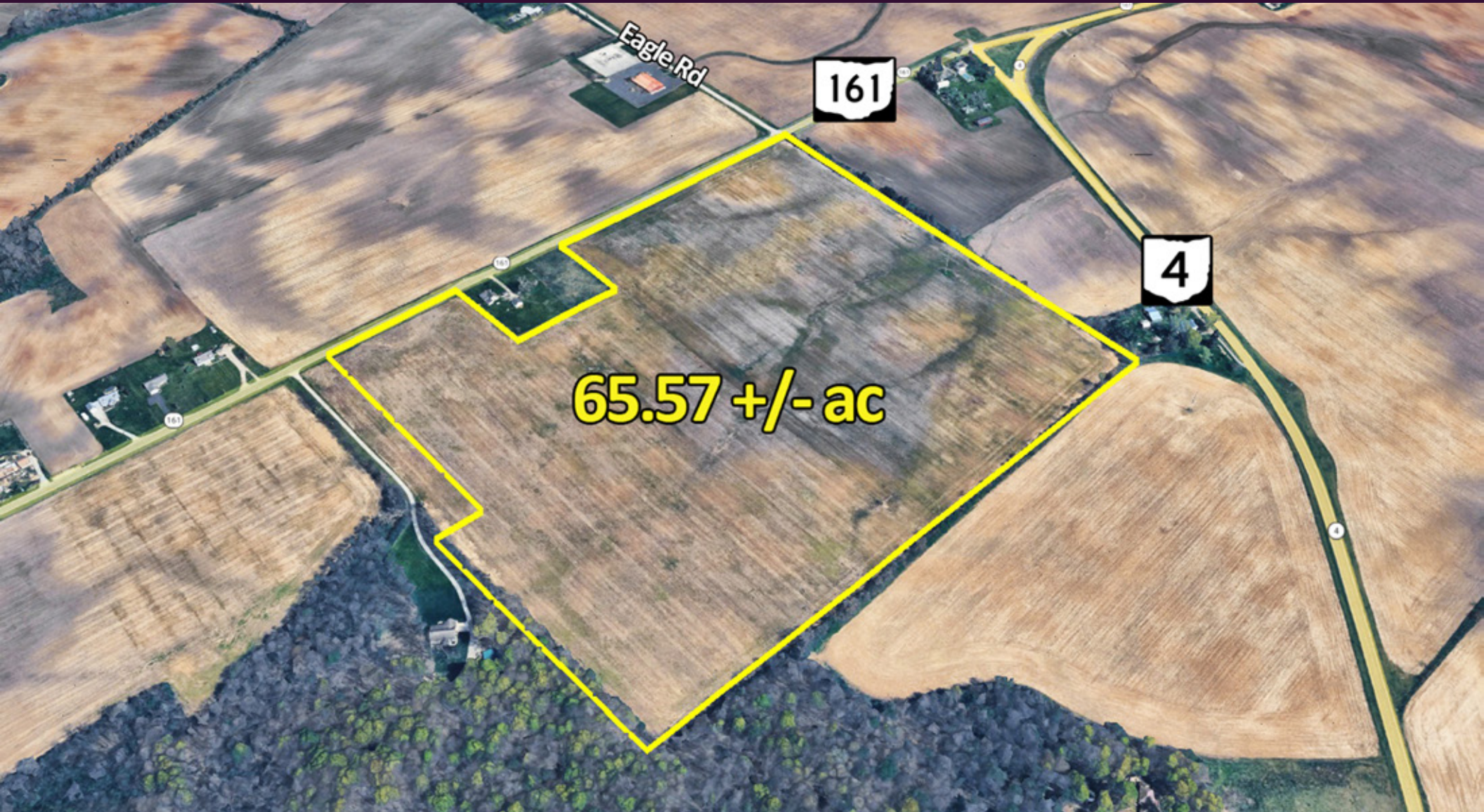


THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com
Mack Lykens • mlykens@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.206.8436 • www.rweiler.com



Appraisal Brokerage Consulting Development

Agricultural Land For Sale

0 State Route 161, Mechanicsburg, OH 43044

Prime Rural Investment Opportunity

Positioned along State Route 161 near Mechanicsburg, Ohio, this 65.57+/- acre offering combines productive farmland with exceptional accessibility.

