

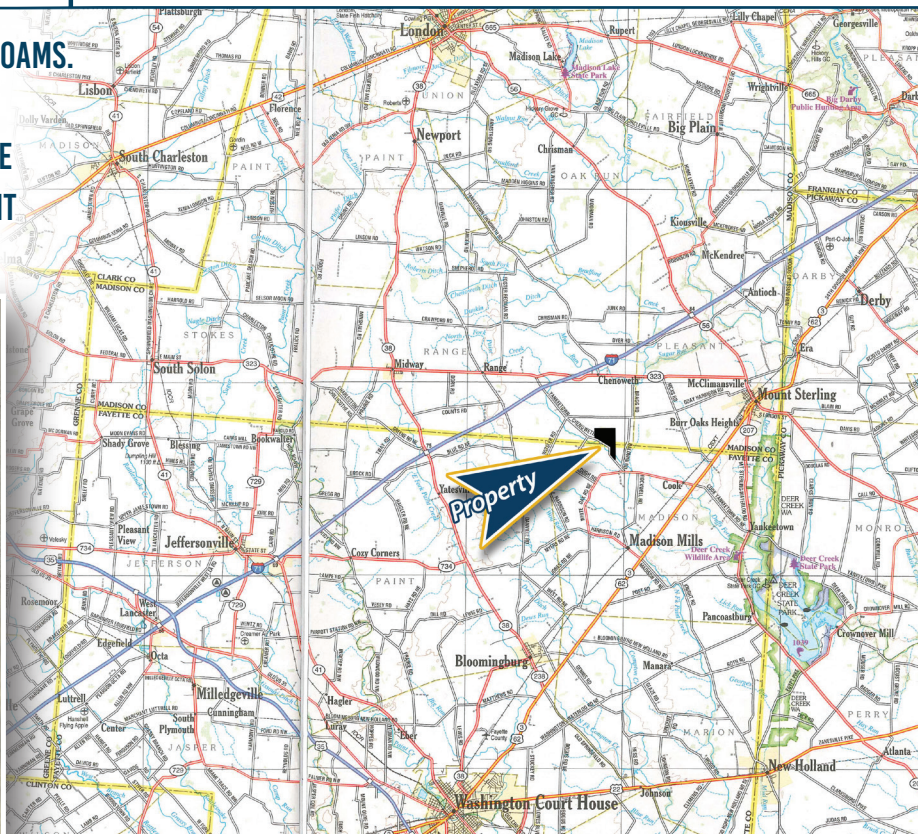
# LAND FOR SALE

**192.87±** **ACRES** **PRICE**  
\$9,200 / ACRE  
\$1,775,000 TOTAL

## MADISON & FAYETTE COUNTY

- 6 MILES SOUTHWEST OF MOUNT STERLING, OH
- 15 MILES SOUTHEAST OF LONDON, OH
- 10 MILES NORTHEAST OF WASHINGTON COURTHOUSE, OH

- QUALITY SOILS! PREDOMINANTLY KOKOMO AND CROSBY LOAMS.
- 98±% TILLABLE (187± FSA CROPLAND ACRES)
- OWNER WILL COOPERATE IN BUYER'S 1031 TAX EXCHANGE
- WITHIN 10 MILES OF THE BLOOMINGBURG ETHANOL PLANT
- EASILY ACCESSIBLE WITH AMPLE ROAD FRONTAGE



**FARM LOCATION:** From Mount Sterling take US-62/W Main St. southwest 2.6 miles to Cook Yankeetown Road. Turn right on Cook Yankeetown Rd NE and travel 2.7 miles to the farm. Note: Cook Yankeetown Rd NE turns into Yankeetown Chenowith Rd. at the county line. Located in SECTION 9 of Range Township, MADISON County, OH and SECTION 34 of Madison Township, Fayette County, OH. For GPS purposes, use 8639 Cook Yankeetown Rd. NW, Mount Sterling, OH.

