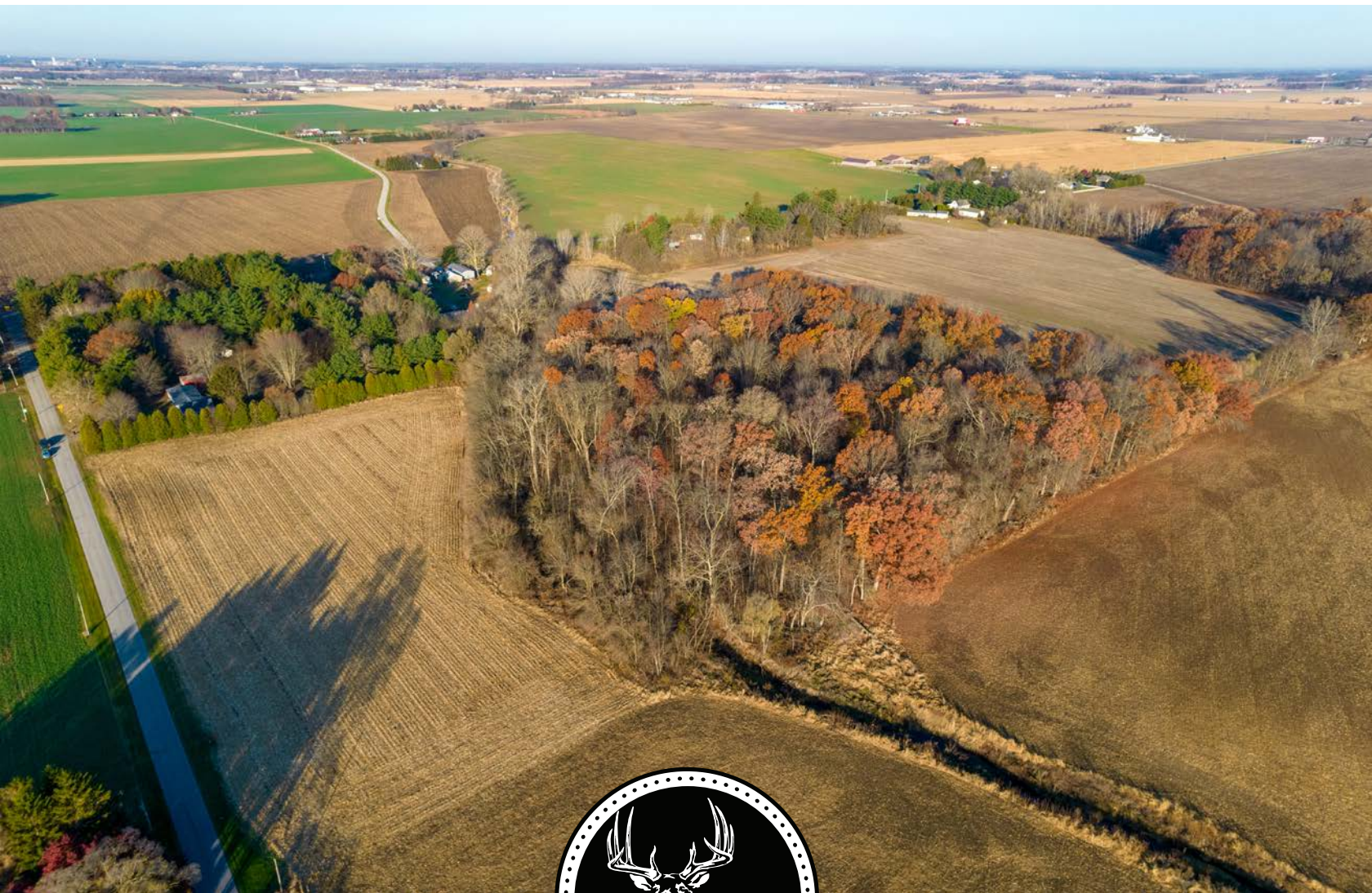


MIDWEST LAND GROUP PRESENTS

43 ACRES IN

FULTON COUNTY OHIO

COUNTY ROAD 4, SWANTON, OH 43558



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

43 +/- ACRES IN FULTON COUNTY WITH MATURE HARDWOODS, TILLABLE INCOME, AND BUILD SITE POTENTIAL

Located just 4 miles southwest of Swanton, Ohio, and nestled across 43 expansive acres, this versatile property blends productive tillable land with serene, wooded acreage, offering both practical value and natural beauty. The open, tillable fields provide abundant space for farming, food plots, or hobby agriculture, making it a great fit for those seeking either income-producing land or a place to cultivate their own rural lifestyle. With generous road access and wide-open sightlines, the property feels spacious, usable, and full of potential.