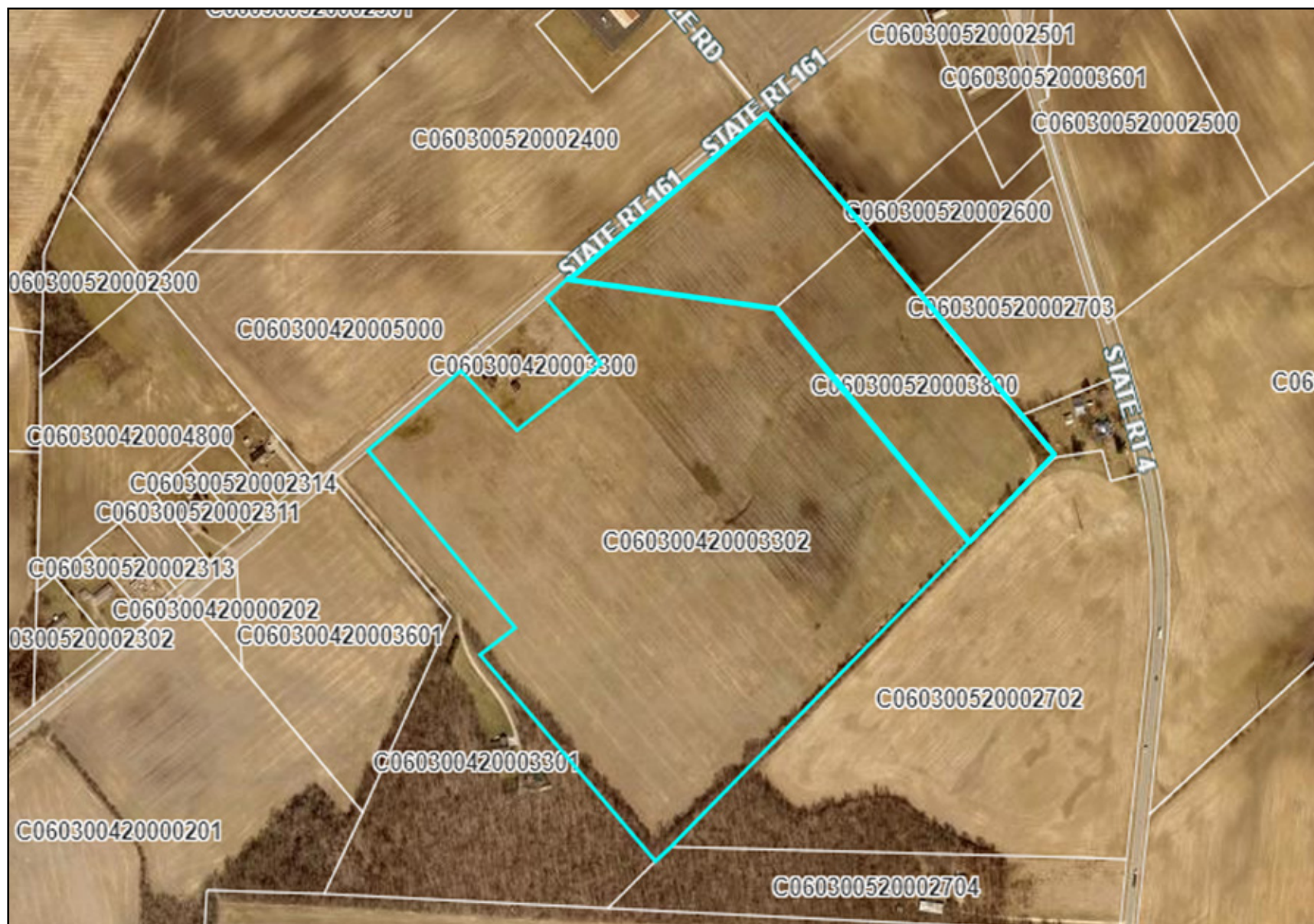
The property is zoned U-1 Rural District and is situated within an area where community planning efforts emphasize farmland preservation, rural character, and responsible growth. Featuring CrA and CnB soils, this land offers desirable agricultural characteristics commonly associated with productive Central Ohio farmland. Whether acquired for continued agricultural production, portfolio diversification, or long-term land investment, this property represents a rare opportunity to own a substantial acreage in one of Champaign County's most desirable rural locations. The property is currently leased for agricultural production. The existing farm lease will remain in effect, and the purchaser will be required to honor the terms of the lease as a condition of the sale.

