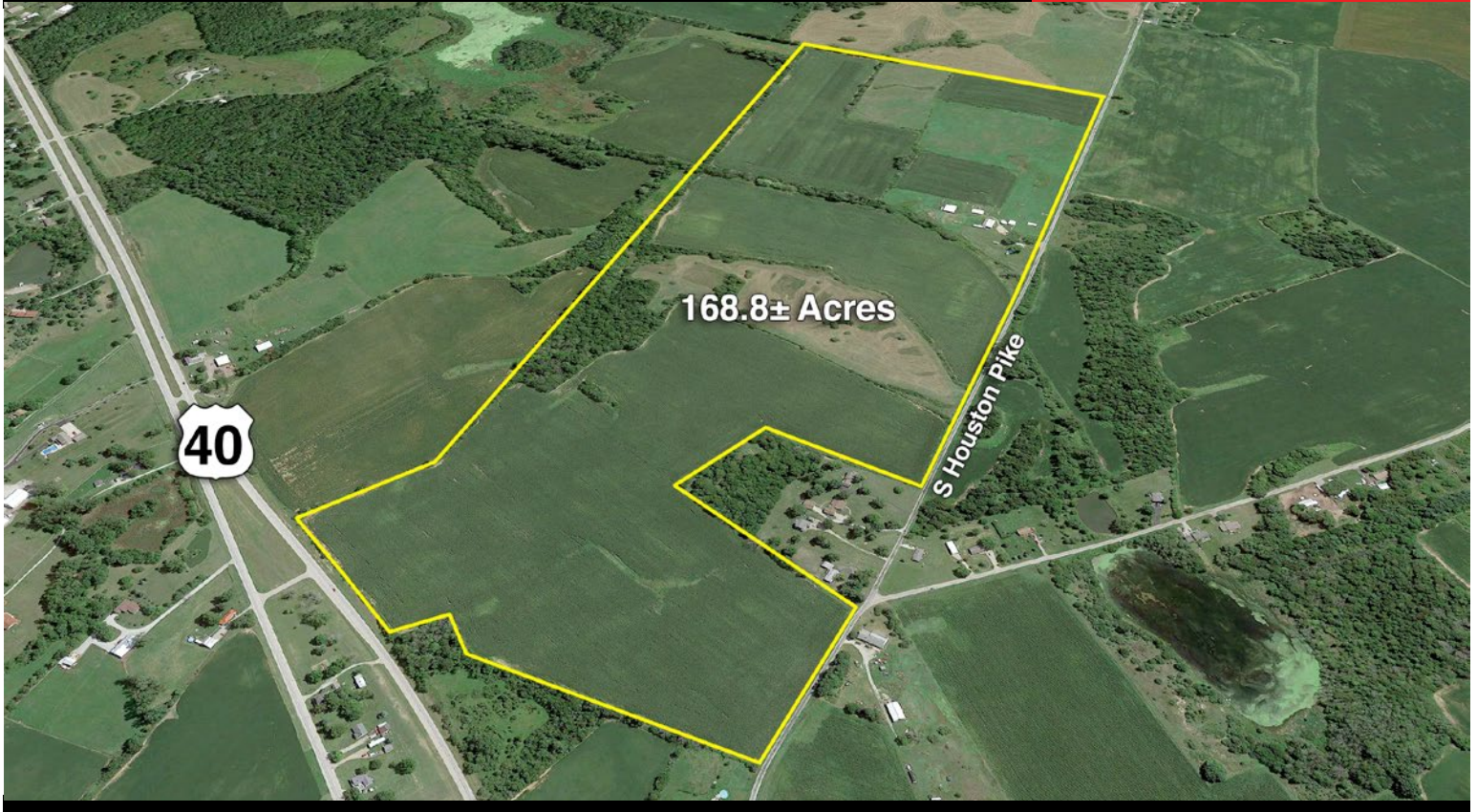


# CLARK CO., OHIO REAL ESTATE **FOR SALE**

**168.8 ACRES • COUNTRY HOME • OUTBUILDINGS**

496 S. Houston Pike,  
South Vienna, Ohio  
45369



Great opportunity to own productive agricultural land just off Route 40 in Clark County. Property features two story home, 8 outbuildings, and grain bin. The property boasts 168.8 acres of which 117.65 are tillable, 38.75 pasture and balance is woods and wasteland. Pasture land has some wooden fencing. The woods and wasteland would provide opportunities for hunting and outdoor recreation.

The property is perfectly situated for quick access to I-70, 20 minutes to Columbus Metro and 40 minutes to Dayton metro areas. The gentle roll of the land is ideally situated for crop production, pasture or equestrian pursuits.

Predominate soil types include Miamian Silt Loam, Strawn Silty Clay Loam, and Milford Silty Clay Loam. Pasture land could be converted to cultivation. The property has been actively and productively farmed including corn and soybean production. The entire tillable land has been in rotation between corn and soybeans with the 2019 planting season likely calling for corn production.

