

*For Sale:*

PRIME FARMLAND  
PICKAWAY COUNTY

LOCATED:  
AT THE INTERSECTION OF  
SR 104 & SR 56  
CIRCLEVILLE, OHIO



**155.142 ACRES**

152 ACRES TILLABLE

[www.wilnat.com](http://www.wilnat.com)



**WILSON NATIONAL LLC**  
A REAL ESTATE & AUCTION GROUP

CALL MIKE WEASEL 614-774-2460 | TOLL FREE 800-450-3440

# 155.142 ACRES

# PRIME FARMLAND PICKAWAY COUNTY



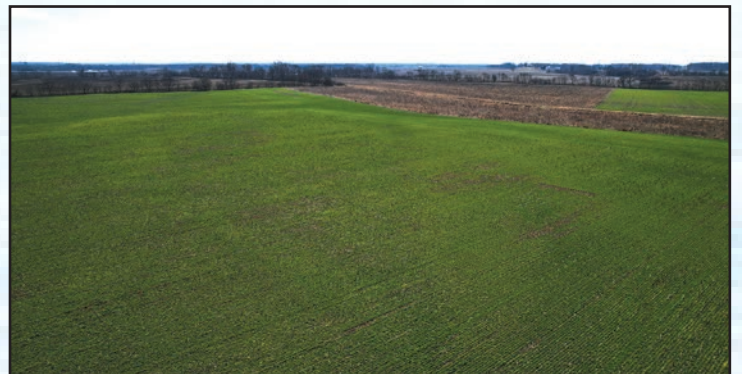
Located at the  
intersection of  
Route 104 and Route 56

