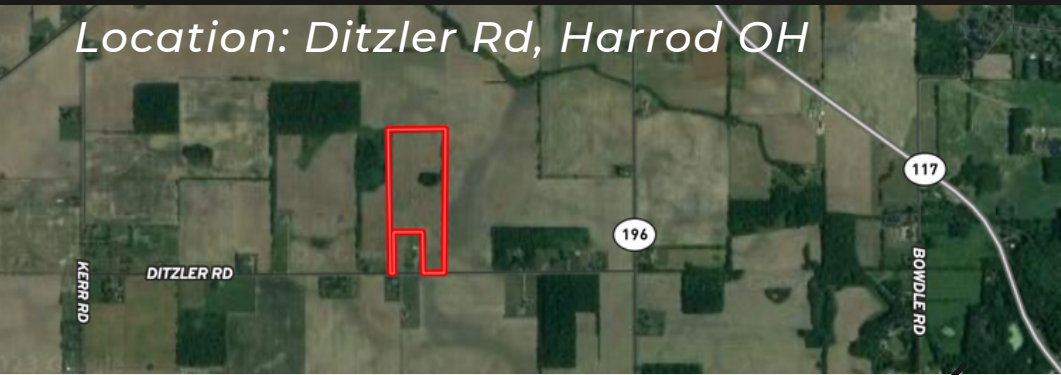


Location: Ditzler Rd, Harrod OH



LAND

*Listing*

**29.59 ACRES**

**ALLEN COUNTY**

AUGLAIZE TOWNSHIP

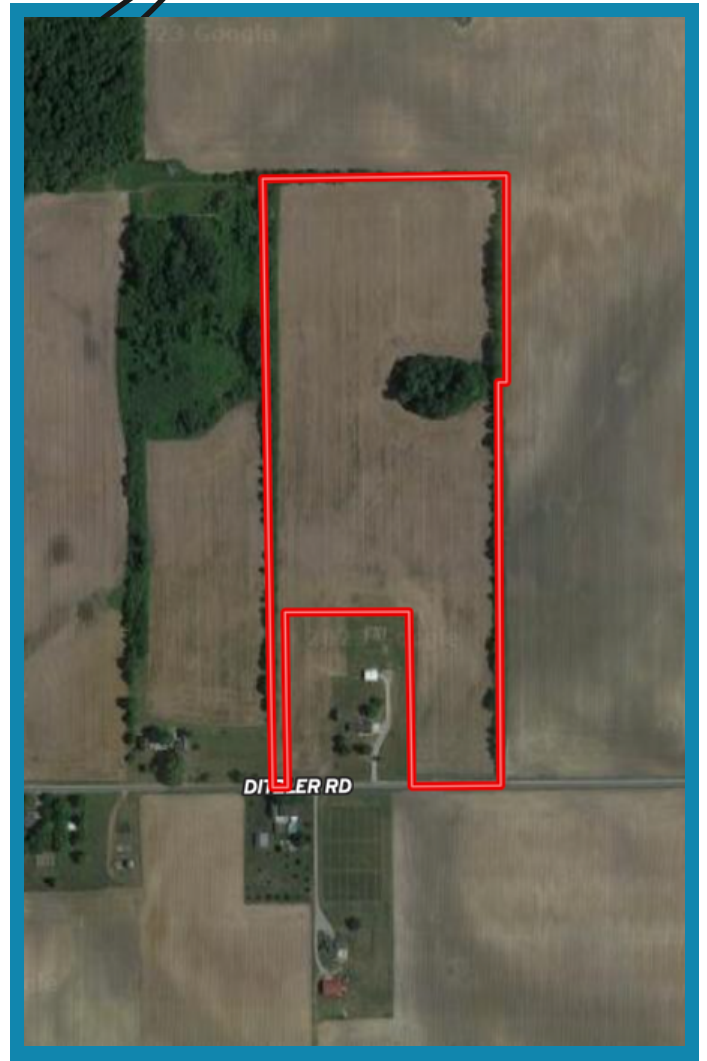
**PROPERTY FEATURES**

- Total Acres: 29.59 Acres
- Tillable: 28.57 Acres
- Wooded: 0.84
- School District: Allen East
- Annual Real Estate Taxes: \$612.65
- NCCPI: 70.16
- Parcel Number: 48190003002003

