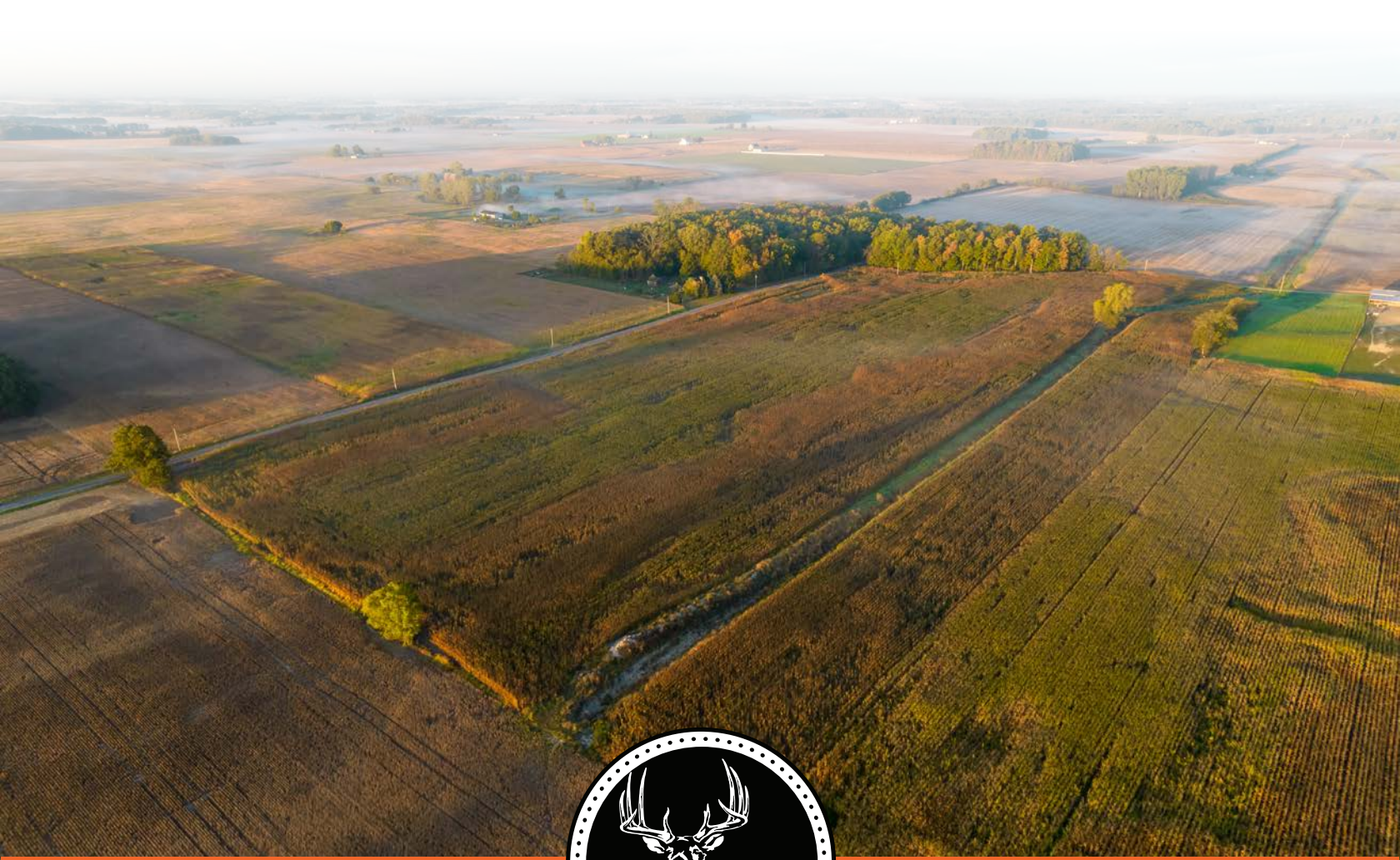


MIDWEST LAND GROUP PRESENTS

31 ACRES IN

WILLIAMS COUNTY OHIO



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE TILLABLE ACREAGE IN WESTERN WILLIAMS COUNTY

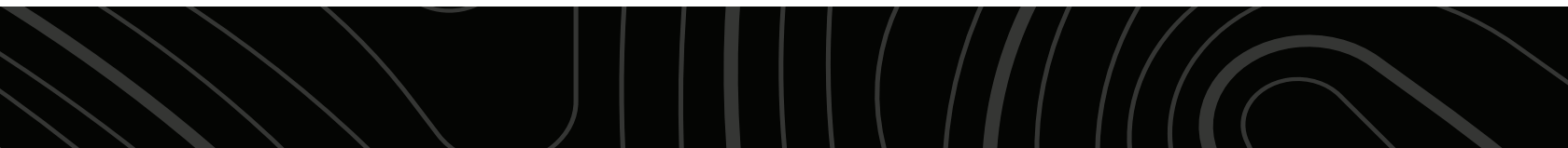
Located in the rich agricultural heart of Williams County, this 31 +/- acre tract offers an exceptional opportunity for farmers, investors, or those seeking to expand their agricultural operations. With productive, gentle rolling terrain and quality soils, this property is well-suited for row crops, hay production, or specialty farming.

The land has been well-maintained and is easily accessible via paved road frontage, making it ideal for equipment access and future infrastructure. Whether you're a seasoned grower or looking to start a new

operation, this acreage provides the foundation for long-term success.

