

MIDWEST LAND GROUP PRESENTS

71 ACRES

FULTON COUNTY, OH

16285 COUNTY ROAD H, WAUSEON, OHIO 43567



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

71 +/- ACRES OF FULTON COUNTY WOODED SANCTUARY

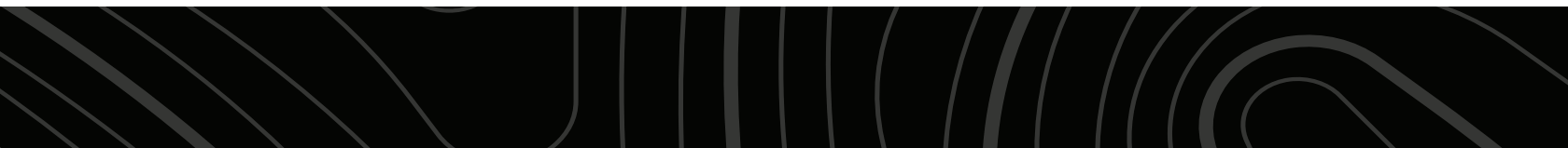
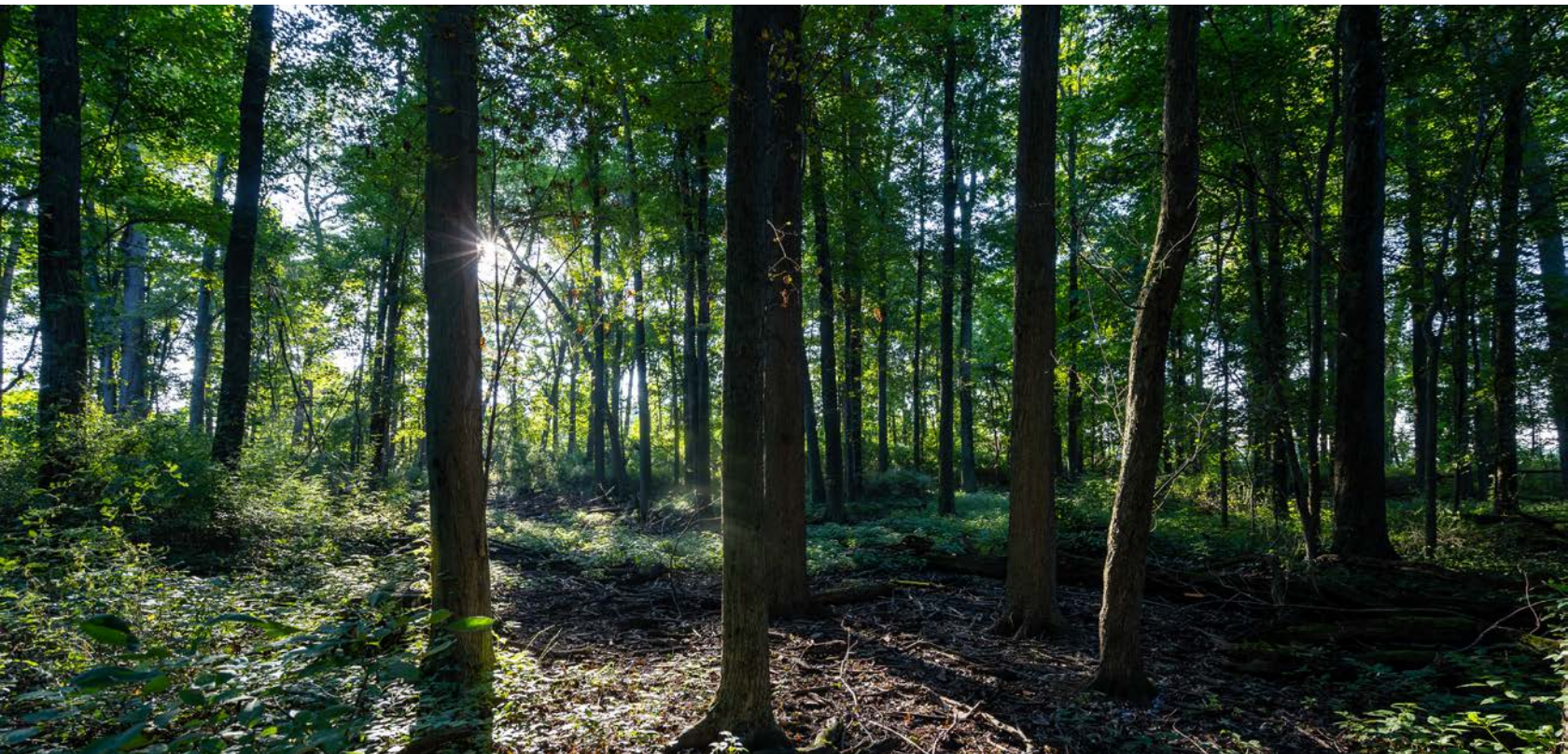
Midwest Land Group is pleased to present a rare opportunity to own 71 +/- contiguous acres offering a powerful blend of long-term land investment, prime building potential, and high-quality recreational habitat. With substantial road frontage on County Road 16, the property provides excellent access and multiple potential homesite locations surrounded by mature woods and natural privacy.