Beyond the fields, the wooded portion adds character and privacy, creating an ideal habitat for wildlife and a peaceful setting for outdoor recreation. Mature trees and natural cover make it perfect for hunting, exploring, or simply enjoying the quiet of the countryside. The balance of open and wooded land gives this property a rare versatility—ready for farming, building, or weekend escapes—making it an exceptional opportunity for buyers looking for space, beauty, and possibility.



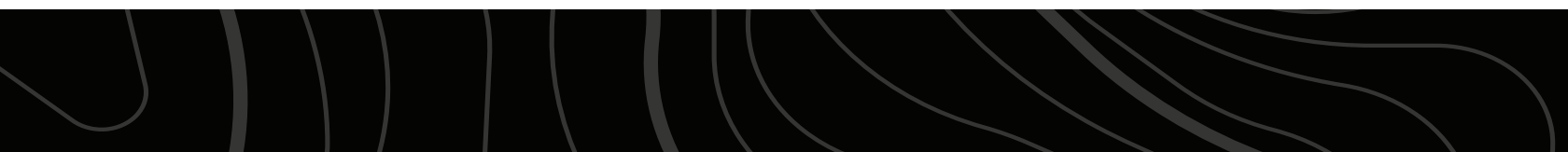
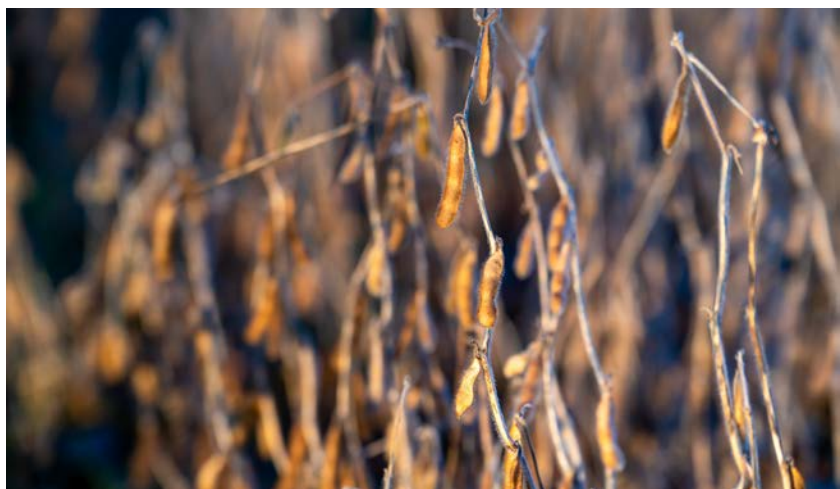
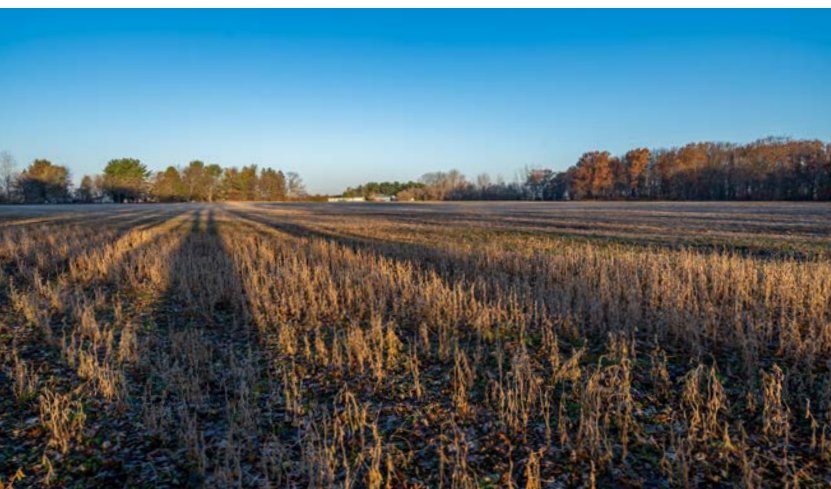
PROPERTY FEATURES

