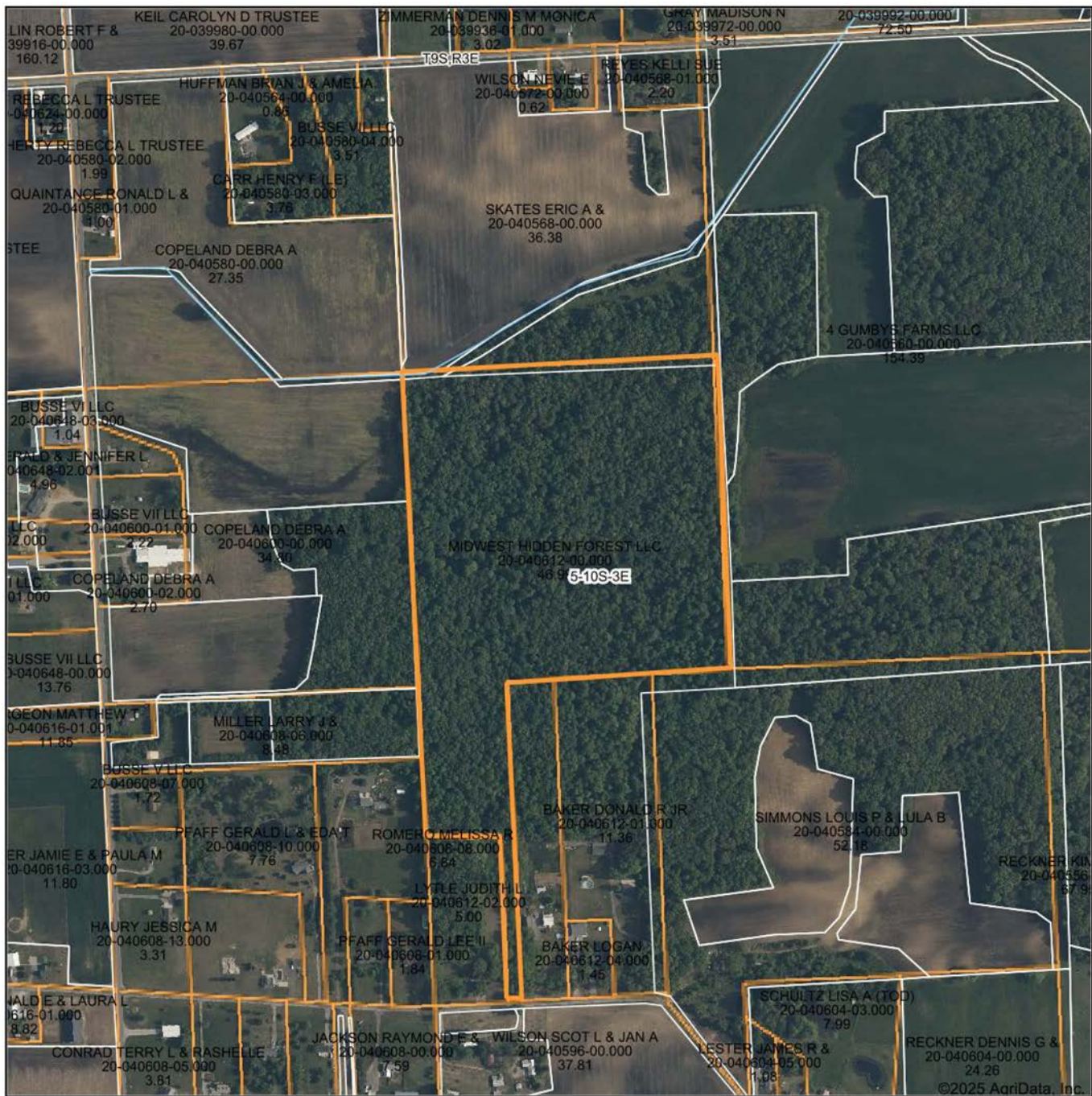
# ABUNDANT WILDLIFE

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# AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 38' 1.7, -84° 5' 8.22