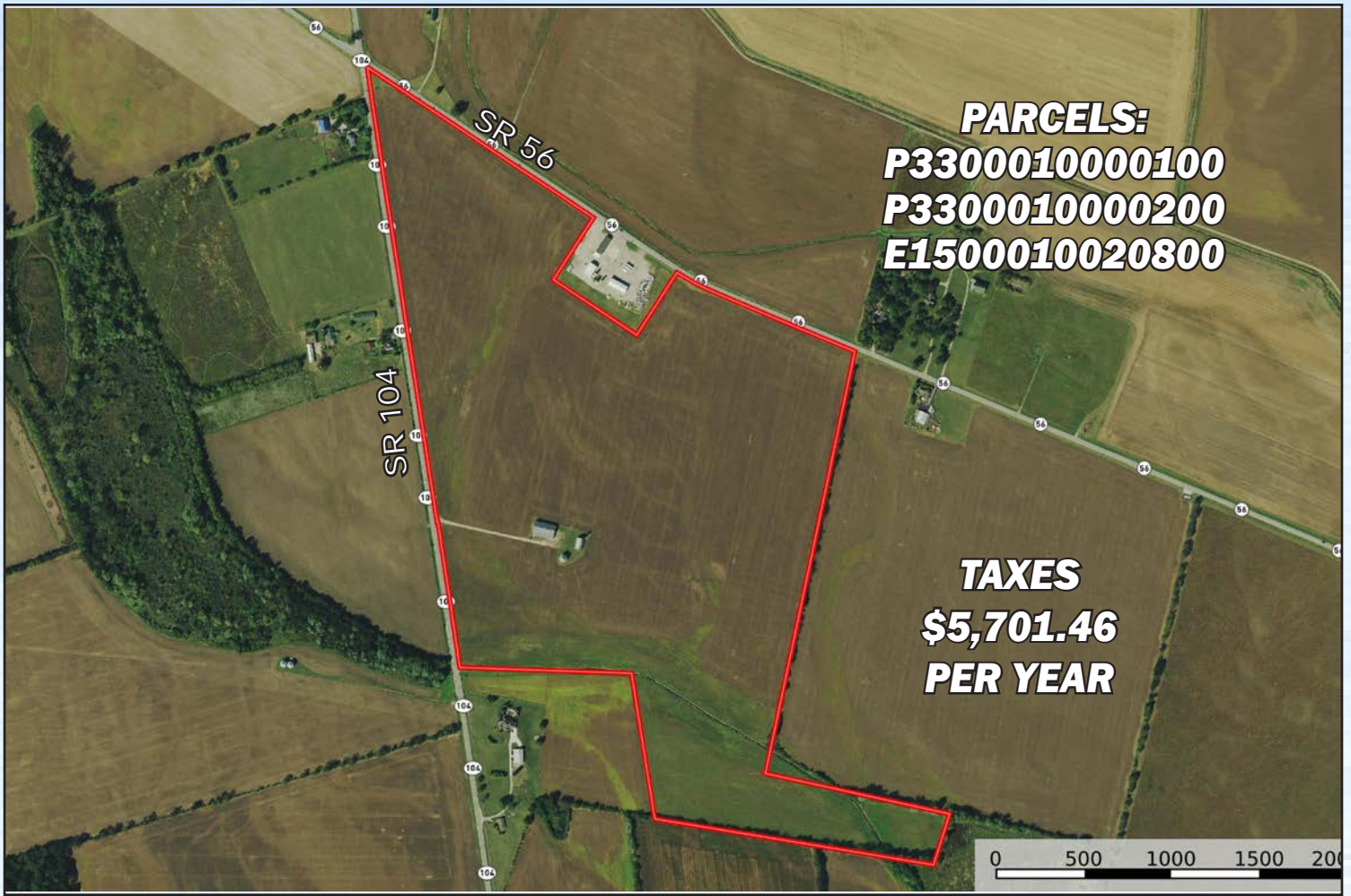


Just 3 miles west  
of Circleville.

Approximately 152 acres of tillable land. Improvements include a 120'x60' pole barn with a 14' lean-to, 20' double sliding door on the west, 35' bifold door on the east, and a man door; a

62'x36' older barn; and a 42' diameter, 30,000-bushel grain bin with a 10 horsepower fan. Prime agricultural opportunity with excellent access and productive soils.

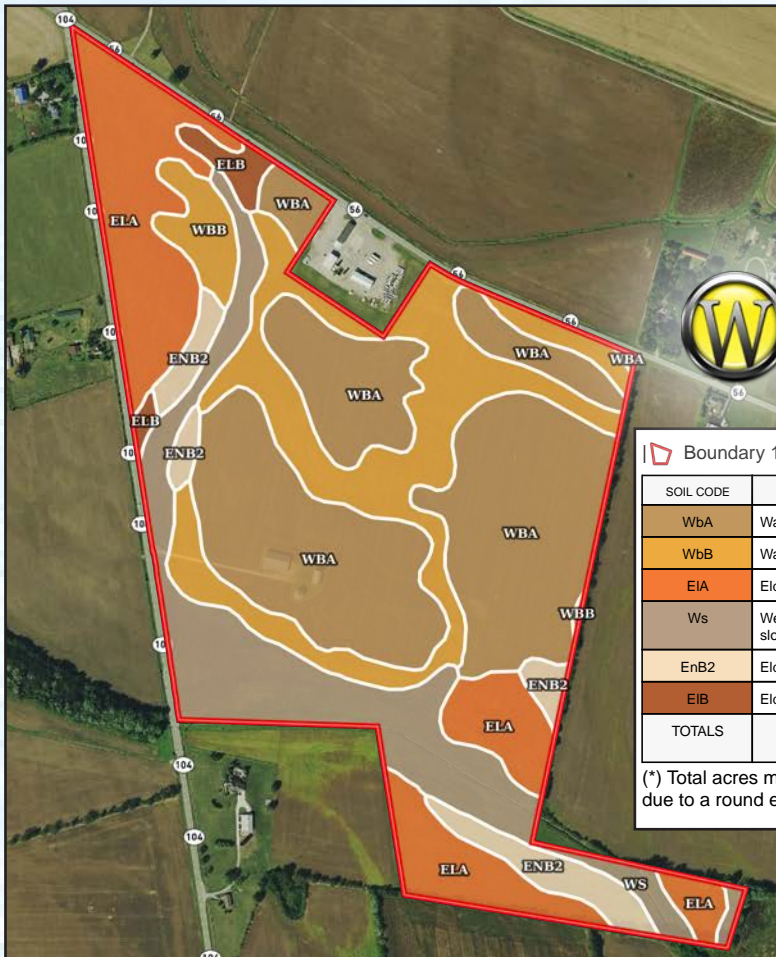




**PARCELS:**  
**P3300010000100**  
**P3300010000200**  
**E1500010020800**

**TAXES**  
**\$5,701.46**  
**PER YEAR**

0 500 1000 1500 2000



Approximately 3,450'  
of frontage on Route 104  
and 2,650' on Route 56.



