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FOR MORE INFO!



LAND FOR SALE

175.27± Acres, Union County, Ohio

**OFFERED AT
\$4,999,000**

Highlights:

- Potential development property with nearly 1 mile of road frontage
- 97 tillable acres - with 37.43 acres leased through 2-28-2027 at \$400/acre for sod production
- Over 69 acres of woods for recreational use including nice farm pond

For additional information, please contact:

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Property Information

Directions to Property:

The property is located at the intersection of Scottslawn and Watkins Road, right off the Route 33 and Scottslawn Road exit in Union County, Ohio. It has road frontage on both the north and east sides of Watkins Road. The property is across from 13203 Watkins Road and directly across the lane from 13600 Watkins Road.

Property Description:

Approximately 97 tillable acres, over 69 acres of woods, with a nice farm pond. 37.43 acres are leased through 2-28-2027 at \$400/acre for sod production. Nearly one mile of road frontage along Watkins Road. Development potential near rapidly growing Marysville, Ohio.

Legal Description:

Part of Virginia Military Survey No 9028 & Part of Edgar A and Emma A Carlisle 99.5 a tract lying E of County Hwy 104, Dover Twp, Union County Ohio, tax parcels 11-0012022.0000, 11-0012017.0000, 11-0012018.0000, 11-0012019.0000, 11-0012020.0000, 11-0012021.0000, 175.27 +/- acres on Watkins Road

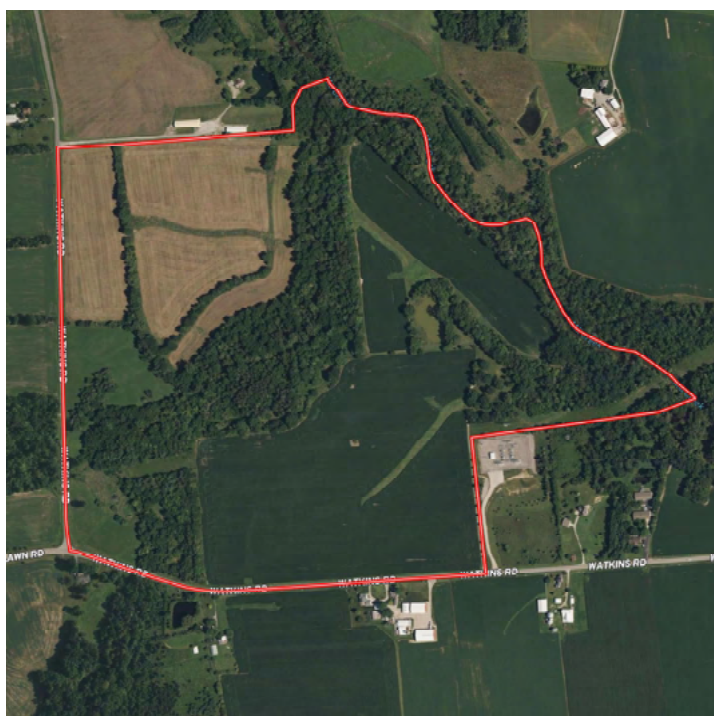
Farm Data:

Cropland	59.57 acres
Sod/Turf	37.43 acres
Non-crop	<u>78.27 acres</u>
Total	175.27 acres

Taxes (2025):