- MADISON CO. PARCEL # 23-00015.000 (151.0 A),  
FAYETTE CO. PARCEL #'S 10000200000200 (2.80 A)  
AND 10000200000101(39.07 A)

THE INFORMATION ON THIS SHEET IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED BY THE SCHRADER AGENCY. - DUFF LISTING



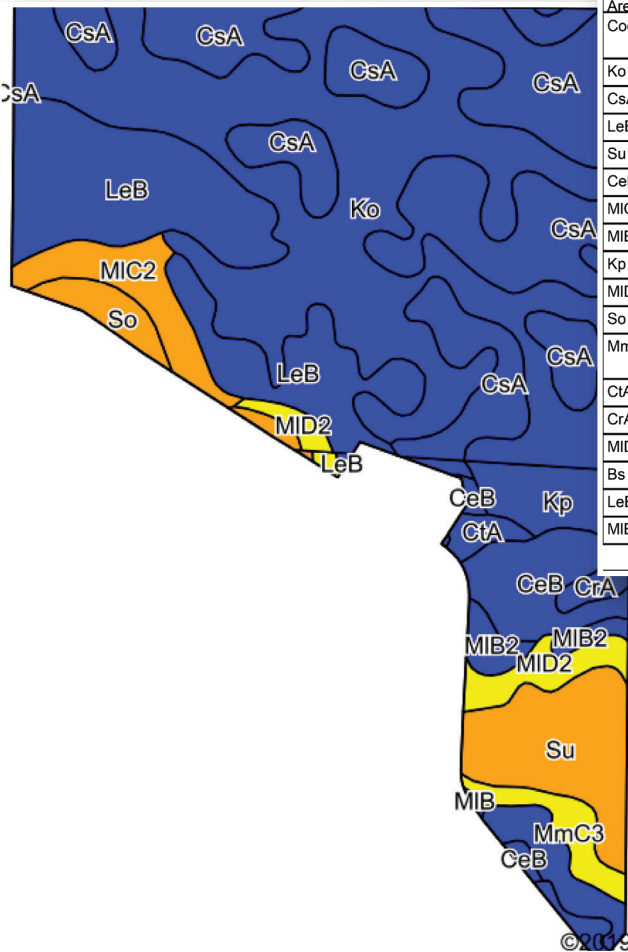


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Area Symbol: OH047, Soil Area Version: 17  
Area Symbol: OH097, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Corn	Soybeans	*eFOTG PI
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	64.81	33.6%	167	48	87
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	47.94	24.9%	139	46	78
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	27.29	14.2%	105	33	72
Su	Sloan silty clay loam, frequently flooded	11.50	6.0%	105	40	78
CeB	Celina silt loam, 2 to 6 percent slopes	7.89	4.1%	131	46	76
MIC2	Miamian silt loam, 6 to 12 percent slopes, eroded	6.05	3.1%	104	41	70
MIB2	Miamian silt loam, 2 to 6 percent slopes, eroded	6.00	3.1%	119	36	73
Kp	Kokomo silty clay loam, 0 to 2 percent slopes	5.79	3.0%	167	48	87
MID2	Miamian silt loam, 12 to 18 percent slopes, eroded	3.56	1.8%	86	28	63
So	Sloan silty clay loam, frequently flooded	3.30	1.7%	105	40	78
MmC3	Miamian clay loam, shallow to dense till substratum, 6 to 12 percent slopes, severely eroded	3.24	1.7%	98.2	37.4	61
CtA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	1.75	0.9%	139	46	78
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.32	0.7%	120	46	81
MID2	Miamian silt loam, 12 to 18 percent slopes, eroded	1.09	0.6%	86	28	63
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	0.99	0.5%	129	48	87
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	0.14	0.1%	105	33	72
MIB	Miamian silt loam, 2 to 6 percent slopes	0.10	0.1%	130	46	76
<b>Weighted Average</b>				<b>137.6</b>	<b>43.4</b>	<b>79.4</b>



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