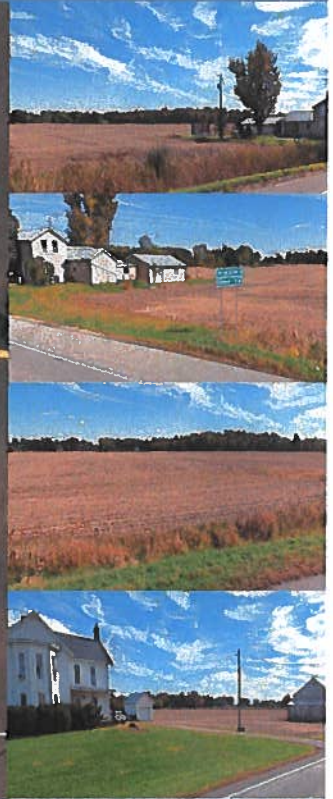


99 ac Sandusky Co

\$20,000/ac

Maples Mobile Home Park, LLC
Haslinger Orchards
Davidson Trucking, Inc. Triple D Warehousing
APX. 98.62 AC SANDUSKY CO



**Section 6, Scott Twp., Sandusky Co.
US 23, Bradner, OH
GREAT DEVELOPMENT POTENTIAL!!
APX. 40 ac ZONED COMMERCIAL**



Apx. 99 ac, Section 6, Scott Twp., Sandusky Co.

Frontage on US 23, US 6 & CR 49.

GREAT DEVELOPMENT POTENTIAL!!!

Apx. 91 ac tillable & apx. 40 ac zoned commercial off US 23 & US 6.

Soils consist mostly of Spinks, Mermill & Hoytville.

Includes outbldgs. & 2 older farmhouses: 4BR/1BTH 2 story w/ apx. 2,164 sq.ft. &

4BR/1BTH 1.5 story w/ apx. 1,558 sq.ft.

