

MIDWEST LAND GROUP PRESENTS

85 ACRES IN

SANDUSKY COUNTY OHIO



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

85 +/- ACRES WITH FARMING AND CRP INCOME

Located just 7 miles west of Fremont lies this 85 +/- acre tract with over 52 tillable acres currently in row crop production. With paved road frontage on 3 sides of the property, there are plenty of options for access. The farm also has 23 +/- acres currently enrolled in CRP along Muddy Creek that produces an additional income of \$140 per acre for the landowner. With almost a half mile

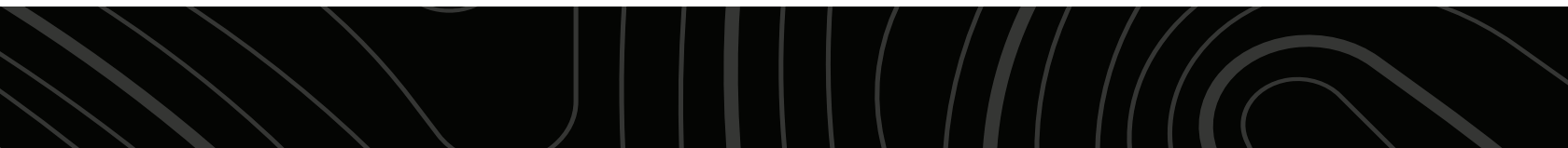
of creek bottom and CRP on both sides, the property boasts regular sightings of a variety of wildlife.

Whether you're looking to expand your farming operation or looking for a new homestead to build your dream home, this property has it all. Call for your private showing today!

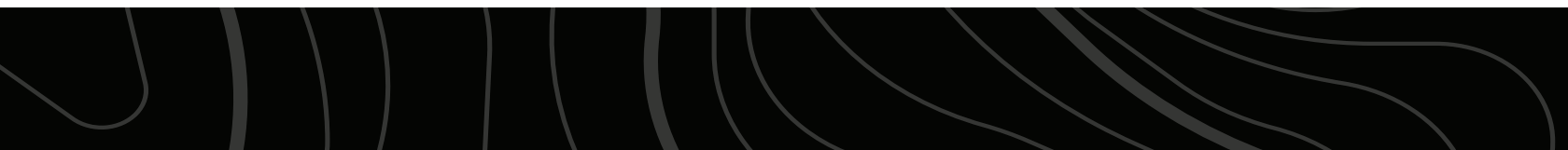
PROPERTY FEATURES

PRICE: **\$756,500** | COUNTY: **SANDUSKY** | STATE: **OHIO** | ACRES: **85**

- 52 +/- tillable acres with NCCPI 68.5
- 23 +/- acres in CRP
- 10 +/- acres timbered river bottom
- Over 2,700 feet of Muddy Creek flows through property
- Multiple buildable areas
- Abundant wildlife
- Hunting opportunities
- Washington Township
- Gibsonburg School District
- Taxes \$1,649.68/year



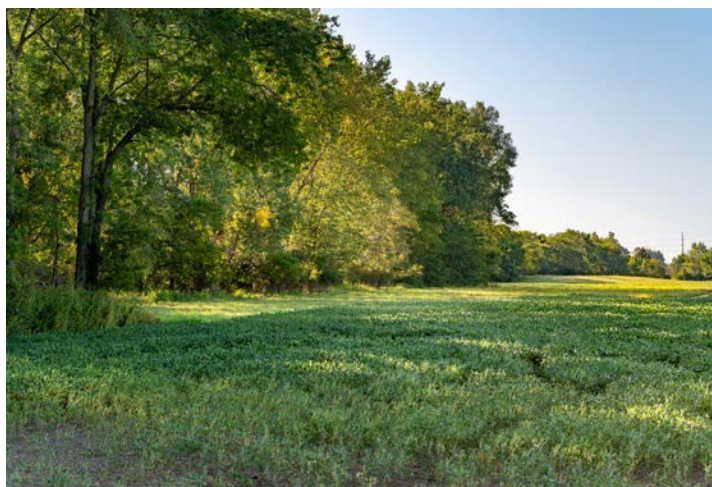
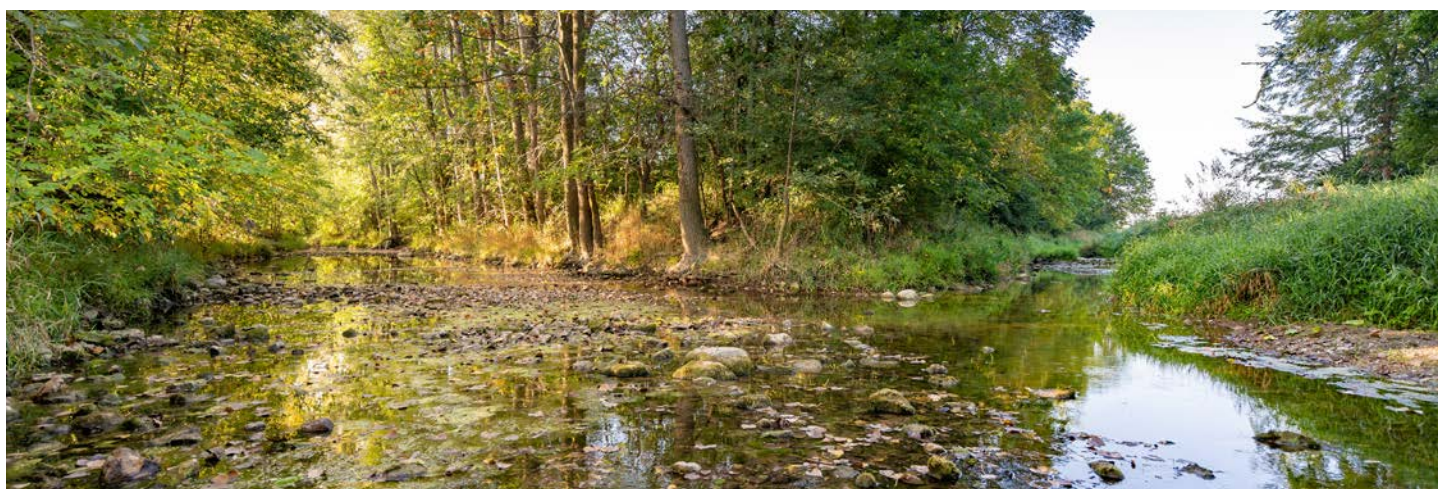
52 +/- TILLABLE ACRES



