

For Sale:

**129.1
ACRES**

100 ACRES TILLABLE

**CLARK COUNTY
VACANT LAND**

LOCATED:

RT. 40 & SOUTH HOUSTON ROAD, SOUTH VIENNA, OHIO



- **JUST EAST OF SOUTH VIENNA, NEAR THE MADISON COUNTY LINE**
- **REMAINING ACREAGE MIX OF WOODS & PASTURE**
- **750' FRONTAGE ON RT. 40 & 2098' TOTAL FRONTAGE ON SOUTH HOUSTON PIKE**

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A REAL ESTATE & AUCTION GROUP

CALL MARK WILSON 937-402-1961 or BRANDON WILSON 937-763-1993

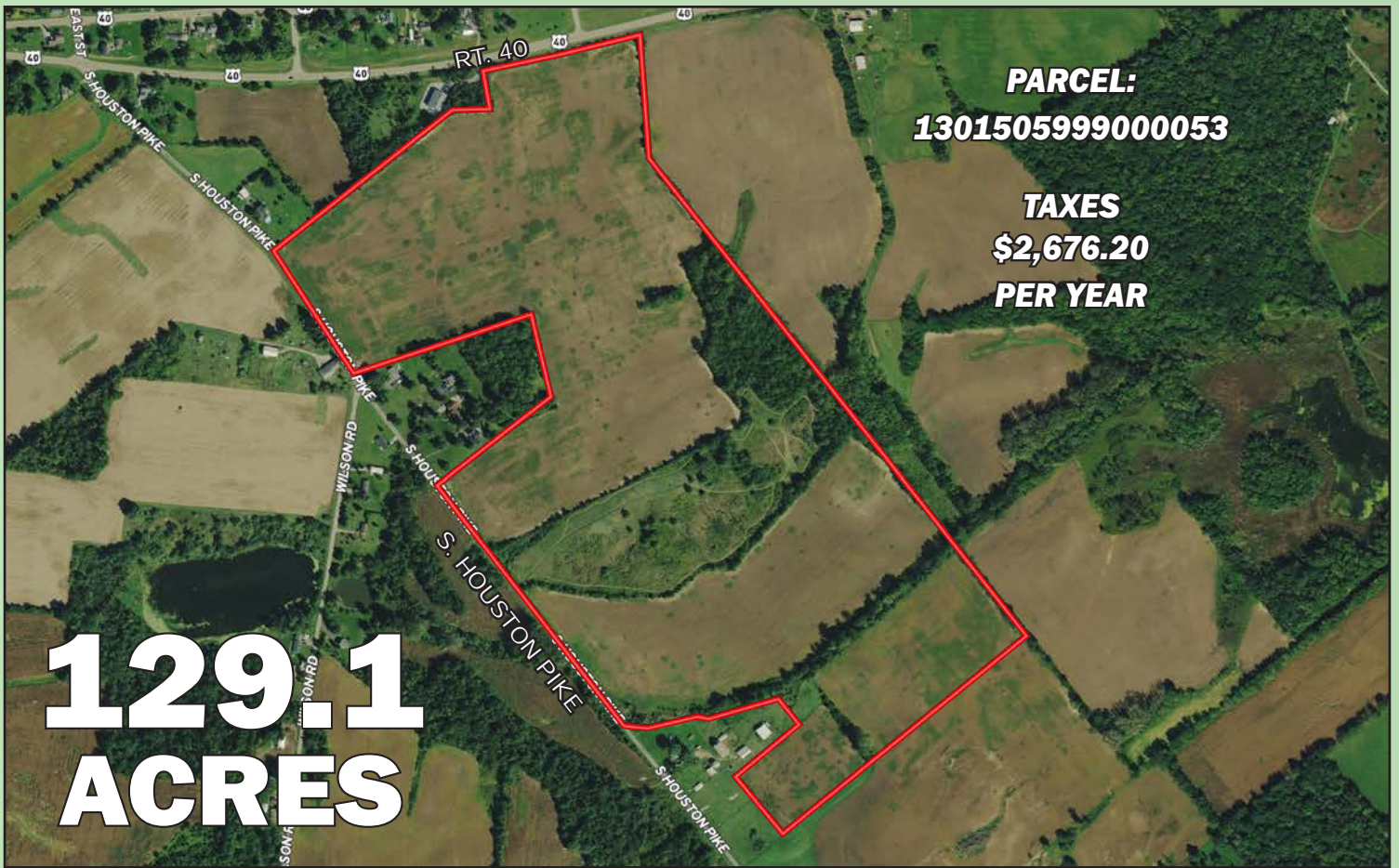
129.1 Acre Prime Farm Land Clark County Ohio