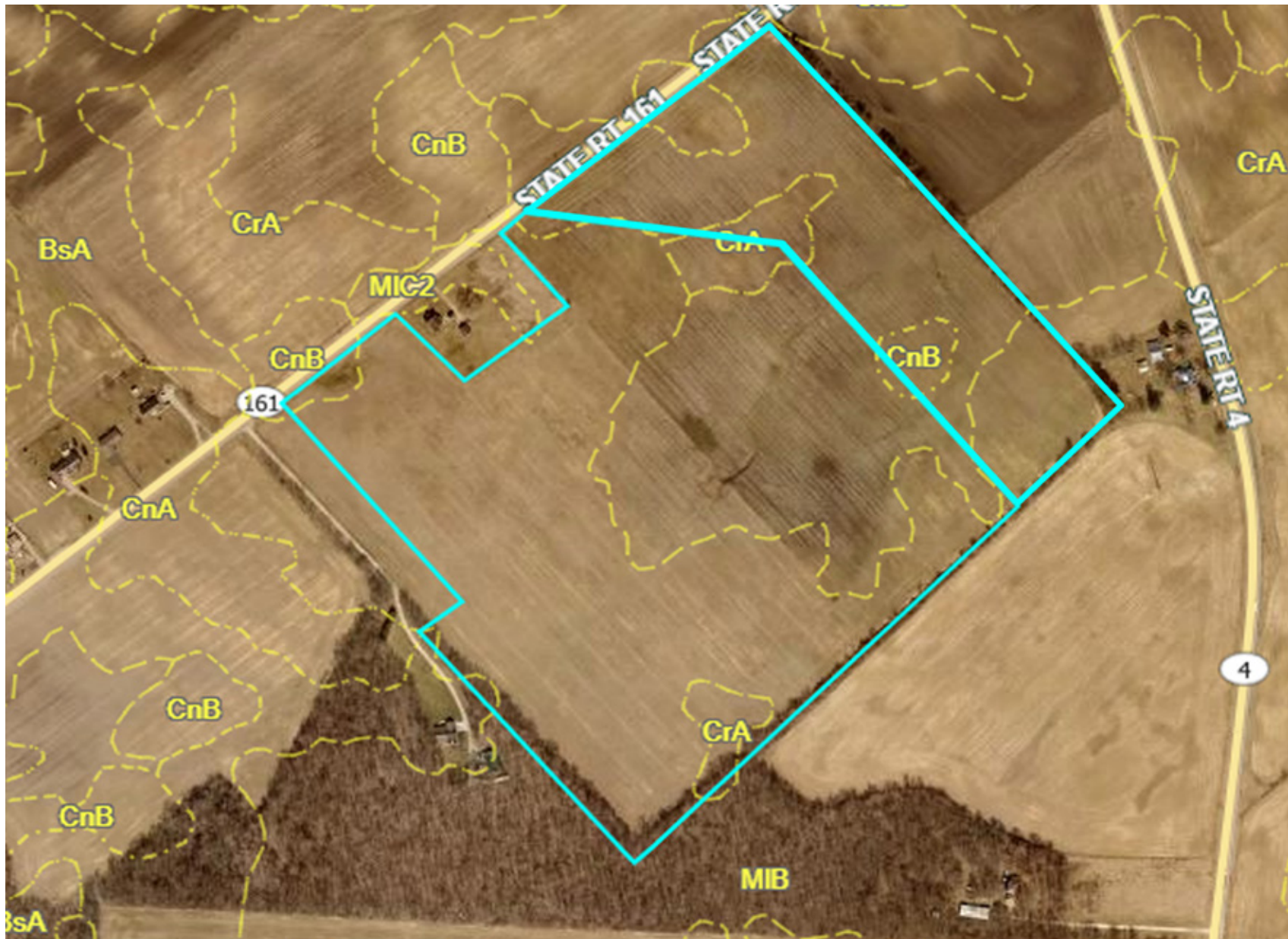
Additional lease information is available upon request.