Electric is available at the road, and the open layout offers flexibility for crop rotation or pasture development. This is a rare chance to acquire high-quality farmland in one of Northwest Ohio's most respected farming communities.

Secure your stake in Ohio's agricultural future - contact John Kessinger to schedule your private showing today!



PROPERTY FEATURES

PRICE: **\$356,500** | COUNTY: **WILLIAMS** | STATE: **OHIO** | ACRES: **31**

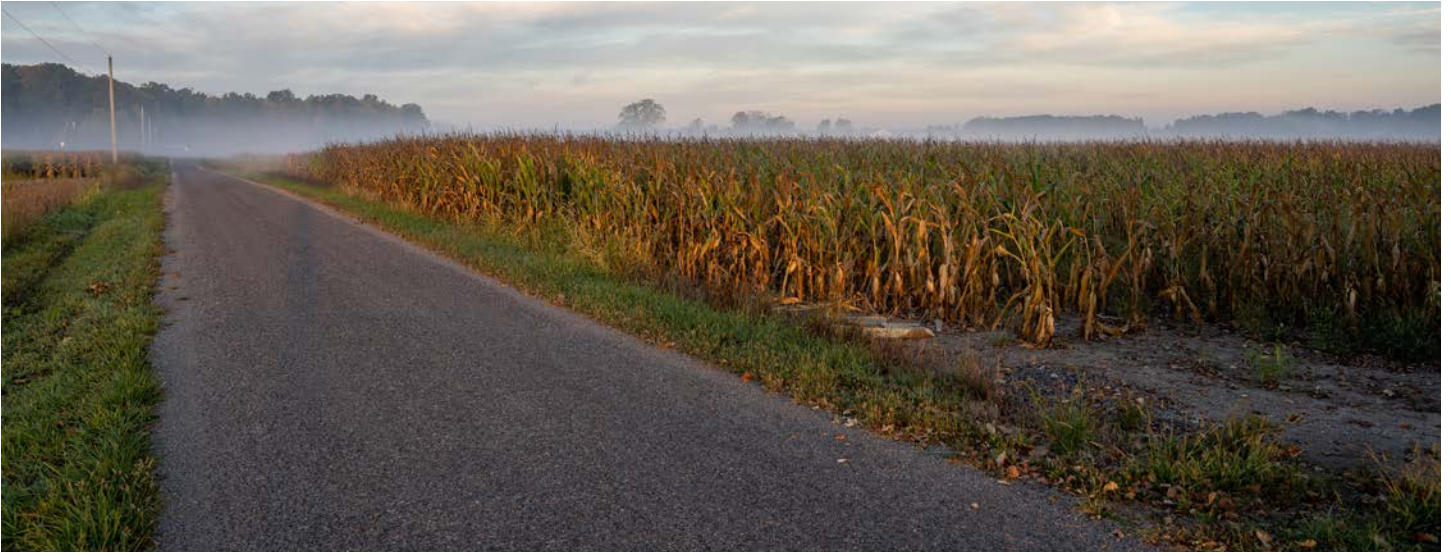
- 31 +/- total acres
- 29 +/- tillable acres (currently corn planted 2025)
- Pewamo silty clay loam soils
- 1 to 2 percent slopes
- NCCPI overall weighted average of 85
- Over 1,800 feet of drainage ditch along north side of property
- Mineral rights intact and transfer
- 2024 taxes: \$1,451.18
- 4 miles from Edon, OH
- 7 miles from Edgerton, OH
- 15 miles from Bryan, OH