Lakota SD

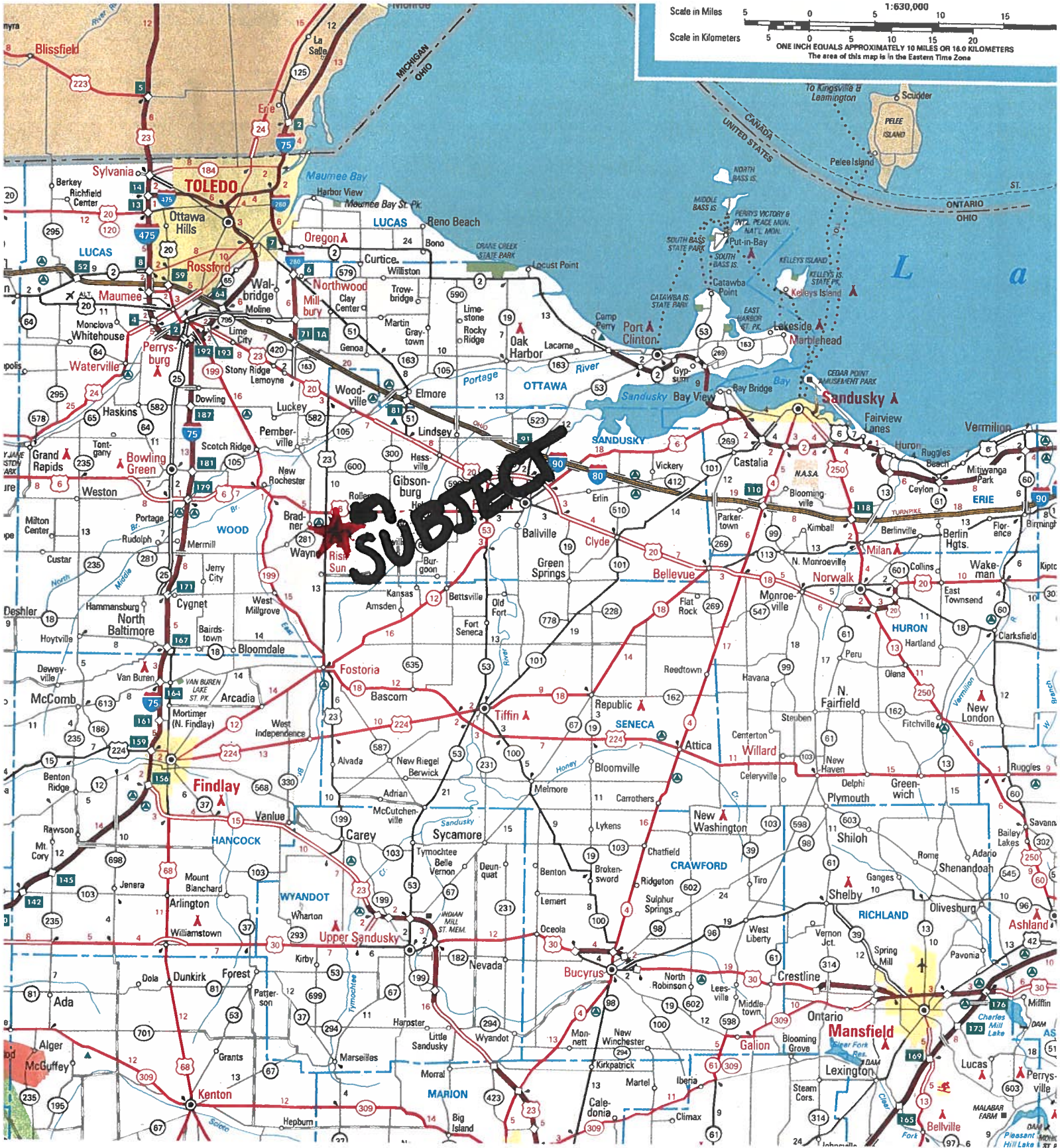
Taxes are CAUV

Annual taxes-\$4,329.26

Ron Spencer