Approximately 53 +/- acres of mixed and bottomland hardwoods create a premier wildlife environment, while 18 +/- tillable acres add income potential and land use flexibility. The property features predominant Ottokee, Granby loamy, and Colonie soils, and is currently enrolled

in CAUV, keeping taxes low. A 2026 Timber Cruise Report estimates current timber value exceeding \$400,000, underscoring the property's strong investment profile.

The land is rich with wildlife as the mature timber provides ample cover that holds excellent whitetail deer and turkey populations, making it a phenomenal recreational tract. Opportunities exist for further strategic habitat improvements to enhance wildlife quality.

Located in the Wauseon School District. This is a premier Northwest Ohio landholding with excellent regional access, strong natural features, and meaningful long-term upside. Shown by appointment only.



PROPERTY FEATURES

COUNTY: **FULTON** | STATE: **OHIO** | ACRES: **71**

- 71 +/- contiguous acres
- Over 1,400 feet of road frontage on CR 16
- Excellent long-term land investment opportunity
- Approximately 53 +/- wooded acres
- Approximately 18 +/- tillable acres
- Predominant Ottokee, Granby loamy, and Colonie soils
- Currently enrolled in CAUV
- 2026 Timber Cruise Report: current timber value exceeds \$400,000
- Mixed hardwoods and bottomland hardwoods
- Phenomenal recreational ownership opportunity
- Excellent whitetail deer habitat
- Strong turkey population
- Multiple natural wildlife travel corridors
- Potential for strategic wildlife habitat improvements
- Several low-lying areas that hold water year-round, available for wildlife
- Taxes to be reassessed from recent parcel split
- Clinton Township
- Wauseon School District
- Parcel I.D. 05-007432-00.000
- 2 miles to Ohio Turnpike Exit 34 and less than 1 mile from US Highway 20A
- 4 miles to Wauseon
- 6 miles to Oakshade Raceway
- 9 miles to Delta
- 11 miles to Archbold
- 12 miles to Goll Woods State Nature Preserve
- 21 miles to Toledo Express Airport
- Excellent regional access
- Shown by appointment only