Property Highlights

Address:	0 State Route 161 Mechanicsburg OH 43044
County:	Champaign
Township:	Goshen
School District:	Mechanicsburg EVSD
PID:	C06-03-00-42-00-033-02 C06-03-00-52-00-038-00
Location:	Along State Route 161 between OH-559 and OH-4
Acreage:	65.57+/- acres
Asking Price:	\$1,200,000
Asking Price/Ac:	\$18,301
Taxes 2025:	\$2,390
Zoning:	U1 - Rural District

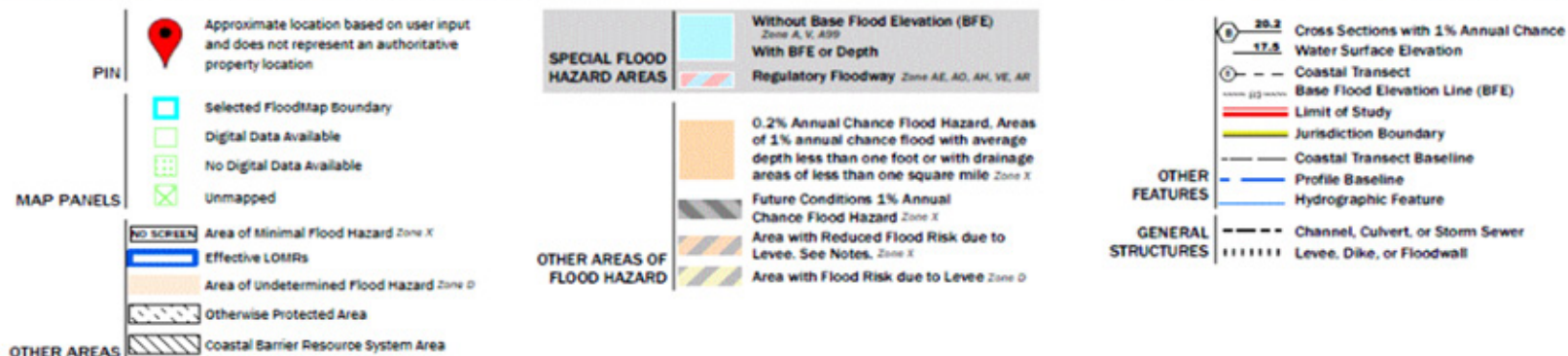






USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri





ST RTE 161, Mechanicsburg



July 15, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

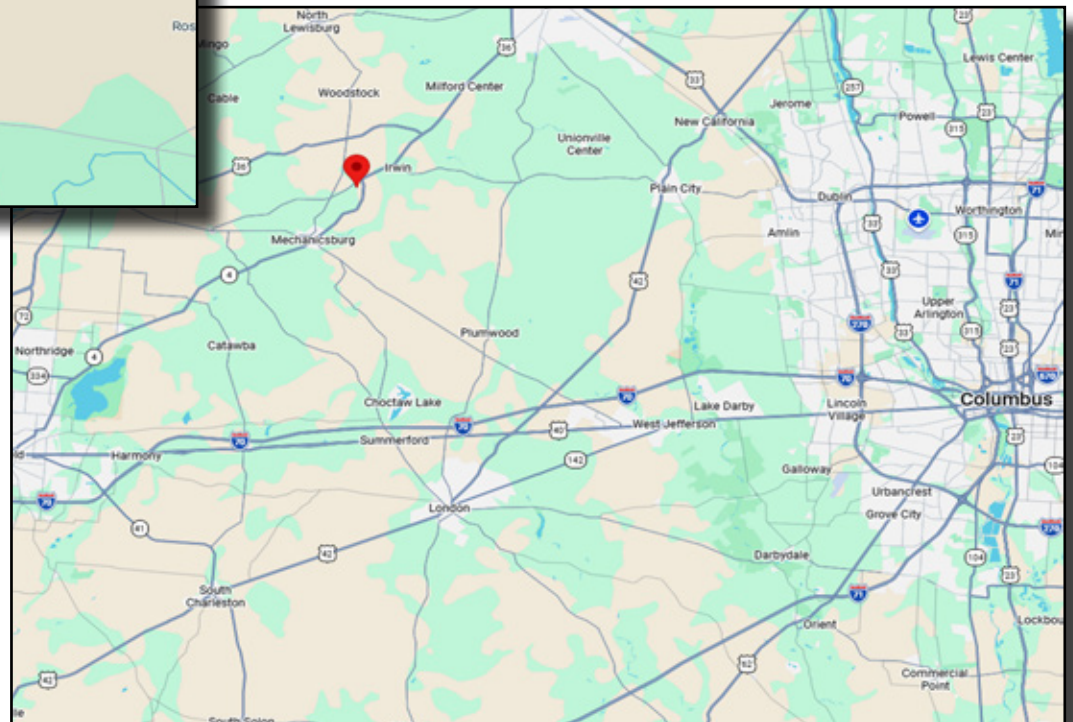
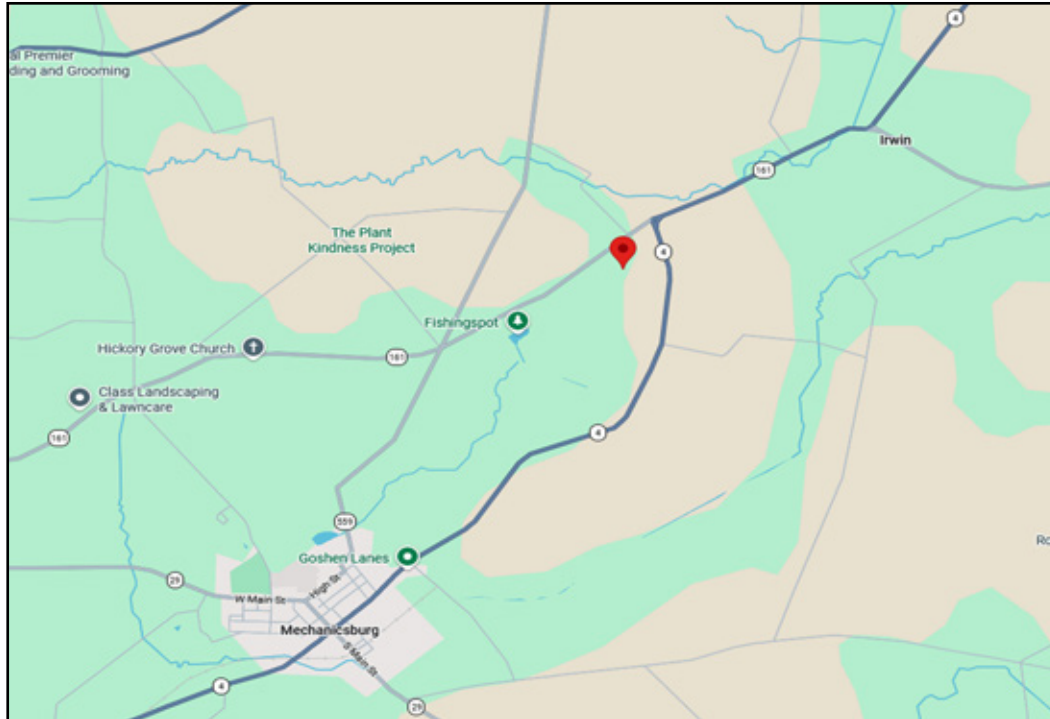
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

