

MIDWEST LAND GROUP PRESENTS

46.63 ACRES IN

WILLIAMS COUNTY OHIO



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

46 +/- ACRE HIGH QUALITY ROW CROP FARM IN WILLIAMS COUNTY, OHIO

Midwest Land Group is pleased to present an exceptional opportunity to acquire 46.63 +/- acres of high-quality row crop farmland in one of Northwest Ohio's most productive agricultural regions.

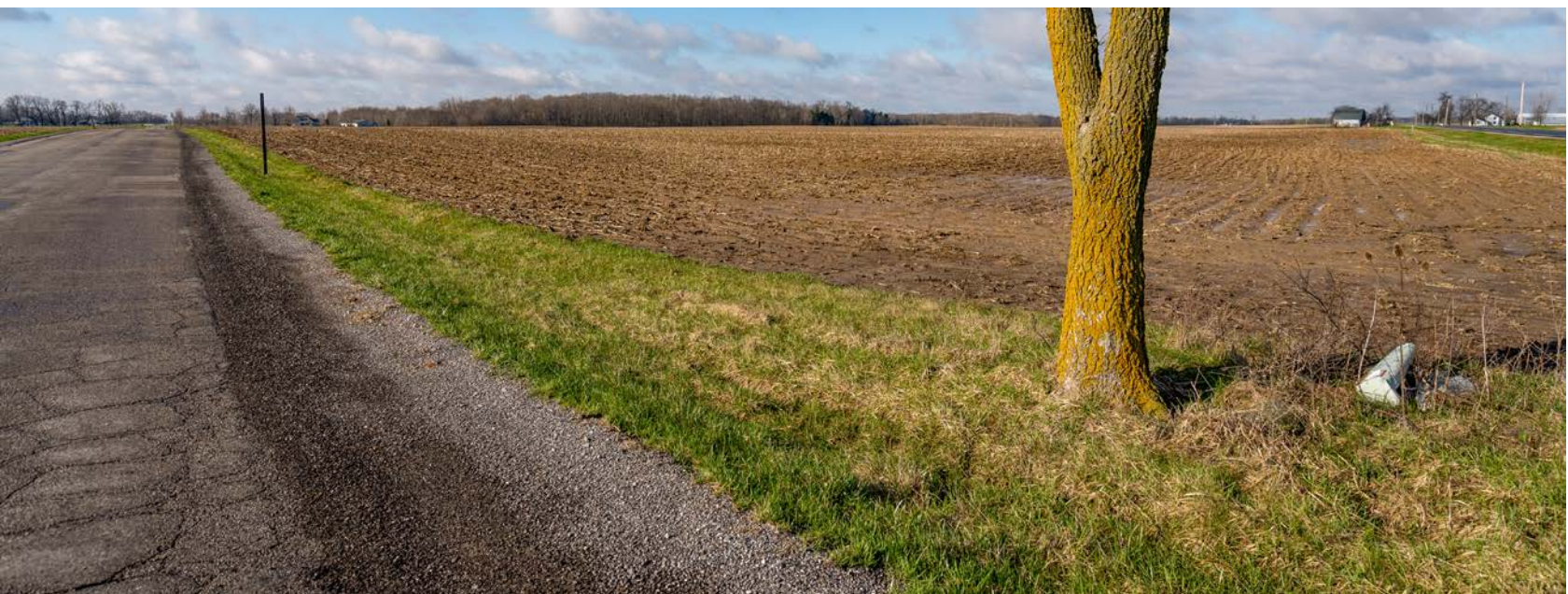
These highly desirable acres of land feature premium soils with an impressive 70.1 NCPPI rating, including Blount, Pewamo, and Glynwood loam—soil types widely recognized for their consistency, fertility, and strong yield performance. The tract is nearly 100% tillable, with the majority exhibiting 0–2% slopes, offering excellent drainage, efficient field operations, and minimal erosion concerns.

This outstanding tract of farmland offers extraordinary soil quality and proven productivity, making it a highly desirable investment for both operators and land

investors. The property, which is only minutes from the Ohio turnpike, has excellent frontage with newly paved roads for easy accessibility from Highway 20 and County Road 8-50. Its strategic location, just 7 miles from Pioneer and 8.8 miles from the Edon Farmers Co-op, ensures convenient access to grain markets and efficient hauling options.

Farms of this caliber seldomly come available to the open market, as they are often held within families for generations. This is a rare opportunity to invest in a premium piece of Ohio farmland and become part of the state's rich agricultural legacy.

Contact Listing agent John Kessinger at (419) 467-1444 for more information or to schedule a private showing.