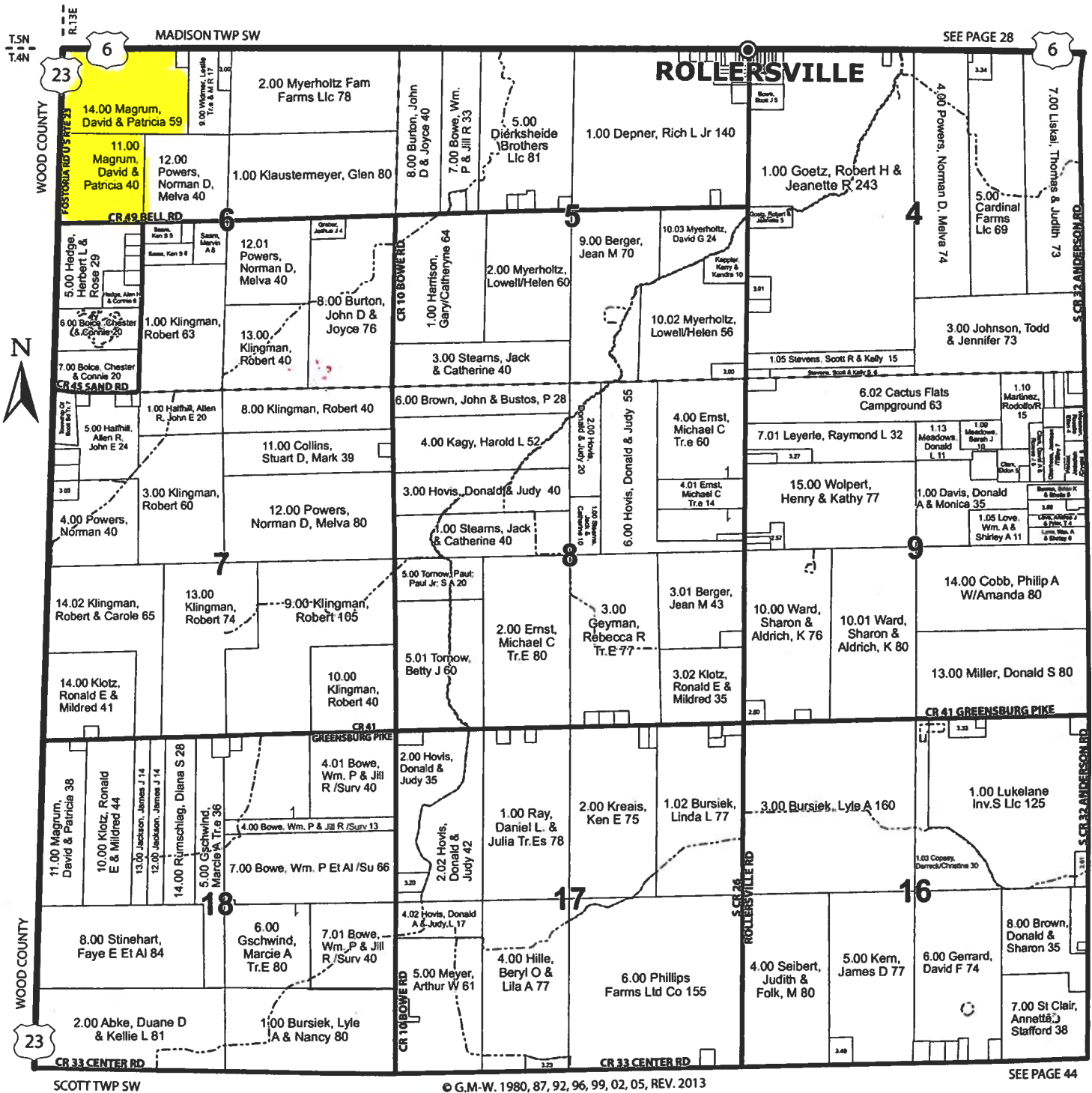
419-230-1111





SUBJECT

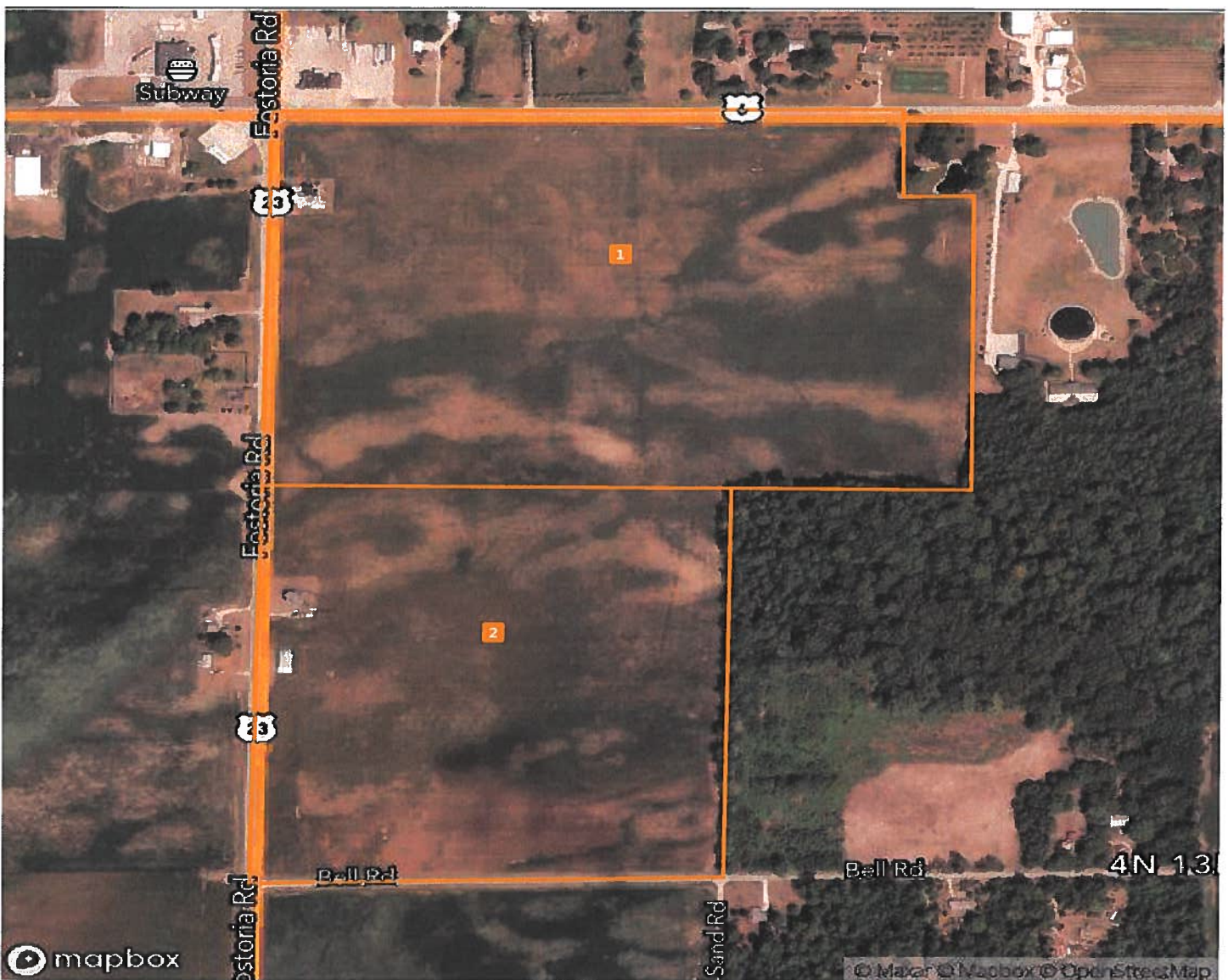