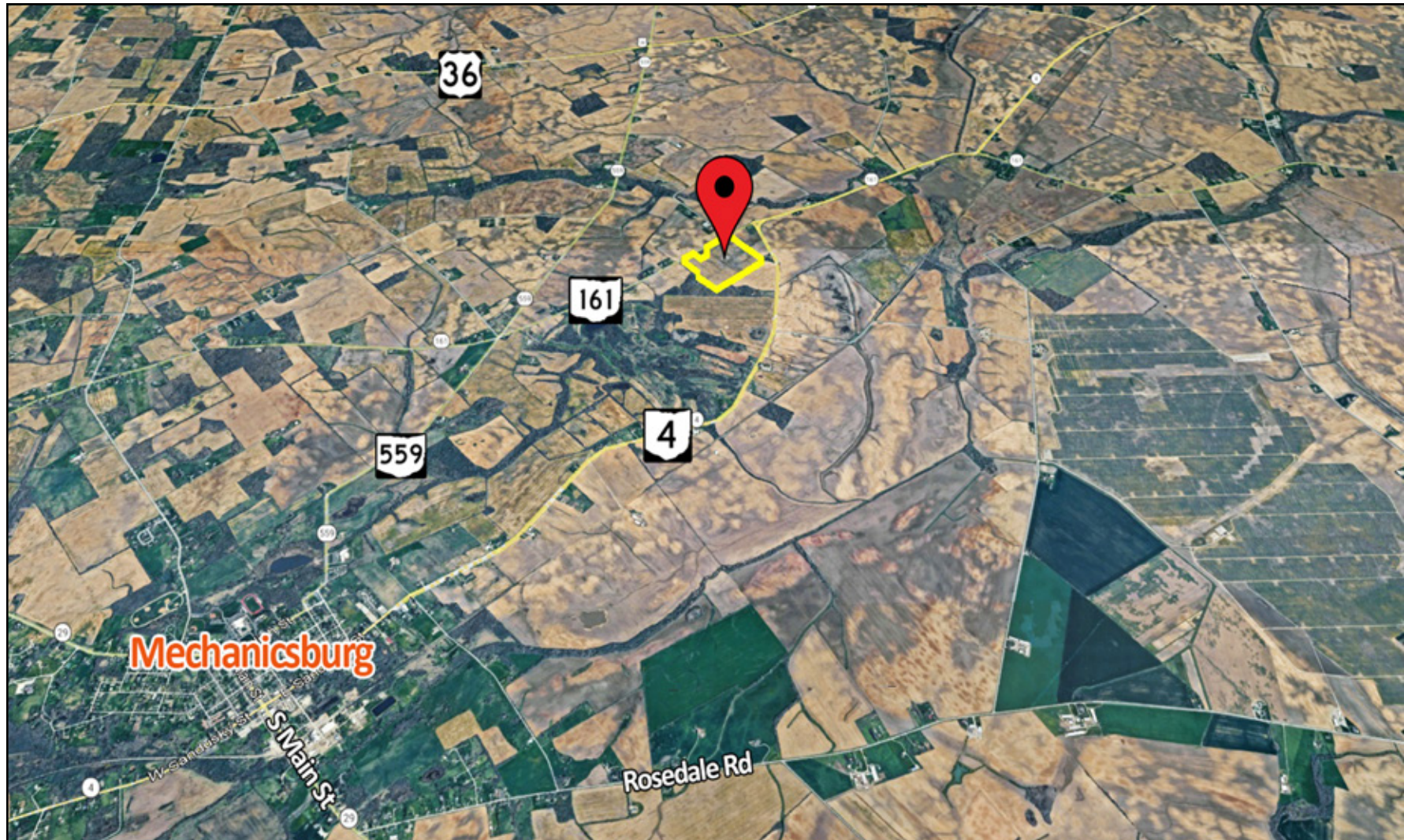
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



A map of Champaign County, Illinois, divided into 12 townships. The townships are arranged in a grid-like fashion, though some are irregular in shape. The townships are: Adams, Harrison, North Lewisburg, Johnson, Concord, Salem, Wayne, Rush, St. Paris, Urbana, Mutual, Mechanicsburg, Jackson, Mad River, Union, and Goshen. A red arrow points to the southern border of the county. A scale bar at the bottom indicates distances in kilometers (0 to 10) and miles (0 to 10). A north arrow is located in the bottom right corner.





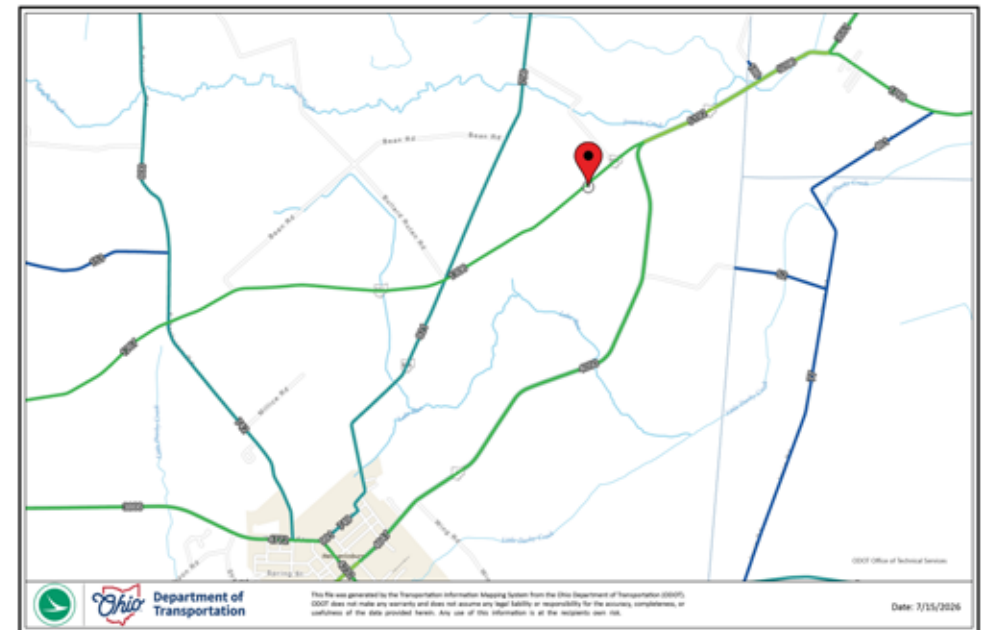


Great Location!