COUNTY: **FULTON** | STATE: **OHIO** | ACRES: **43**

- 11 +/- acres wooded
- 30 +/- acres tillable
- 53.7 NCCPI
- Ottokee fine sand, Granby loamy, and Sloan silty clay loam make up the predominant soils
- Swan Creek runs through the middle of the property
- Currently enrolled in CAUV
- No lease on tillable acres
- Annual Taxes \$1,010.31 (2024)
- Downtown Delta (4.1 miles)
- Downtown Swanton (4.1 miles)
- Oak Openings Metropark (4.4 miles)
- Maumee State Forest (5.1 miles)
- Toledo Express Airport (7.7 miles)

30 +/- TILLABLE ACRES

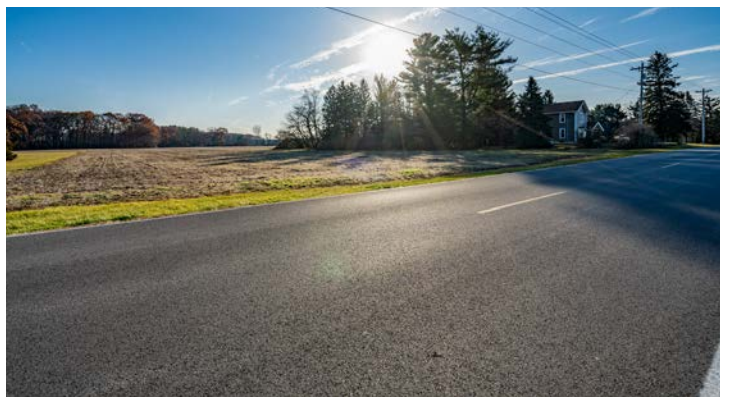
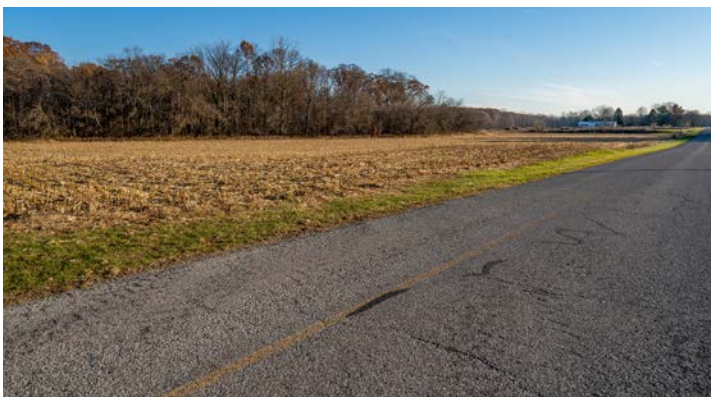
The open, tillable fields provide abundant space for farming, food plots, or hobby agriculture, making it a great fit for those seeking either income-producing land or a place to cultivate their own rural lifestyle.