PROPERTY FEATURES

COUNTY: **WILLIAMS** | STATE: **OHIO** | ACRES: **46.63**

- 46.63 +/- acres
- Almost 100% tillable tract
- Excellent drainage
- Gently rolling topography that drains well
- Productive crop rotation of corn and soybeans lasts several years
- Cash lease farm rental agreement ended in 2025
- Predominant Blount, Pewamo, and Glynwood loam soils
- Overall 70.1 NCCPI
- Currently enrolled in CAUV
- \$1,821.10 annual taxes (2025)
- Potential access to manure pipeline for fertilizer (existing easement in place)
- 5.5 Miles to Ohio Turnpike Exit 4
- 7 Miles to Ohio Turnpike Exit 13
- 7 Miles to Montpelier
- 8 Miles to Pioneer
- 11 Miles to Edon



PREMIUM TILLABLE LAND

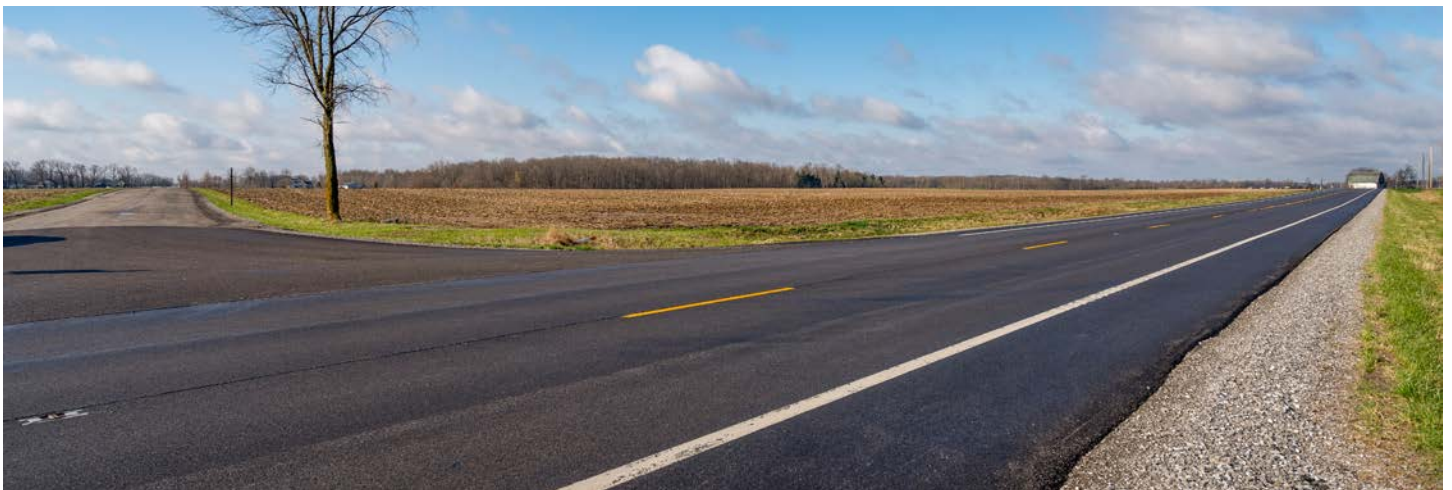
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GENTLY ROLLING TOPOGRAPHY