1,400+ FEET OF ROAD FRONTAGE

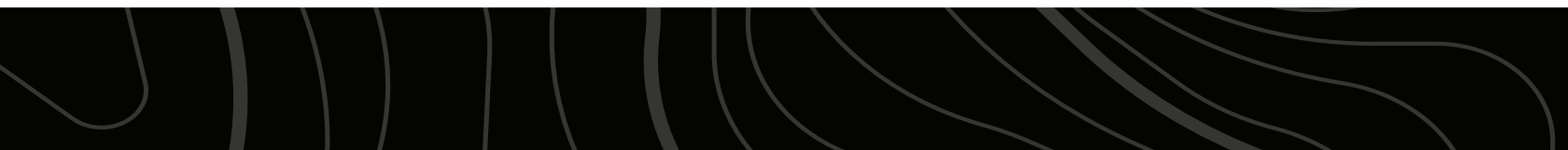


53 +/- WOODED ACRES

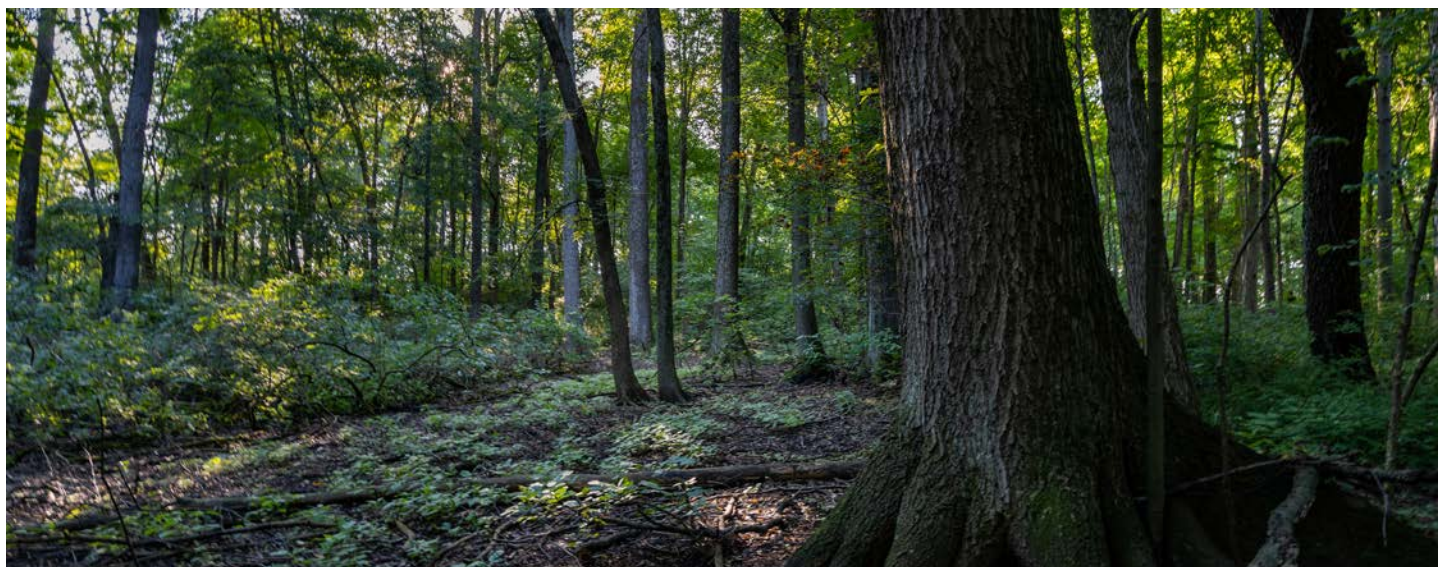
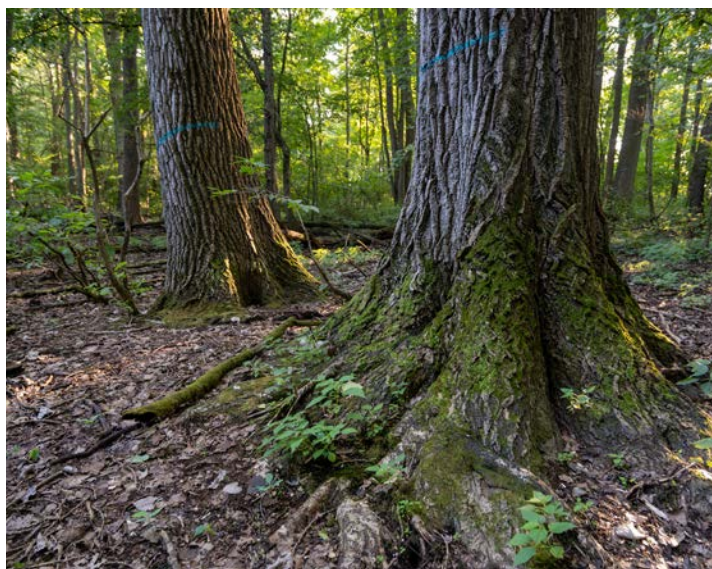
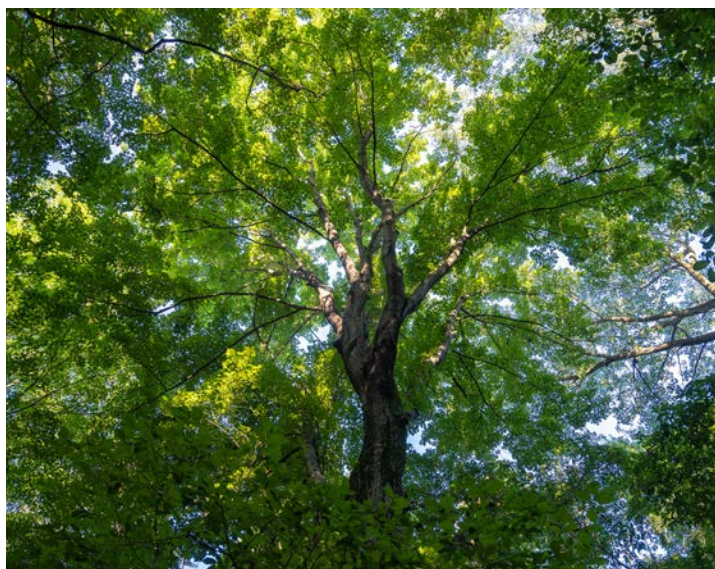