SANDUSKY COUNTY, OHIO T.4N-R.13E



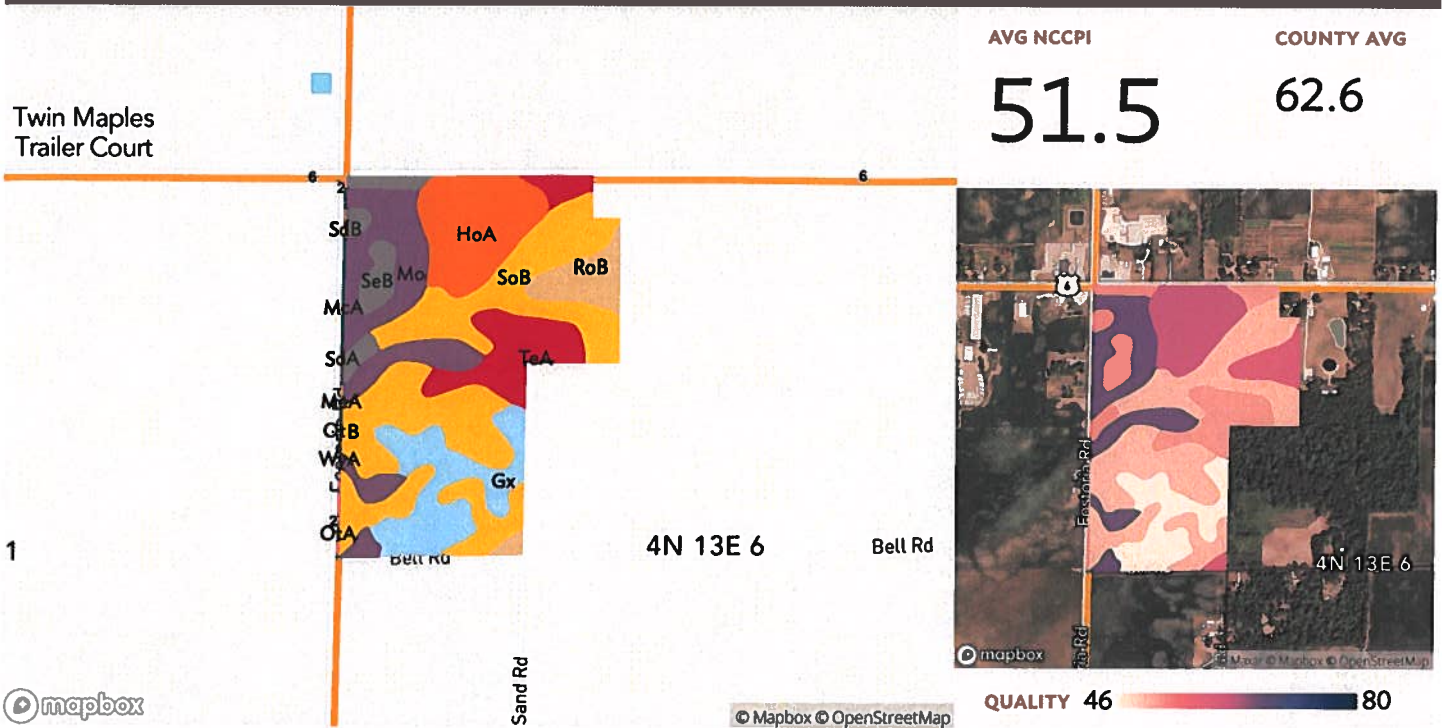
2 fields, 100 acres in Sandusky County, OH

