



REAL ESTATE
& LAND COMPANY

New

LANDLISTING

108+ ACRES

HARDIN COUNTY

Total Acres: 108.981

Tillable: 54 +/- Acres

Wooded: 54 +/- Acres

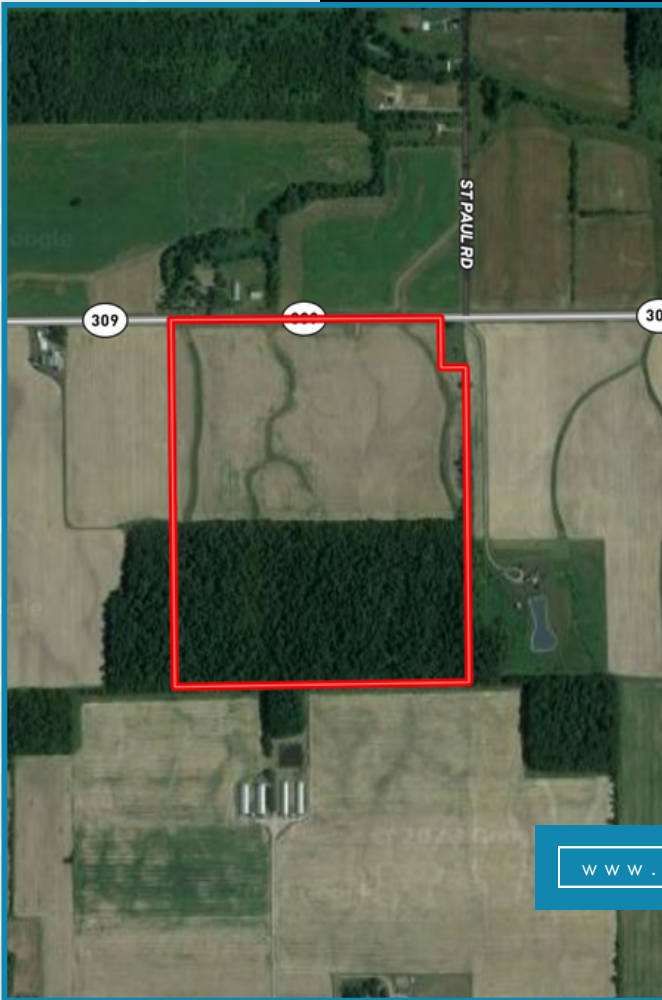
School District: Upper

Scioto Valley

Annual 2021 Real Estate

Taxes: \$1091.981

Location: St. Rt. 309



www.dyerealestate.com

ASKING PRICE:

\$875,000

108 +/- total acres in Northern Hardin County close to the Allen County border. This unique property is perfect for outdoor enthusiasts who want an additional income from the tillable acreage. It has approximately 54 acres of tillable land with 54 acres of wooded acreage. The tillable acreage has an NCCPI of 61.72. Evidence of wildlife is very prevalent on this property. The farmland is very productive and well-maintained by the current owners. Look no further than this property if you want outdoor enjoyment and income potential.

Devin Dye 419-303-5891 | Matt Bowers 567-204-7462



SOILMAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	46.75	79.43	0	60	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	6.99	11.88	0	62	2w
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	5.12	8.7	0	77	2w
TOTALS		58.86(100%	-	61.72	2.0



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