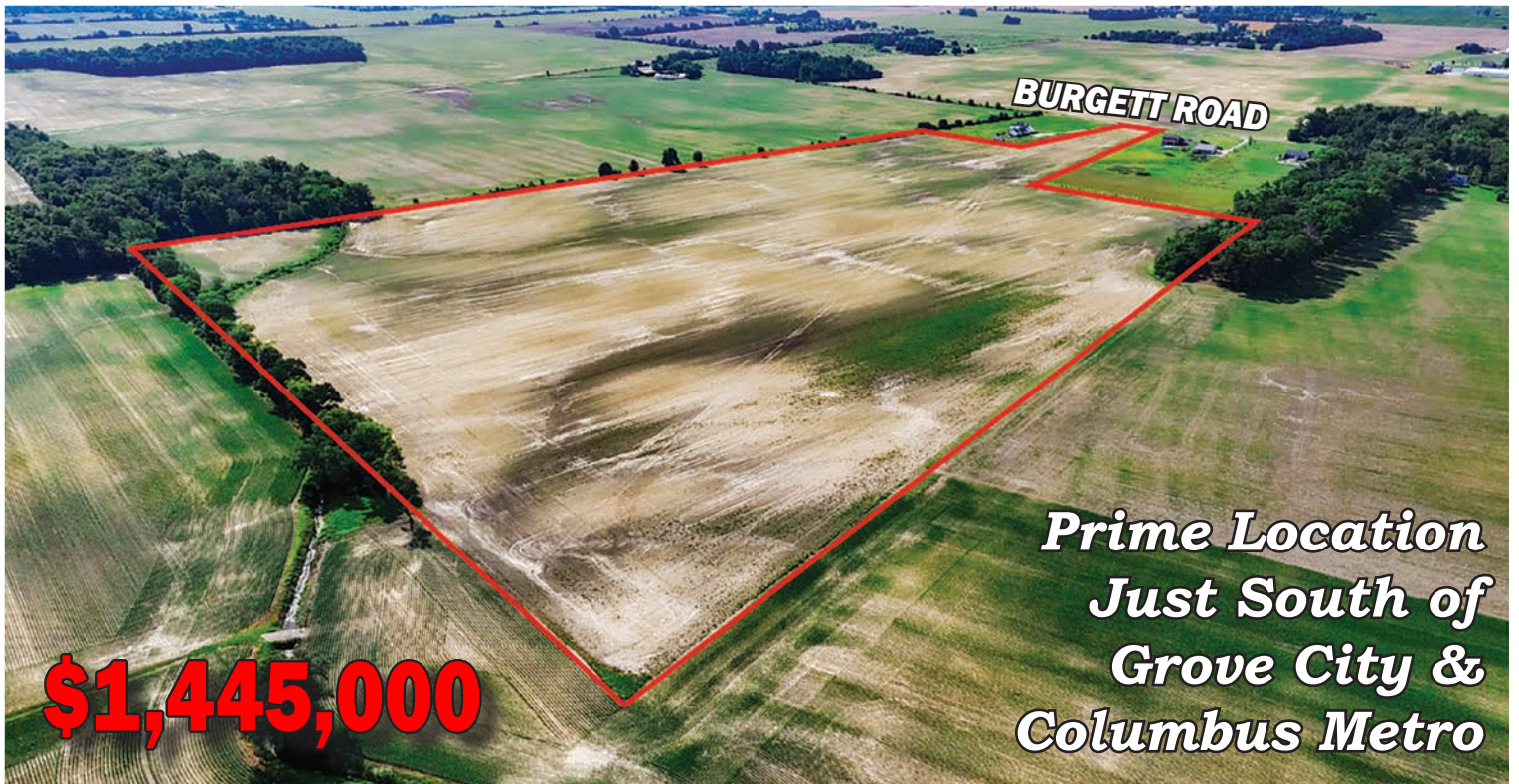


For Sale



80.11 Acres

Pickaway County

*Highly Productive Tillable Land
on Burgett Road*



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80± Acres Tillable Land for Sale in Pickaway County, Ohio — Burgett Rd



Discover approximately 80 acres of highly productive tillable land for sale on Burgett Road in Pickaway County, Ohio — ideally located just south of Grove City and the Columbus metro and offered at \$1,445,000. This is a location-driven opportunity: a contiguous block of quality cropland in the path of growth, delivering strong future development potential while producing dependable farm income in the meantime.

The farm is composed predominantly of Crosby silt loam, Kokomo silty clay loam, and Miamian-Lewisburg silt loams, carrying a strong weighted NCCPI productivity rating of 0.74 and a capability class of 2 across the tract. The land lies gently, drains well, and has been farmed in row crops, making it ready to put straight to work for the next owner or investor.

Approximately 128 feet of frontage along Burgett Road.

***Contact Wilson National LLC today for
FSA information, and additional property details.***

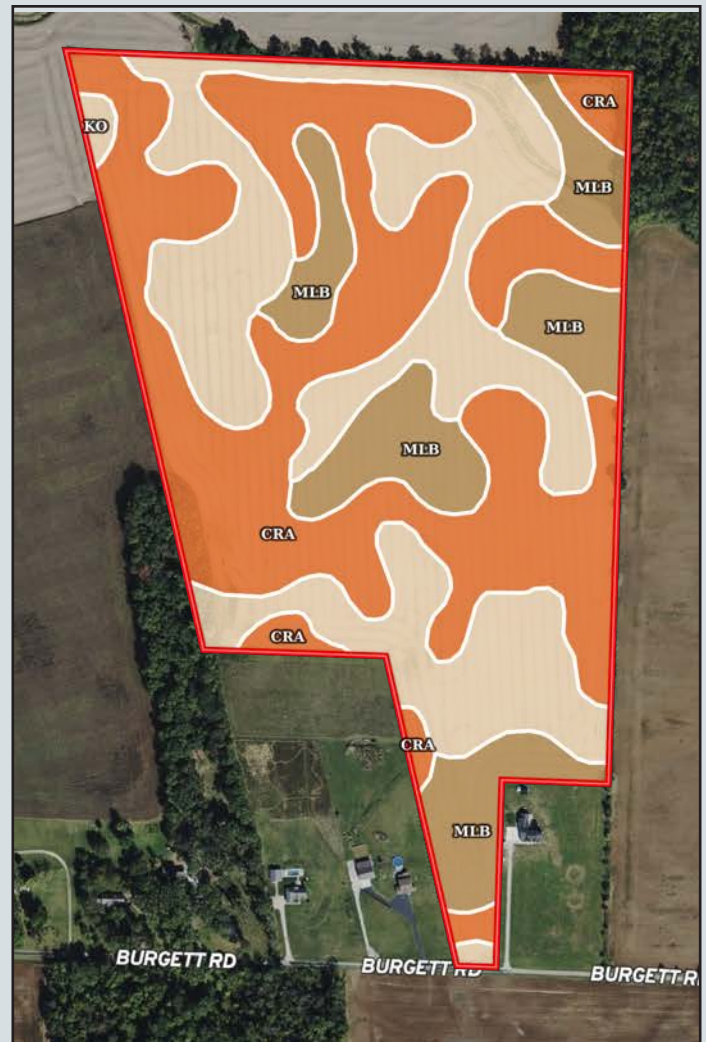




Boundary 80.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	36.89	46.02	0	68	2w
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	28.35	35.37	0	82	2w
MB	Miamian-Lewisburg silt loams, 2 to 6 percent slopes	14.91	18.6	0	62	2e
TOTALS		80.15(*)	100%	-	71.83	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water



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