Sandusky County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
1 	58.05	4N 12E - 1, 4N 13E - 6, 5N 12E - 36, 5N 13E - 31 APN: 230600001400	MAGRUM, PATRICIA A (10/30/2020)	4228 COUNTY ROAD 55, HELENA, OH 43435
2 	41.48	4N 12E - 1, 4N 13E - 6 APN: 230600001100	MAGRUM, PATRICIA A (10/30/2020)	4228 COUNTY ROAD 55, HELENA, OH 43435
99.53				



2 fields, 100 acres in Sandusky County, OH



All fields

Source: NRCS Soil Survey

100 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
SoB	Spinks fine sand, 2 to 6 percent slopes	36.97	37.1%	3	50.2
Mo	Mermill loam	15.89	16.0%	2	66.2
HoA	Hoytville clay loam, 0 to 1 percent slopes	12.61	12.7%	2	61.6
Gx	Granby loamy sand	12.55	12.6%	4	21.4
TeA	Tedrow loamy fine sand, 0 to 2 percent slopes	10.08	10.1%	3	52.0
RoB	Rimer loamy fine sand, 1 to 4 percent slopes	5.27	5.3%	2	59.1
SeB	Seward loamy fine sand, 2 to 6 percent slopes	5.07	5.1%	2	52.9
McA	Mermill fine sandy loam, 0 to 1 percent slopes	0.37	0.4%	2	70.9
OtA	Ottokee-Spinks loamy fine sands, 0 to 2 percent slopes	0.29	0.3%	3	52.9