5-10S-3E  
Fulton County  
Ohio

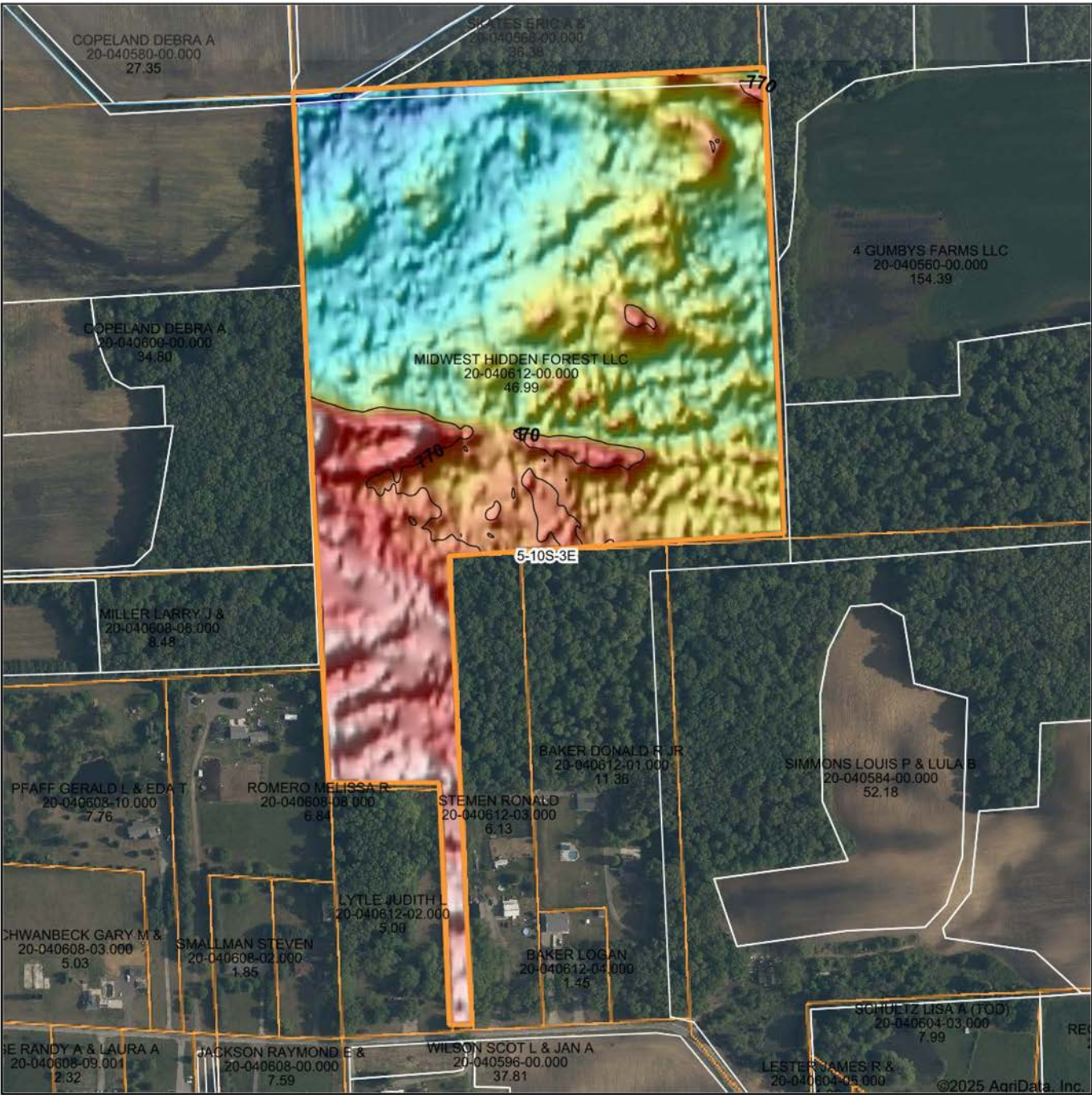
0ft 657ft 1314ft



7/14/2025



# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgrIDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 10  
Min: 759.0  
Max: 775.4  
Range: 16.4  
Average: 767.0  
Standard Deviation: 3.51 ft