23 +/- ACRES IN CRP



10 +/- ACRES TIMBERED RIVER BOTTOM



HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 10.0
Min: 636.5
Max: 648.8
Range: 12.3
Average: 644.1
Standard Deviation: 2.49 ft

0ft 450ft 899ft

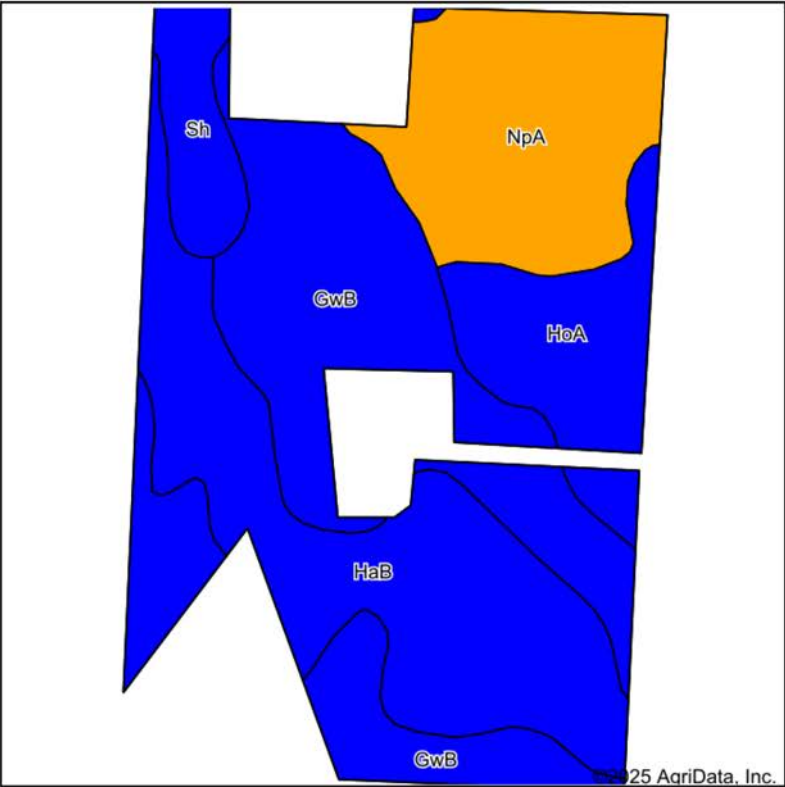


9/5/2025

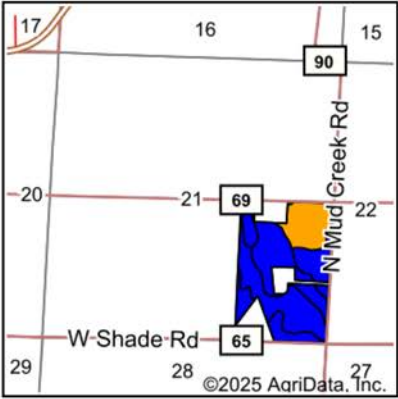
21-5N-14E
Sandusky County
Ohio

Boundary Center: 41° 22' 26.44, -83° 14' 41.35

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**
County: **Sandusky**
Location: **21-5N-14E**
Township: **Washington**
Acres: **83.54**
Date: **9/5/2025**