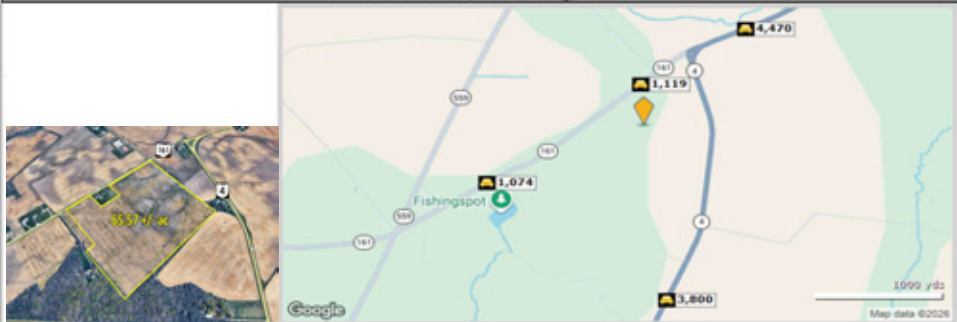
Excellent access to major roadways
Minutes from Downtown Mechanicsburg
Approximately 40 minutes from Downtown Columbus

Demographic Summary Report

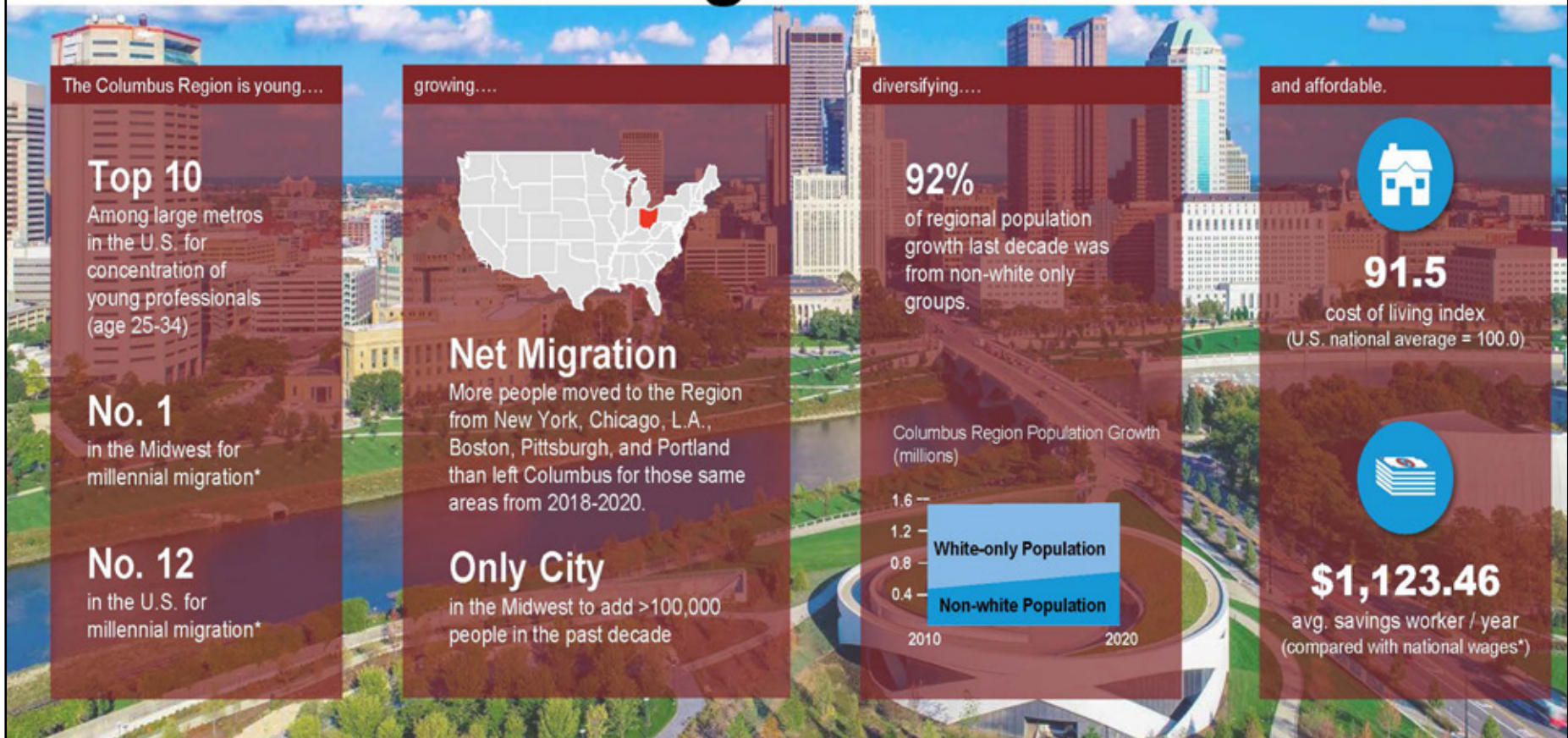
C06-03-00-42-00-033-02, Mechanicsburg, OH 43044				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	69	1,622	4,984	
2025 Estimate	68	1,595	4,918	
2020 Census	67	1,568	4,851	
Growth 2025 - 2030	1.47%	1.69%	1.34%	
Growth 2020 - 2025	1.49%	1.72%	1.38%	
2025 Population by Hispanic Origin	1	22	54	
2025 Population	68	1,595	4,918	
White	64 94.12%	1,502 94.17%	4,635 94.25%	
Black	1 1.47%	13 0.82%	39 0.79%	
Am. Indian & Alaskan	0 0.00%	2 0.13%	12 0.24%	
Asian	0 0.00%	2 0.13%	6 0.12%	
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%	
Other	3 4.41%	76 4.76%	226 4.60%	
U.S. Armed Forces	0	0	0	
Households				
2030 Projection	24	572	1,830	
2025 Estimate	24	562	1,805	
2020 Census	23	553	1,781	
Growth 2025 - 2030	0.00%	1.78%	1.39%	
Growth 2020 - 2025	4.35%	1.63%	1.35%	
Owner Occupied	17 70.83%	421 74.91%	1,393 77.17%	
Renter Occupied	6 25.00%	142 25.27%	413 22.88%	
2025 Households by HH Income	23	563	1,805	
Income: <\$25,000	3 13.04%	84 14.92%	265 14.68%	
Income: \$25,000 - \$50,000	5 21.74%	97 17.23%	299 16.57%	