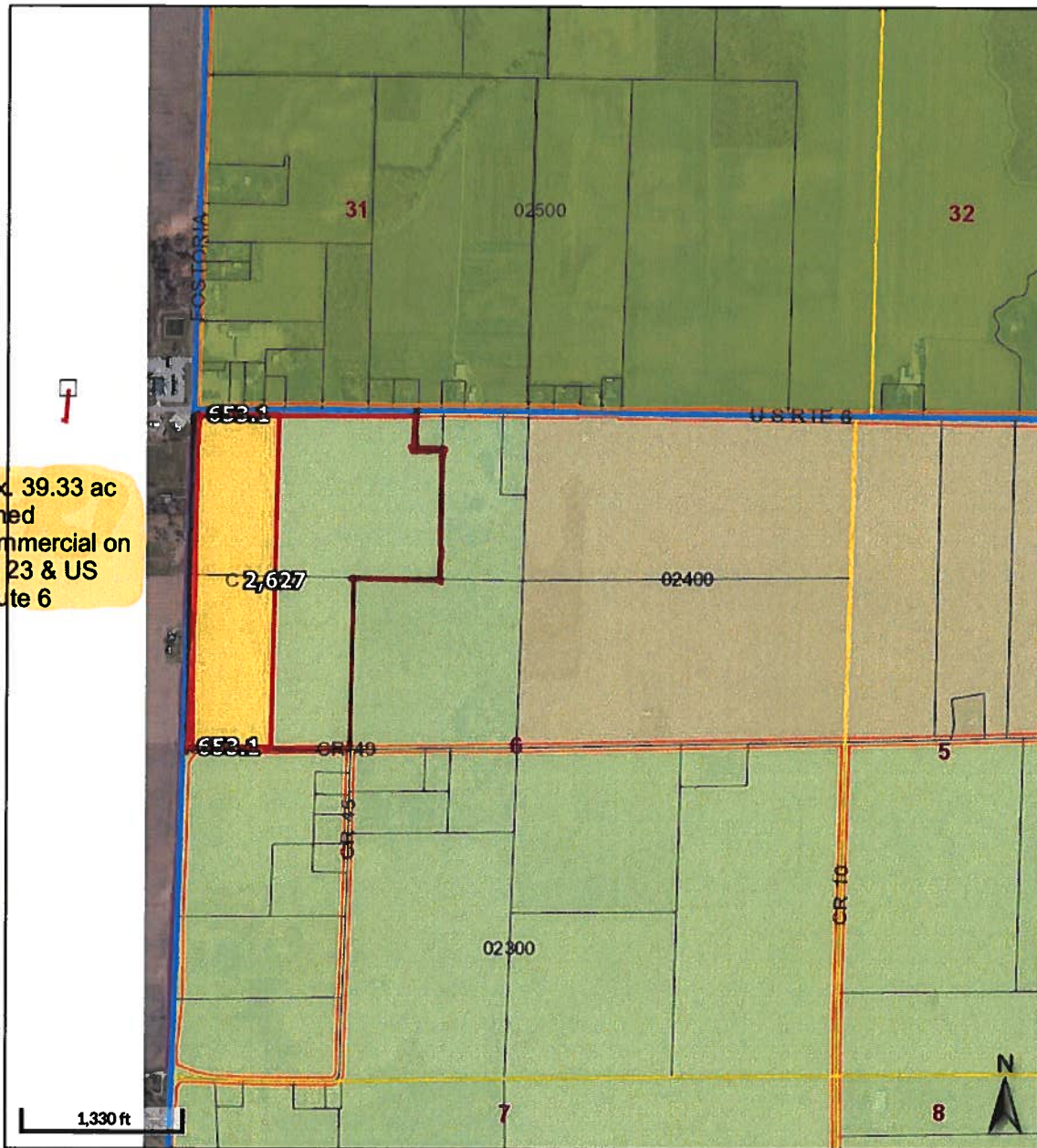
2 fields, 100 acres in Sandusky County, OH

■	OtB	Ottokee-Spinks loamy fine sands, 2 to 6 percent slopes	0.13	0.1%	3	52.4
■	SdB	Seward and Ottokee, till substratum, loamy fine sands, 2 to 6 percent slopes	0.10	0.1%	2	54.4
■	SdA	Seward and Ottokee, till substratum, loamy fine sands, 0 to 2 percent slopes	0.08	0.1%	2	54.9
■	MeA	Mermill sandy clay loam, 0 to 1 percent slopes	0.06	0.1%	2	72.1
■	WyA	Wauseon fine sandy loam, 0 to 1 percent slopes	0.05	0.0%	3	52.5
			99.53			51.5



Jerri A. Miller

SANDUSKY COUNTY AUDITOR | SANDUSKY COUNTY, OHIO



Overview



Legend

Political Boundaries

- CITY
- TOWNSHIP

Street Names

- Sections

- R/W

- Parcels

River

- BALLVILLE BR
- BALLVILLE DAM
- BY-PASS BRIDGE
- DOBE BRIDGE
- GILMORE BRIDGE
- GREEN CREEK
- MEMORY MARINA
- MILES NEWTON B
- MUD CREEK
- MUD CREEK BAY
- MUD CRK BRIDGE
- MUD FLATS
- MUSKELLUNGE CRK
- PICKEREL CREEK
- R/R TRESSLE
- RACCOON CREEK
- RIVER FRONT
- SANDUSKY BAY
- SANDUSKY RIVER
- SOUTH CREEK
- SOUTH CREEK BA
- STATE ST BRIDGE
- TINDALL BRIDGE
- TURNPIKE BRIDGE
- UPSIDE DOWN TR
- WOLF CREEK
- YELLOW SWALE

balzm

- A

Apx. 39.33 ac
Zoned
Commercial on
US 23 & US
Route 6