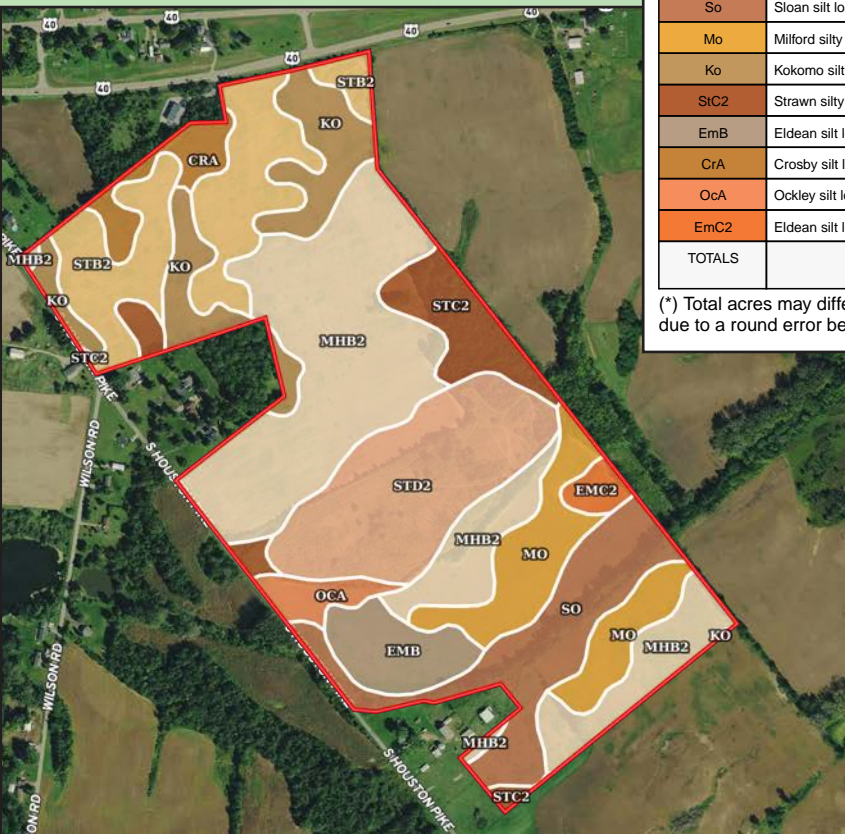
129.1 acres of productive farmland and recreational ground located on National Pike in Clark County, OH, just east of South Vienna and near the Madison County line. This well-balanced property features approx. 100 acres of tillable land w/strong soils including Miamian, Strawn, Sloan, Kokomo, and Crosby, making it ideal for row crop production. The remaining acreage offers a mix of woods and pasture, providing opportunities for recreation, hunting, or livestock.



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Approximately 2,098' of total frontage on South Houston Pike and an additional 750' on East National Road (Route 40).