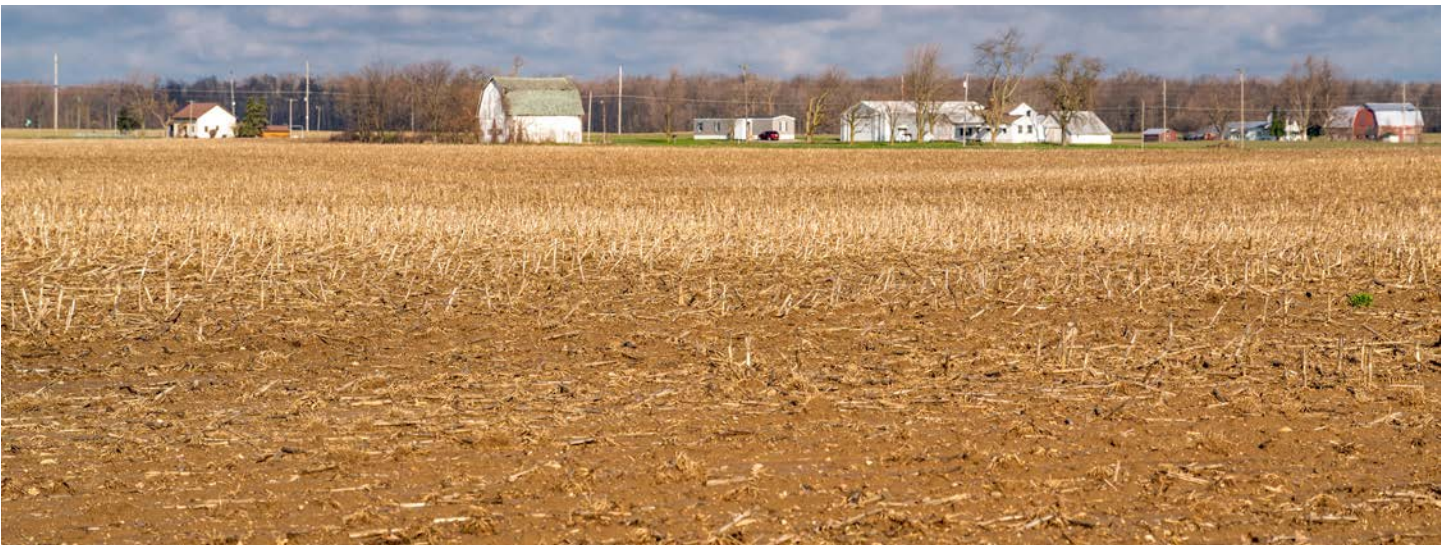
NEWLY PAVED ROAD FRONTAGE



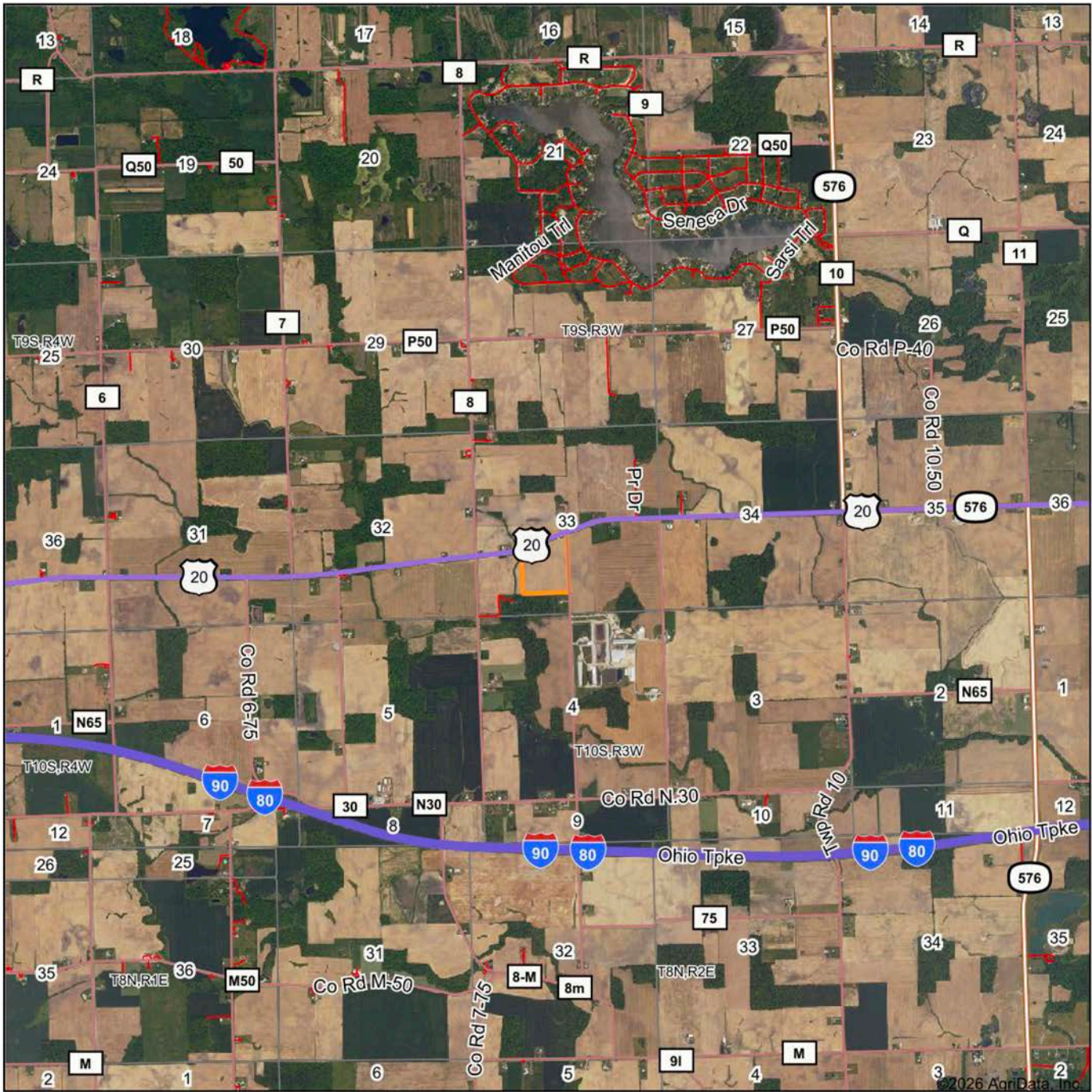
EXCELLENT DRAINAGE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 41° 38' 24.26, -84° 39' 44.84