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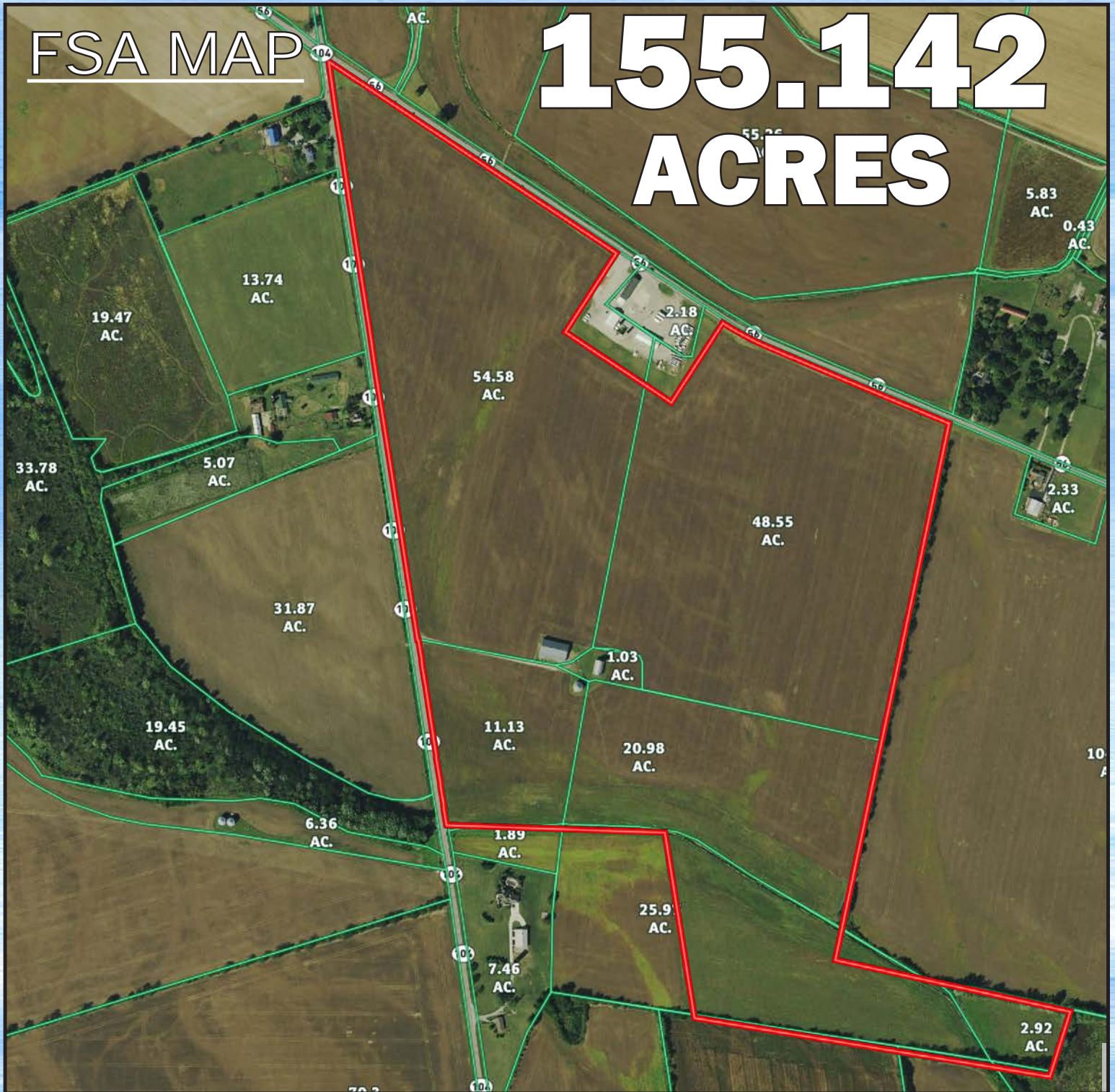
Boundary 151.67 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WbA	Warsaw loam, 0 to 2 percent slopes	57.0	37.58	0	61	2s
WbB	Warsaw loam, 2 to 6 percent slopes	31.22	20.59	0	60	2e
EIA	Eldean loam, 0 to 2 percent slopes	28.5	18.79	0	56	2s
Ws	Westland silty clay loam, Southern Ohio Till Plain, 0 to 2 percent slopes	24.8	16.35	0	71	2w
EnB2	Eldean gravelly loam, 2 to 6 percent slopes, eroded	7.84	5.17	0	54	2e
EIB	Eldean loam, 2 to 6 percent slopes	2.31	1.52	0	54	2e
TOTALS		151.67(*)	100%	-	61.03	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.

**Warsaw, Eldean,  
and Westland soils**

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