• \$2,616

Aerial Map



Soil Map

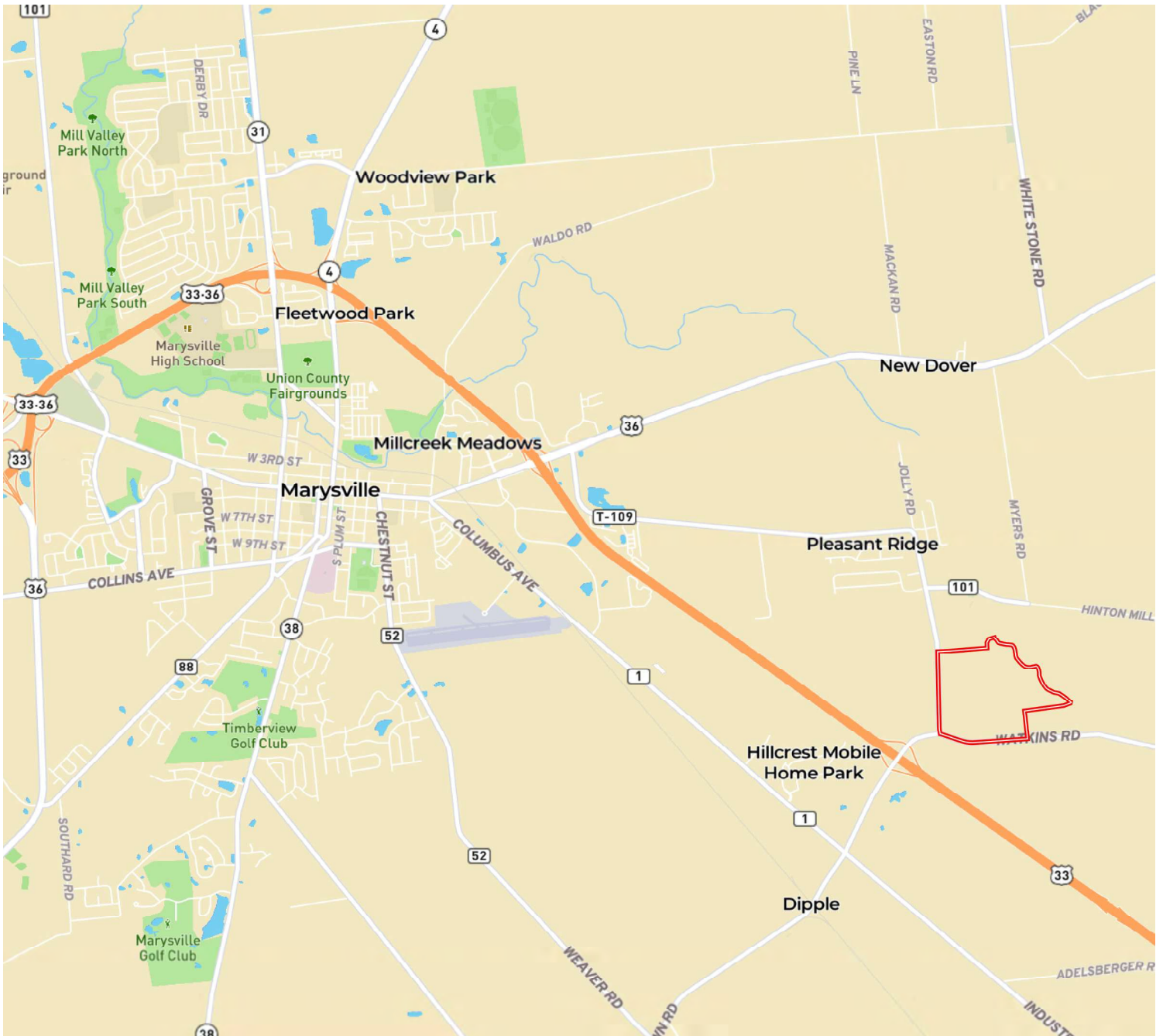


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	51.71	28.67	0	67	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	32.83	18.2	0	69	2w
MrD2	Morley silt loam, 12 to 18 percent slopes, eroded	31.27	17.34	0	57	4e
Ee	Eel silt loam, 0 to 2 percent slopes, occasionally flooded	24.65	13.67	0	93	2w
Gn	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	19.92	11.04	0	89	2w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	17.94	9.95	65	56	3e
W	Water	2.05	1.14	0	-	-
TOTALS		180.37(*)	100%	6.47	69.76	2.45

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



Property Location



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