29 +/- TILLABLE ACRES



PAVED ROAD FRONTAGE



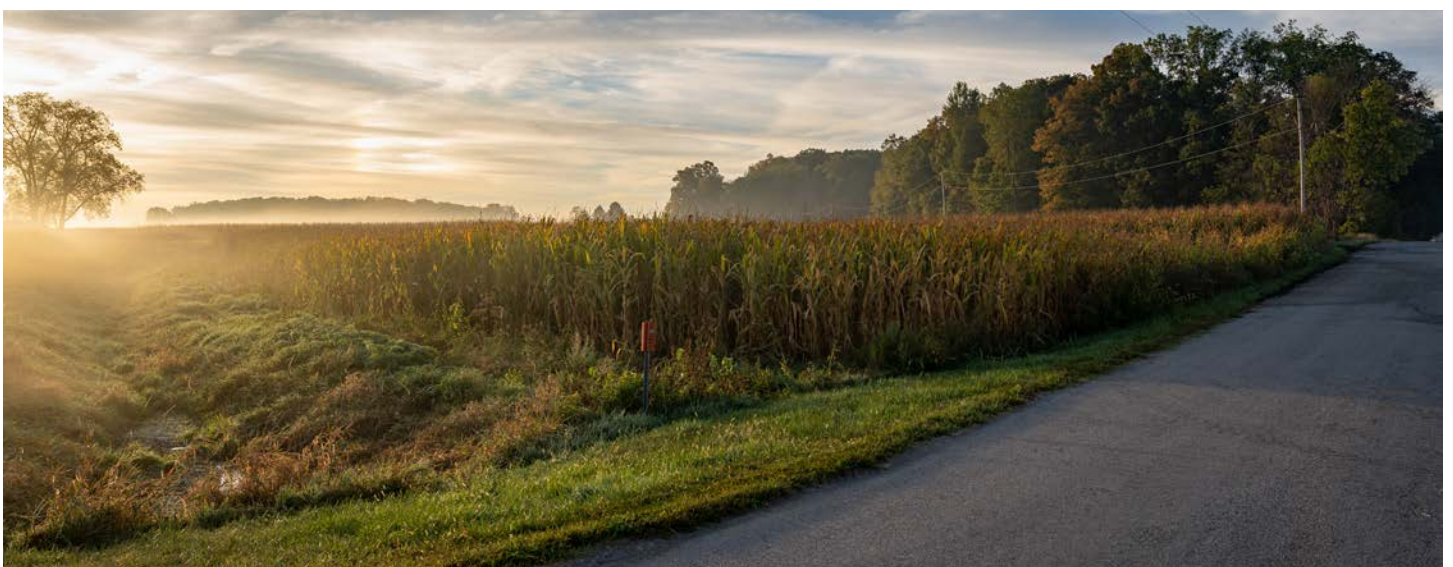
1 TO 2 PERCENT SLOPES



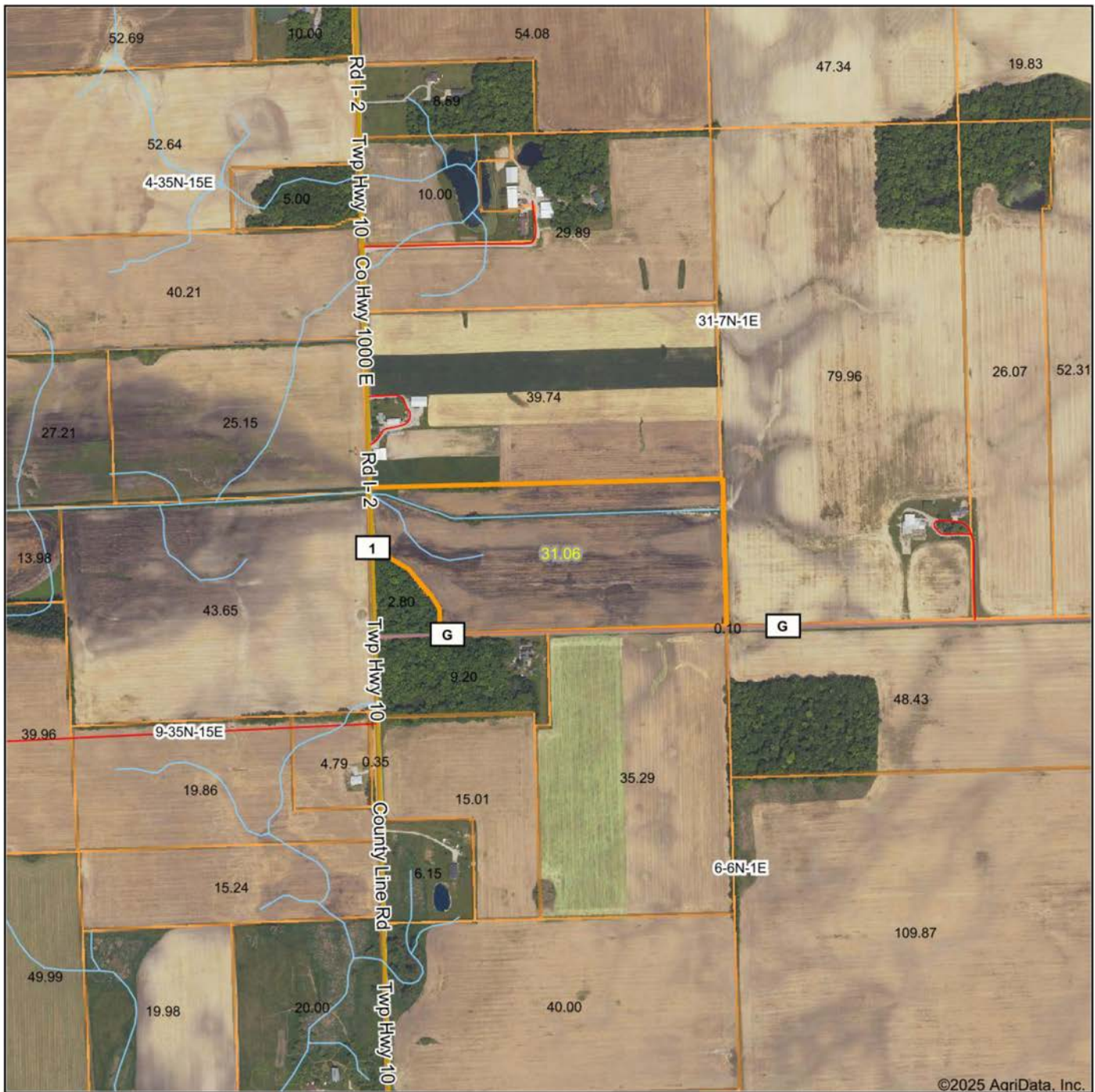
1,800 FEET OF DRAINAGE DITCH



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 41° 30' 50.48, -84° 48' 4.13

0ft 823ft 1646ft



Maps Provided By:



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31-7N-1E
Williams County
Ohio



9/24/2025

This aerial map displays a water body with a depth contour line labeled 870. The map includes various labels for roads (Rd I-2, Co Hwy 1000 E, Twp Hwy 10), distances (25.15, 39.74, 79.96, 43.65, 2.80, 9.20, 4.79, 0.35, 15.01, 35.29, 48.43), and a scale bar (0.10). A legend indicates 'G' for 'Grassland'. The map is overlaid with a color-coded depth scale from 0 to 100 feet.