0ft 4450ft 8900ft



Maps Provided By:



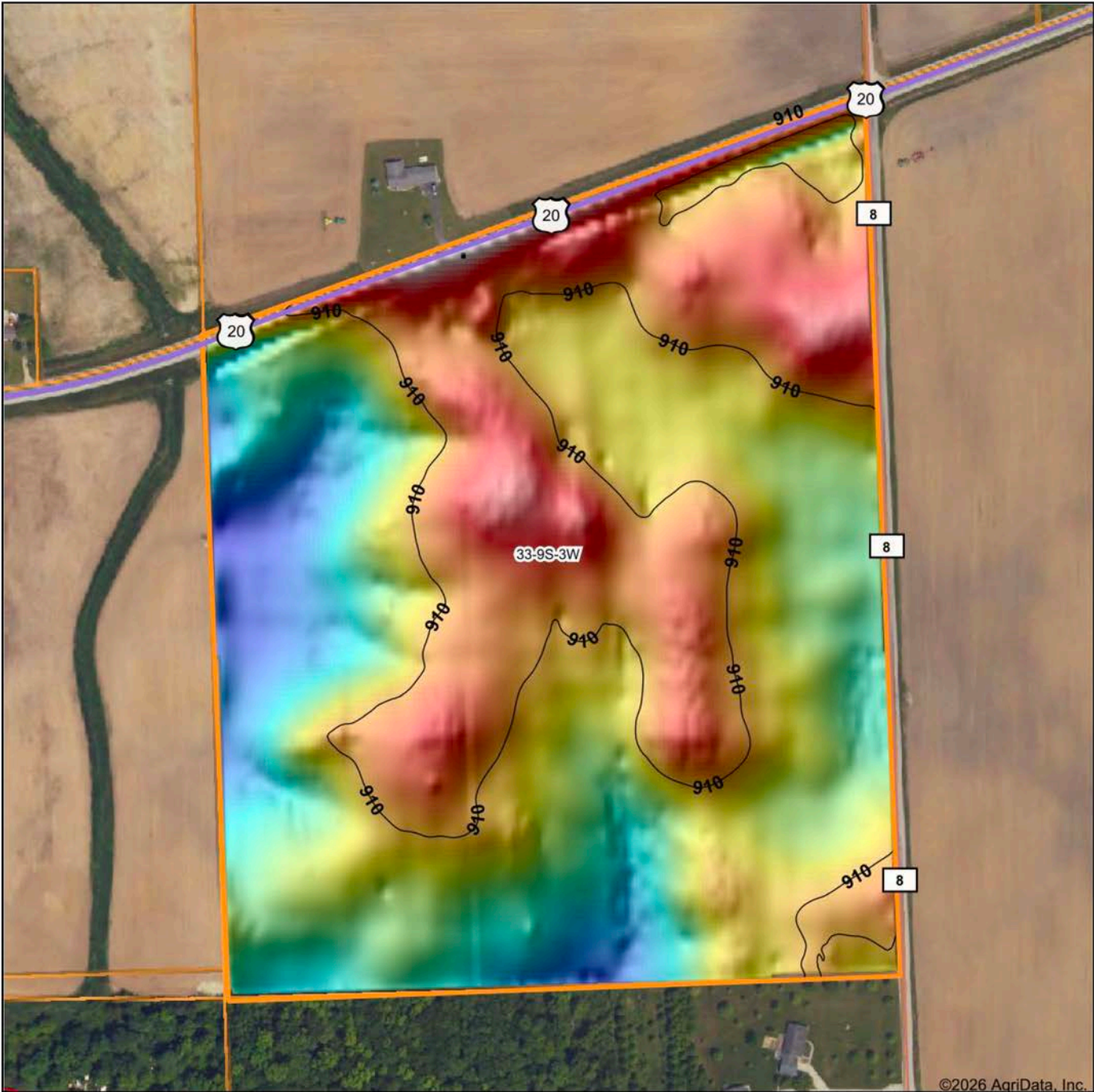
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33-9S-3W
Williams County
Ohio