Income: \$50,000 - \$75,000	6 26.09%	133 23.62%	367 20.33%	
Income: \$75,000 - \$100,000	4 17.39%	93 16.52%	273 15.12%	
Income: \$100,000 - \$125,000	2 8.70%	50 8.88%	216 11.97%	
Income: \$125,000 - \$150,000	1 4.35%	28 4.97%	149 8.25%	
Income: \$150,000 - \$200,000	1 4.35%	46 8.17%	108 5.98%	
Income: \$200,000+	1 4.35%	32 5.68%	128 7.09%	
2025 Avg Household Income	\$77,109	\$86,106	\$91,134	
2025 Med Household Income	\$62,500	\$67,613	\$72,829	



Traffic Count Report

C06-03-00-42-00-033-02, Mechanicsburg, OH 43044							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 State Route 161	Bullard-Rutan Rd	0.48 SW	2025	1,118	MPSI	.22	
2 State Rte 161	Bullard-Rutan Rd	0.48 SW	2023	1,119	MPSI	.22	
3 SR 4; SR 161	State Hwy 161	0.77 SW	2025	4,484	MPSI	.69	
4 State Rte 4	State Hwy 161	0.77 SW	2023	4,470	MPSI	.69	
5 State Route 161	Bullard-Rutan Rd	0.48 SW	2020	1,199	MPSI	.76	
6 State Rte 161	Bullard-Rutan Rd	0.48 SW	2024	1,119	MPSI	.76	
7 SR-161	Bullard-Rutan Rd	0.48 SW	2020	1,074	AADT	.76	
8 State Rte 4	Van Ness Rd	0.40 NE	2025	3,800	MPSI	.88	

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com



Mack Lykens
Sales & Leasing Assoc.
614-206-8436
mlykens@rweiler.com

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.