Maps Provided By:

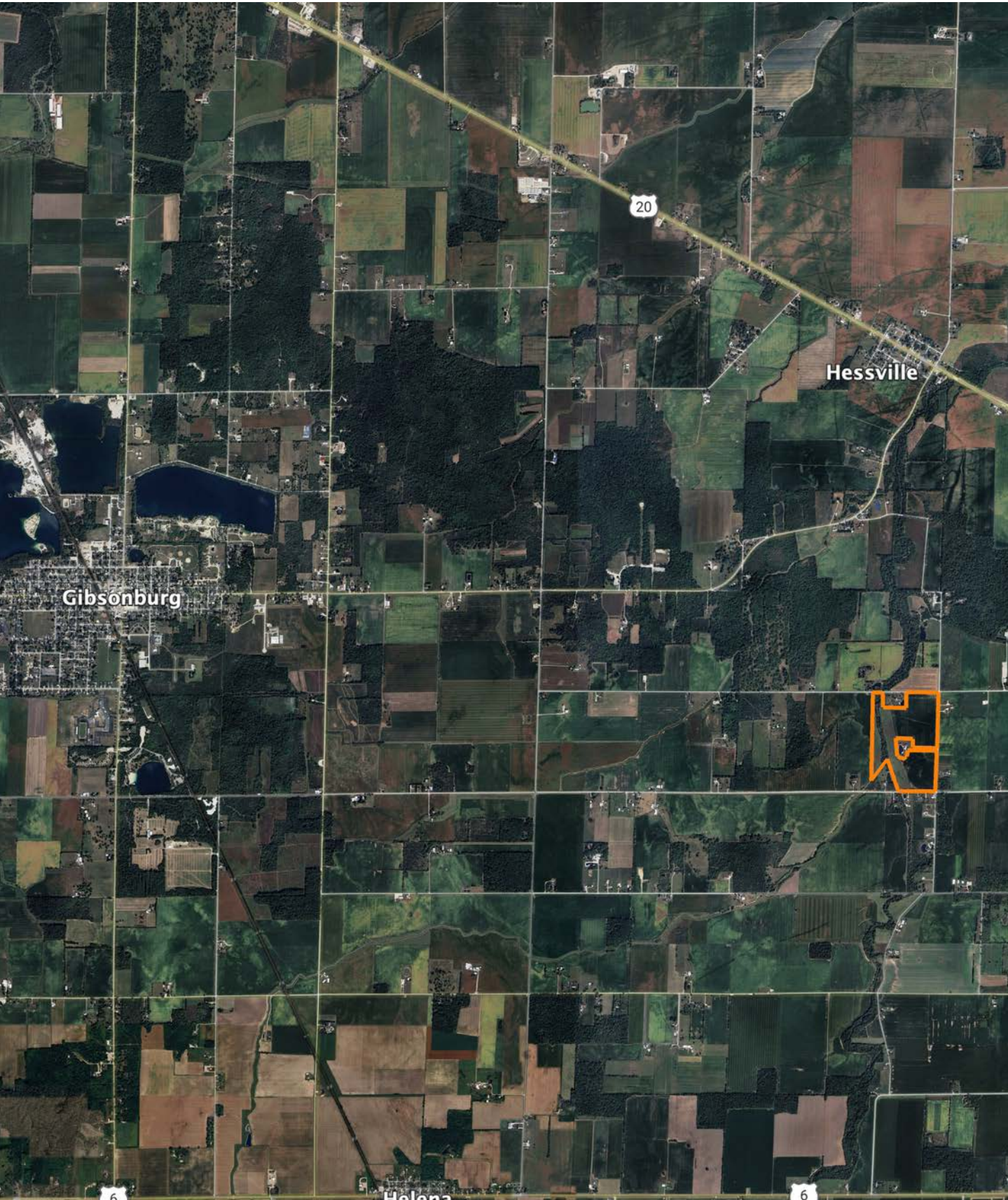


Area Symbol: OH143, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
GwB	Glynwood silt loam, 2 to 6 percent slopes	29.46	35.3%		> 6.5ft.	Ile	64	64	58	61
HaB	Haskins sandy loam, 1 to 4 percent slopes	23.85	28.5%		> 6.5ft.	Ile	77	77	59	64
NpA	Nappanee silt loam, 0 to 3 percent slopes	16.19	19.4%		> 6.5ft.	Illw	63	63	54	55
HoA	Hoytville clay loam, 0 to 1 percent slopes	9.63	11.5%		4.7ft. (Densic material)	Ilw	64	64	55	55
Sh	Shoals silt loam, frequently flooded	4.41	5.3%		> 6.5ft.	Ilw	82	82	57	79
Weighted Average						2.19	*n 68.5	*n 68.5	*n 57.1	*n 61

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

419.769.8125

JKessinger@MidwestLandGroup.com



MidwestLandGroup.com

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