18 +/- TILLABLE ACRES

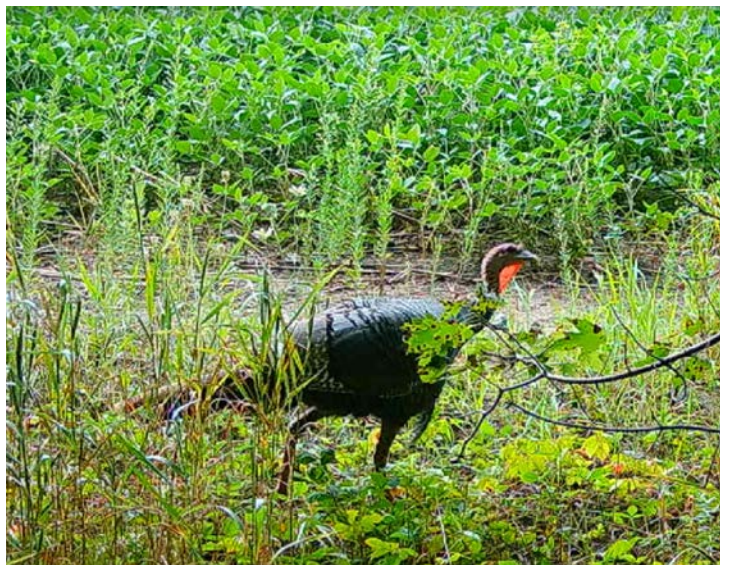
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MIXED & BOTTOMLAND HARDWOODS



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 41° 34' 56.3, -84° 10' 41.2

0ft 1191ft 2382ft



Maps Provided By:



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9-7N-6E
Fulton County
Ohio



8/31/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10.0
Min: 771.7
Max: 796.5
Range: 24.8
Average: 781.3
Standard Deviation: 3.54 ft

0ft 451ft 902ft



8/31/2026

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Ohio

Boundary Center: 41° 34' 56.3, -84° 10' 41.2

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 771.7
Max: 796.5
Range: 24.8
Average: 781.3
Standard Deviation: 3.54 ft

0ft 421ft 842ft



8/31/2026

9-7N-6E
Fulton County
Ohio

Boundary Center: 41° 34' 56.3, -84° 10' 41.2

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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