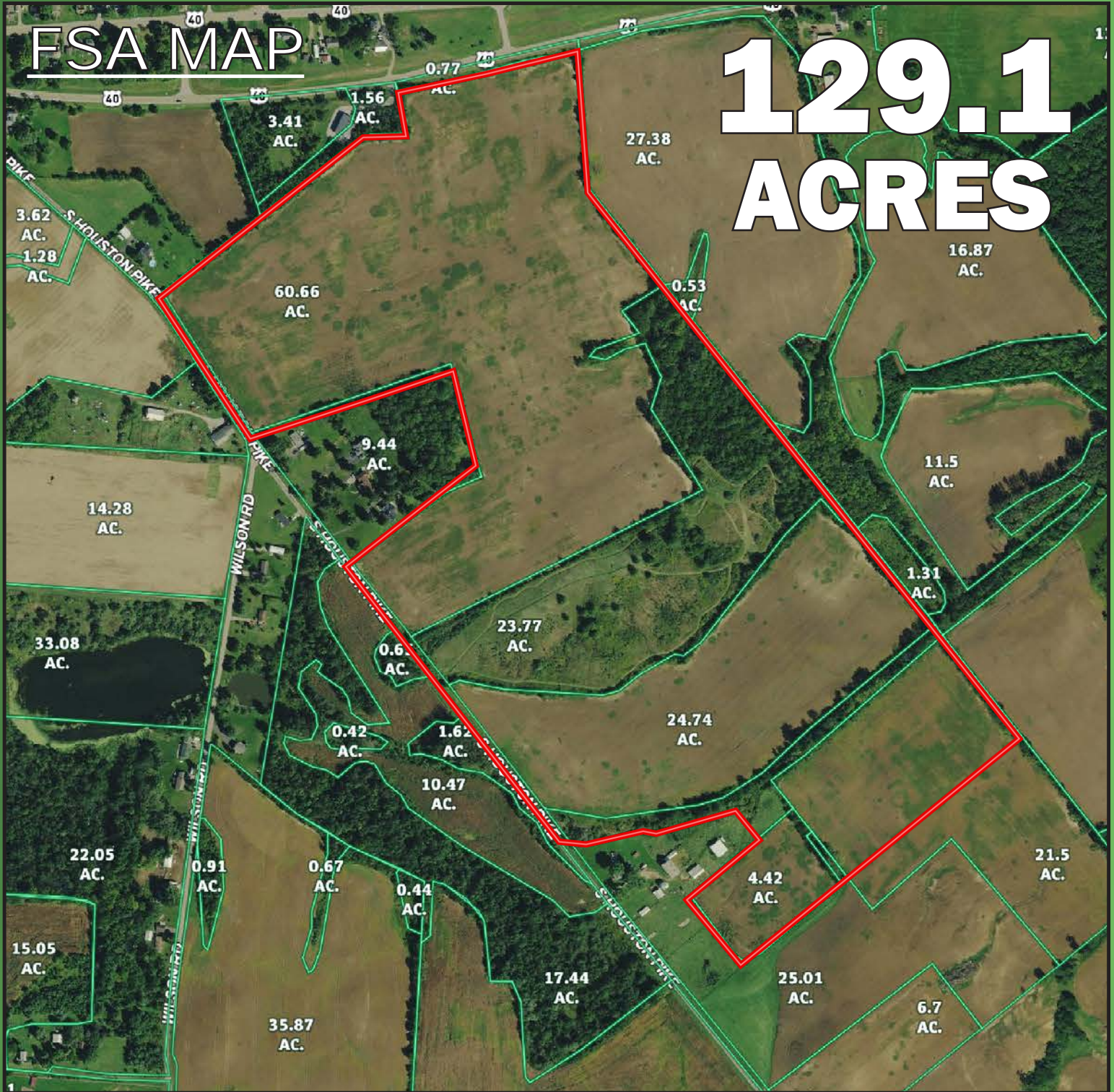
Boundary 128.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	37.69	29.24	0	60	2e
StD2	Strawn silty clay loam, 12 to 18 percent slopes, eroded	18.03	13.99	0	41	4e
StB2	Strawn silty clay loam, 2 to 6 percent slopes, eroded	17.06	13.24	0	48	2e
So	Sloan silt loam, sandy substratum, occasionally flooded	13.21	10.25	0	80	3w
Mo	Milford silty clay loam, sandy substratum	11.39	8.84	0	45	3w
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	11.07	8.59	0	82	2w
StC2	Strawn silty clay loam, 6 to 12 percent slopes, eroded	7.9	6.13	0	48	3e
EmB	Eldean silt loam, 2 to 6 percent slopes	5.47	4.24	0	64	2e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	3.31	2.57	0	68	2w
OcA	Ockley silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	2.32	1.8	0	77	1
EmC2	Eldean silt loam, 6 to 12 percent slopes, eroded	1.44	1.12	0	59	3e
TOTALS		128.89(*)	100%	-	58.3	2.53

(*) 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.

Whether you're looking to expand your farming operation, invest in quality land, or enjoy the benefits of a large rural tract with multiple uses, this property is a rare find in a desirable location.

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