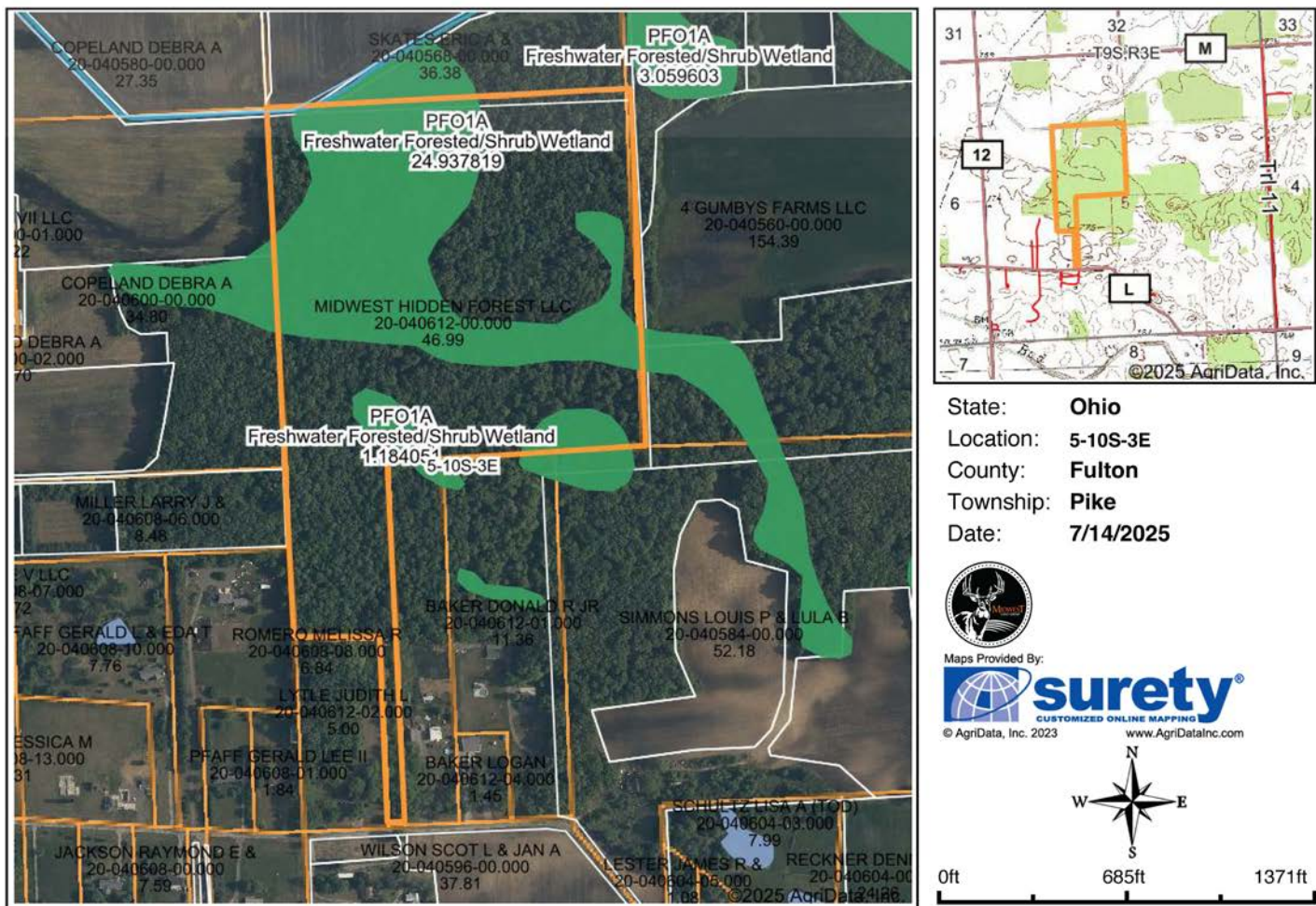
7/14/2025

**5-10S-3E**  
**Fulton County**  
**Ohio**

Boundary Center: 41° 38' 1.7, -84° 5' 8.22



# WETLANDS MAP

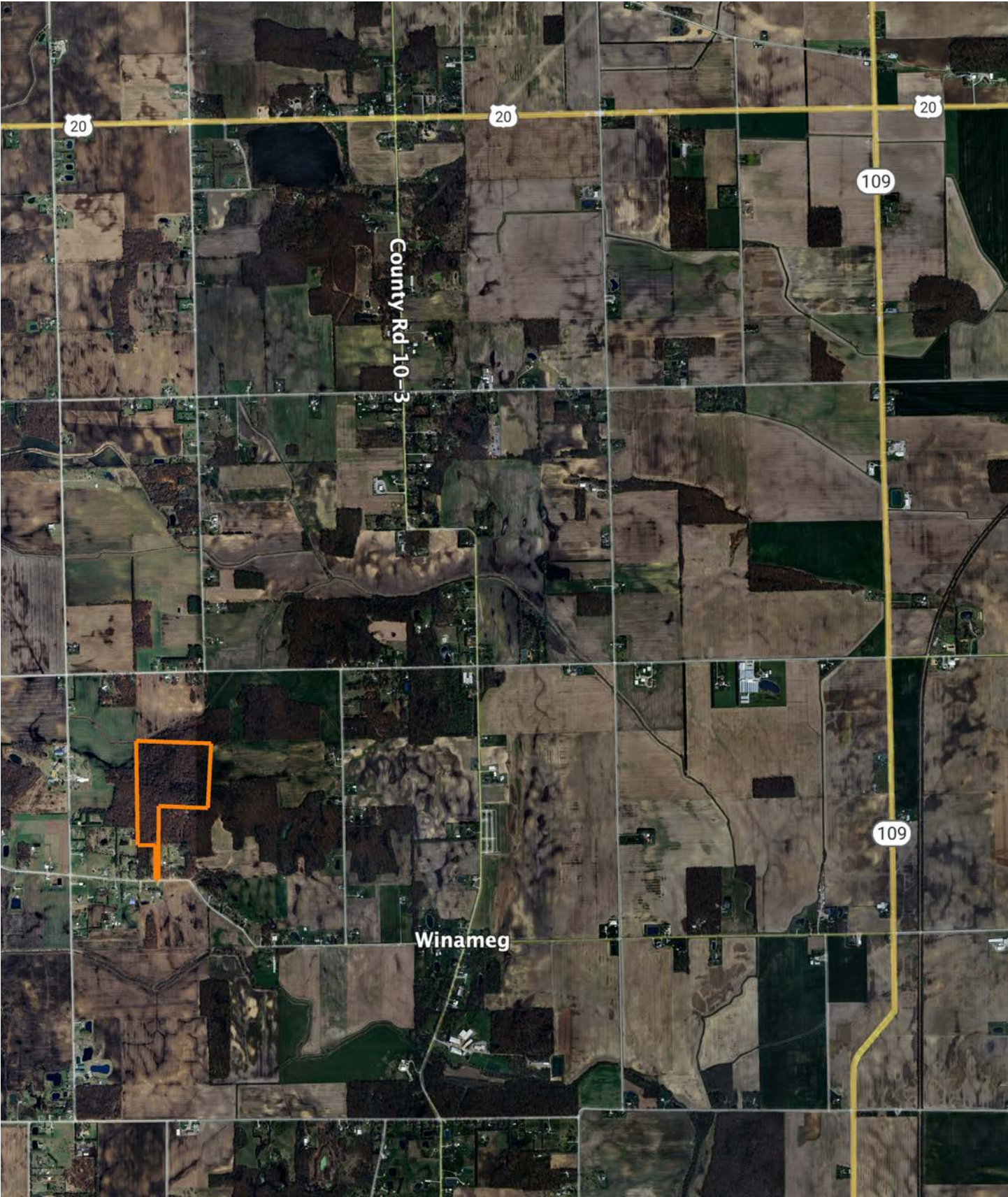


Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	18.29
R2UBFx	Riverine	0.06
Total Acres		18.35

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# 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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## MidwestLandGroup.com

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