**Call (614) 300-5403 for more information,  
current pricing and showings.**

**614.300.5403 - [www.HERRealtors.com](http://www.HERRealtors.com)**

**HER**  
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**LAURA MANTLE,  
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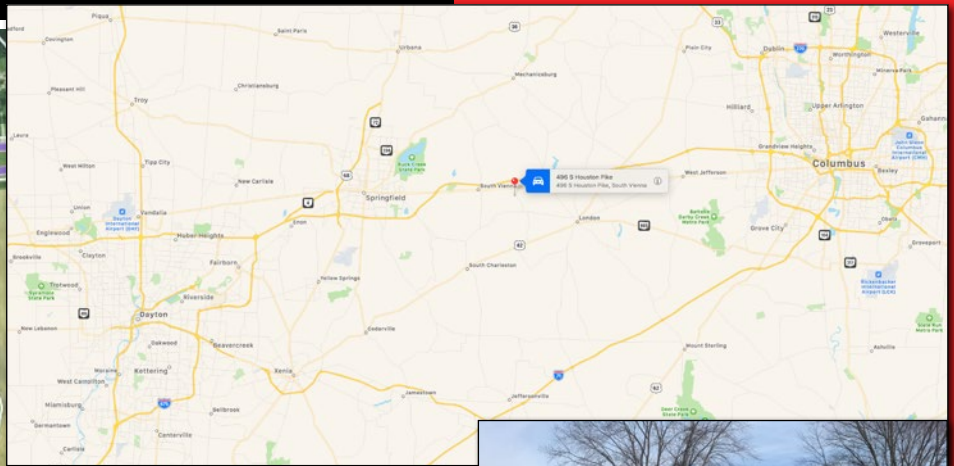
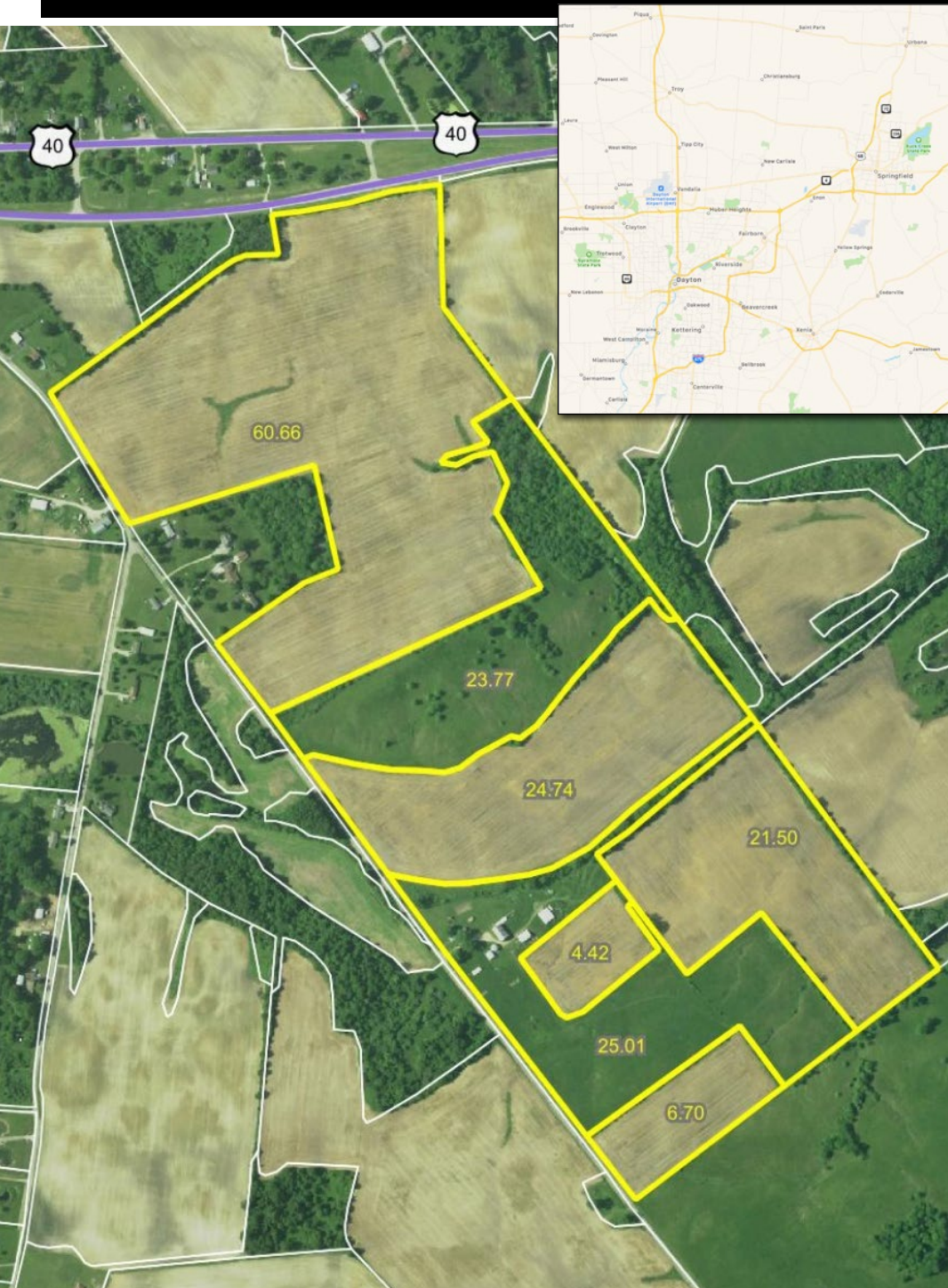
**COMPASS  
REAL ESTATE**



# CLARK CO., OHIO REAL ESTATE **FOR SALE**

**168.8 ACRES • COUNTRY HOME • BARN**

**496 S. Houston Pike,  
South Vienna, Ohio  
45369**



Selling on behalf of the United States Marshals Service. Property sold "As-is". Buyer/buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer including but not limited to square footage, utilities, condition, tax assessments, zoning, school zones, lot size, permitting, etc.

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