Maps Provided By:



surety[®]
CUSTOMIZED ONLINE MAPPING

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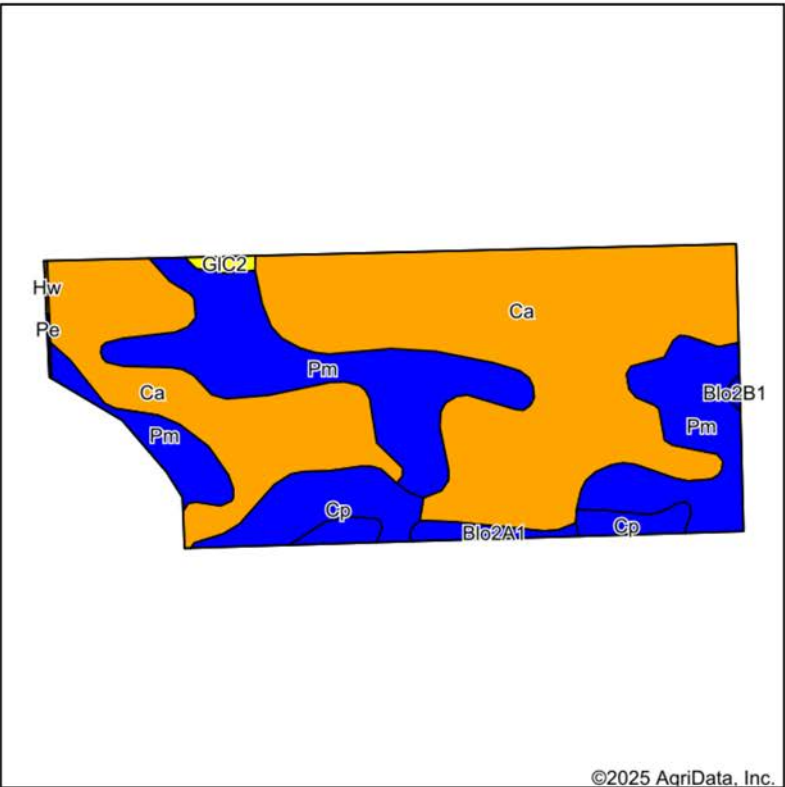
A horizontal number line with three tick marks. The first tick mark is labeled "0ft", the second is labeled "316ft", and the third is labeled "633ft".



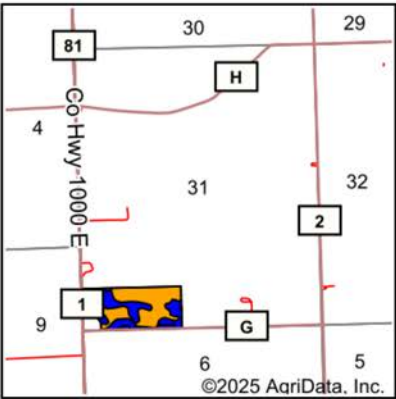
31-7N-1E
Williams County
Ohio

Boundary Center: 41° 30' 50.48, -84° 48' 4.13

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**
County: **Williams**
Location: **31-7N-1E**
Township: **Florence**
Acres: **31.06**
Date: **9/24/2025**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN033, Soil Area Version: 29
Area Symbol: OH171, Soil Area Version: 21

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
Ca	Carlisle muck, disintegration moraine, drained, 0 to 2 percent slopes	19.09	61.4%		> 6.5ft.	IIlw	91	89	60	91
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	8.97	28.9%		> 6.5ft.	IIlw	75	73	62	63
Cp	Colwood silt loam	2.17	7.0%		> 6.5ft.	IIlw	80	80	65	77
Blo2A1	Blount loam, 0 to 2 percent slopes	0.67	2.2%		3.1ft. (Densic material)	IIlw	70	70	60	57
GIC2	Glynwood loam, 6 to 12 percent slopes, moderately eroded	0.16	0.5%		> 6.5ft.	IVe	62	62	55	57
Weighted Average						2.62	*n 85	*n 83.2	*n 60.9	*n 81

*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

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