



REAL ESTATE
& LAND COMPANY

New

LANDLISTING

160± ACRES

HANCOCK COUNTY

Total Acres: 160 Acres

Tillable: 107 Acres

Wooded: 53 Acres

School District: Arlington

Annual 2021 Real Estate

Taxes: \$2,109.00

Location: St. Rt. 68 & Hancock
County Rd. 2

Tile: Some

NCCPI: 64.33

ASKING PRICE:

\$1,400,000



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Great location with multiple uses. This farm is currently used as an agricultural piece but has room for hunting or recreational activities. Serious outdoors enthusiasts, farmers, and investors pay attention here-Not very often a piece comes along that offers the opportunities that are available with this property. Roughly 107 acres tillable, and nearly 50 acres of wooded area. Buy this property to hunt and lease the farm ground, buy it to farm it and lease the hunting property or buy it and lease both. Either way, the return on investment is attractive to all. There is a no outlet township road that splits this property. It is like having your own private drive to access your very own outdoor paradise. There are multiple outbuildings and has covered shooting stations for a range. The soils on this farm greatly consist of Blount, Pewamo, and Glynwood silt loam. Reach out today to have your own private showing!

Don Cochran | 419-934-0651



AERIAL PHOTO



SOILMAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	44.36	28.52	0	60	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	36.77	23.64	0	62	2w
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	29.2	18.77	0	77	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	20.45	13.15	0	60	2e
Blg2A1	Blount loam, ground moraine, 0 to 2 percent slopes	9.42	6.06	0	61	2w
SmA	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	8.52	5.48	0	75	2w
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	4.09	2.63	0	49	2e
HpB	Houcktown loam, 2 to 6 percent slopes	2.61	1.68	67	65	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	0.1	0.06	63	49	4e
TOTALS		155.5 2(*)	100%	1.16	64.33	2.0



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