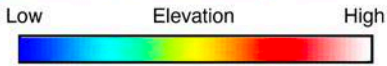


4/8/2026

HILLSHADE MAP

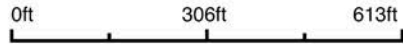


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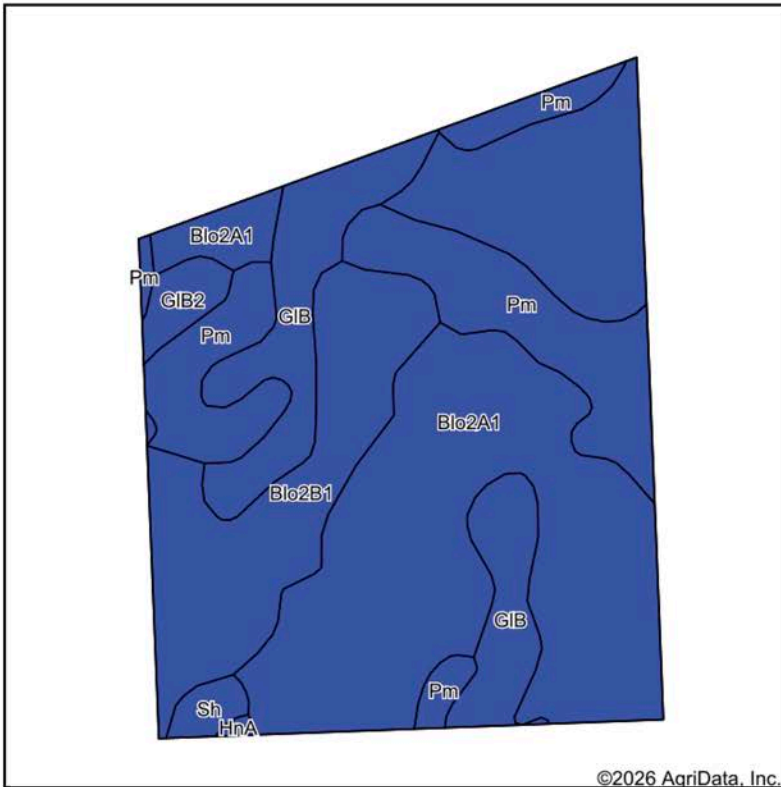
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 902.2
 Max: 915.7
 Range: 13.5
 Average: 908.8
 Standard Deviation: 2.49 ft

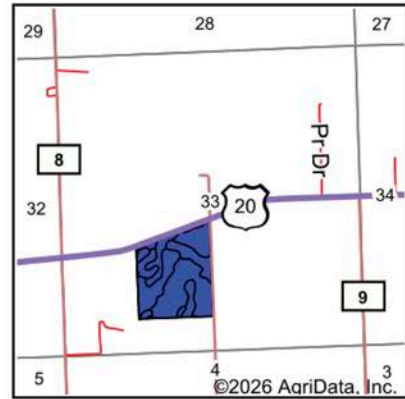


4/8/2026
33-9S-3W
Williams County
Ohio
 Boundary Center: 41° 38' 24.26, -84° 39' 44.84

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Williams**
 Location: **33-9S-3W**
 Township: **Bridgewater**
 Acres: **46.3**
 Date: **4/8/2026**



Maps Provided By:



Area Symbol: OH171, Soil Area Version: 22

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 Soybeans
Blo2A1	Blount loam, 0 to 2 percent slopes	22.65	48.9%		3.1ft. (Densic material)	llw	70	70	57
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	8.34	18.0%		> 6.5ft.	llw	75	73	63
Blo2B1	Blount loam, 2 to 6 percent slopes	7.61	16.4%		2.9ft. (Densic material)	lle	67	67	54
GIB	Glynwood loam, 2 to 6 percent slopes	6.21	13.4%		2.9ft. (Densic material)	lle	69	69	54
GIB2	Glynwood loam, 2 to 6 percent slopes, eroded	0.87	1.9%		2.5ft. (Densic material)	lle	59	59	38
Sh	Shoals loam, 0 to 2 percent slopes, frequently flooded	0.54	1.2%		> 6.5ft.	llw	73	64	72
HnA	Haskins loam, 0 to 3 percent slopes	0.08	0.2%		4.3ft. (Densic material)	llw	74	74	62
Weighted Average						2.00	*n 70.1	*n 69.6	*n 57

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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