SWAN CREEK

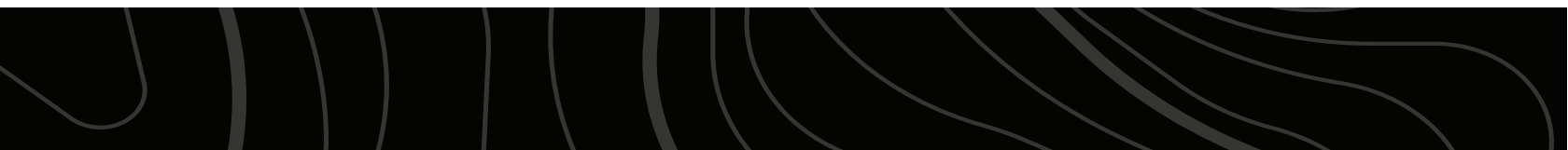


BUILD SITE

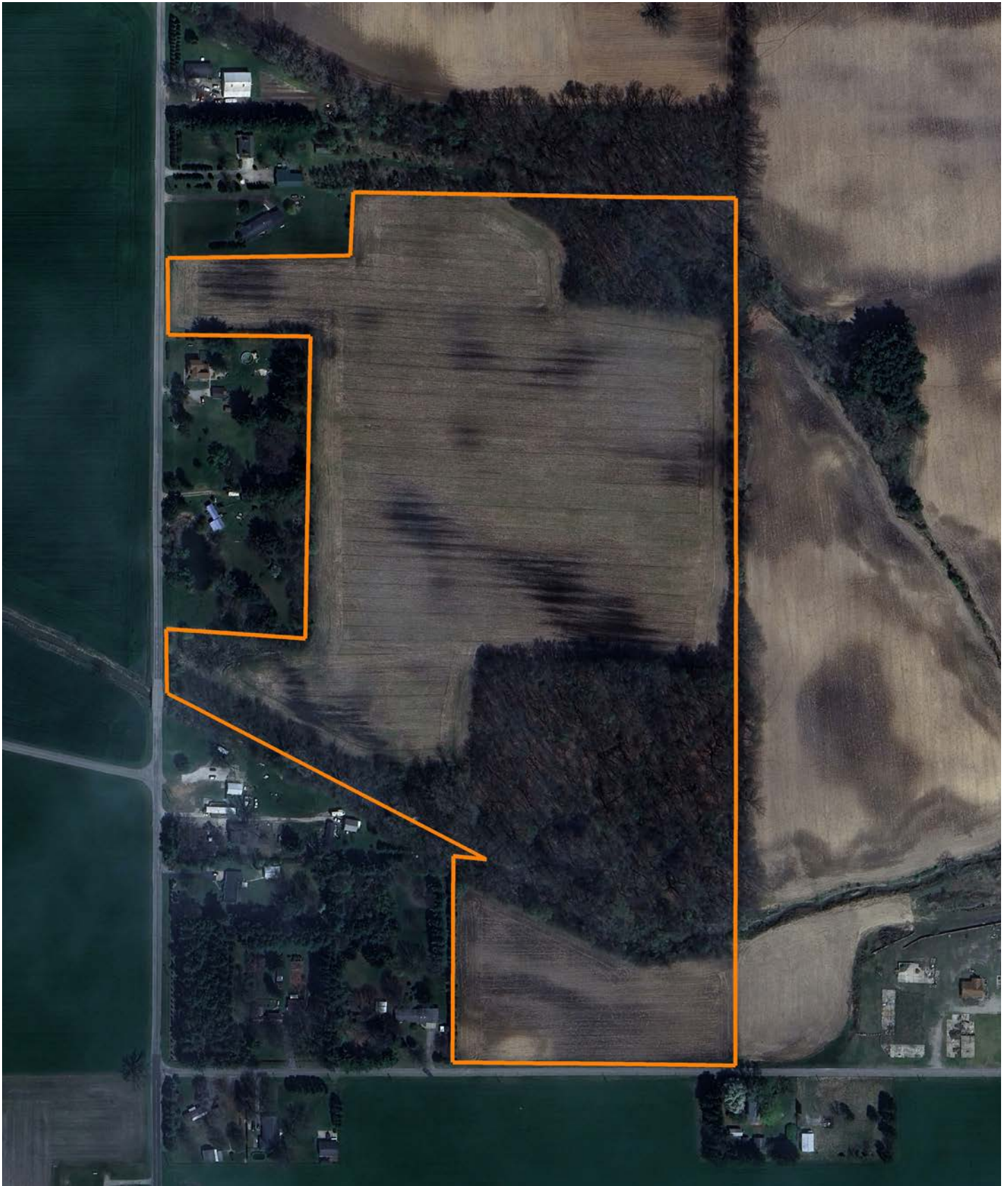


11 +/- ACRES WOODED

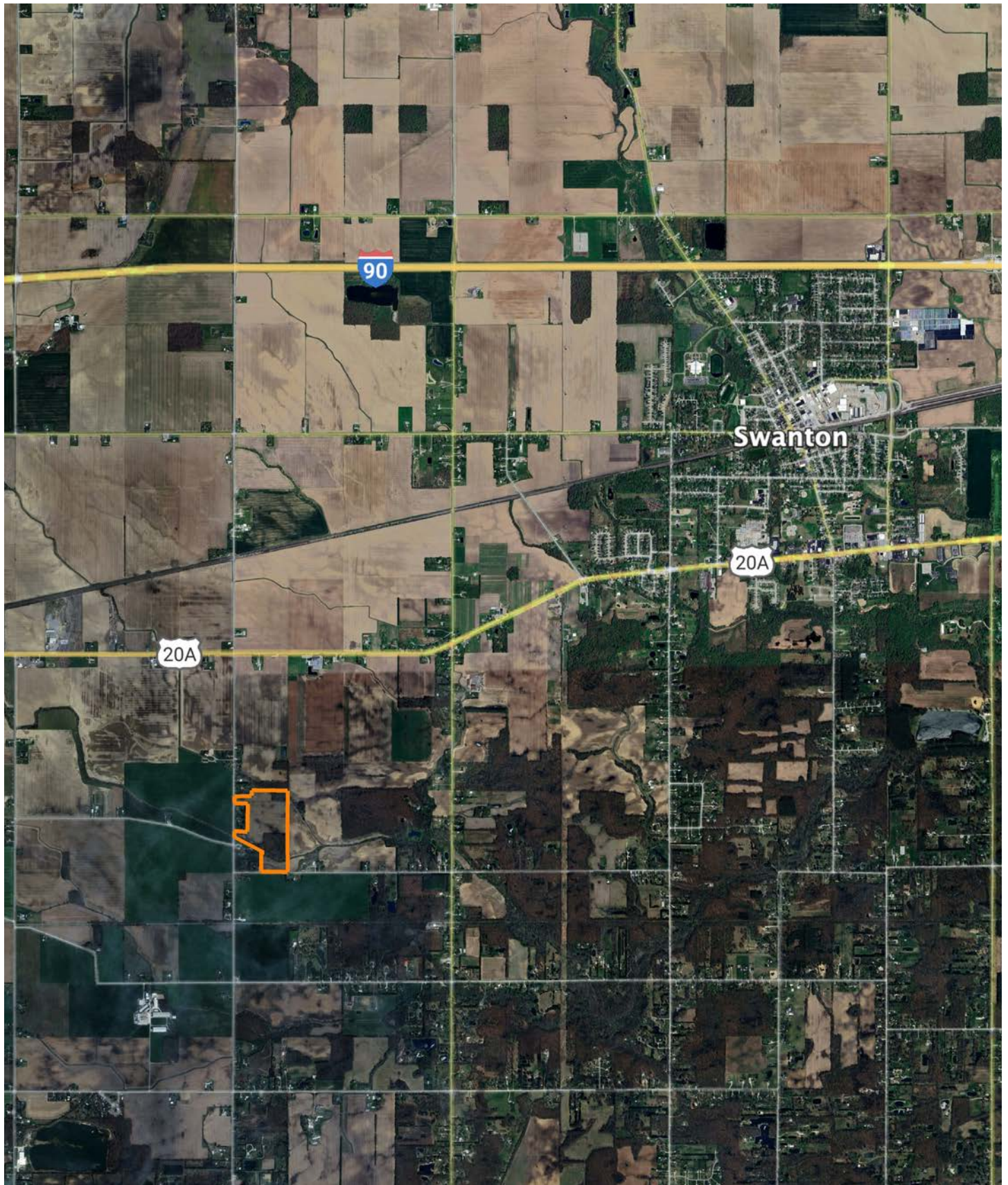
Beyond the fields, the wooded portion adds character and privacy, creating an ideal habitat for wildlife and a peaceful setting for outdoor recreation. Mature trees and natural cover make it perfect for hunting, exploring, or simply enjoying the quiet of the countryside.



AERIAL 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

419.769.8125

JKessinger@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.