ASKING PRICE:

**\$10,000.00/ACRE**

[WWW.DYEREAL ESTATE.COM](http://WWW.DYEREAL ESTATE.COM)

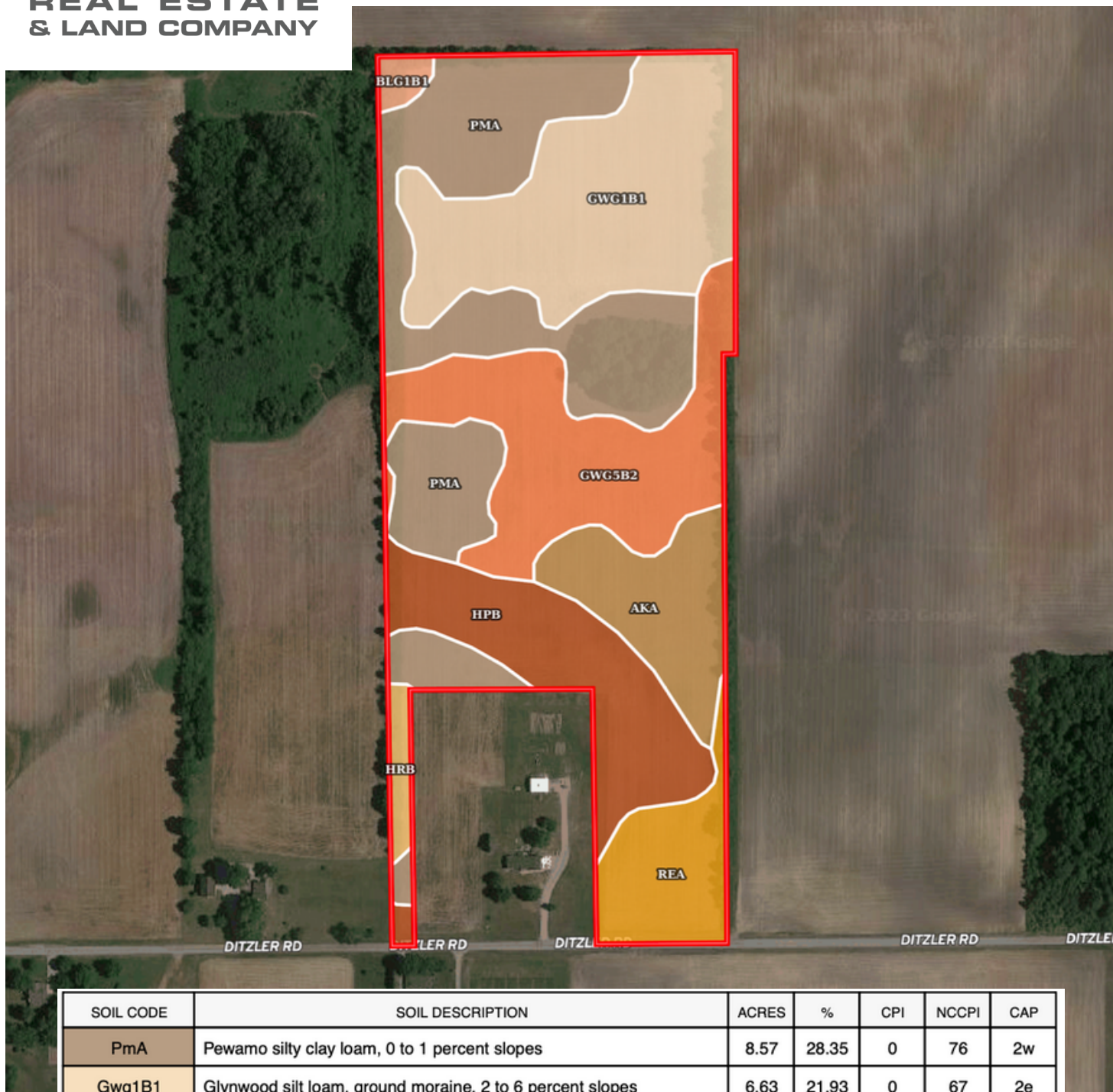


*Devin Dye*  
**DEVIN DYE**  
BROKER - OWNER - AUCTIONEER  
**419-303-5891**



**REAL ESTATE  
& LAND COMPANY**

# SOIL MAP

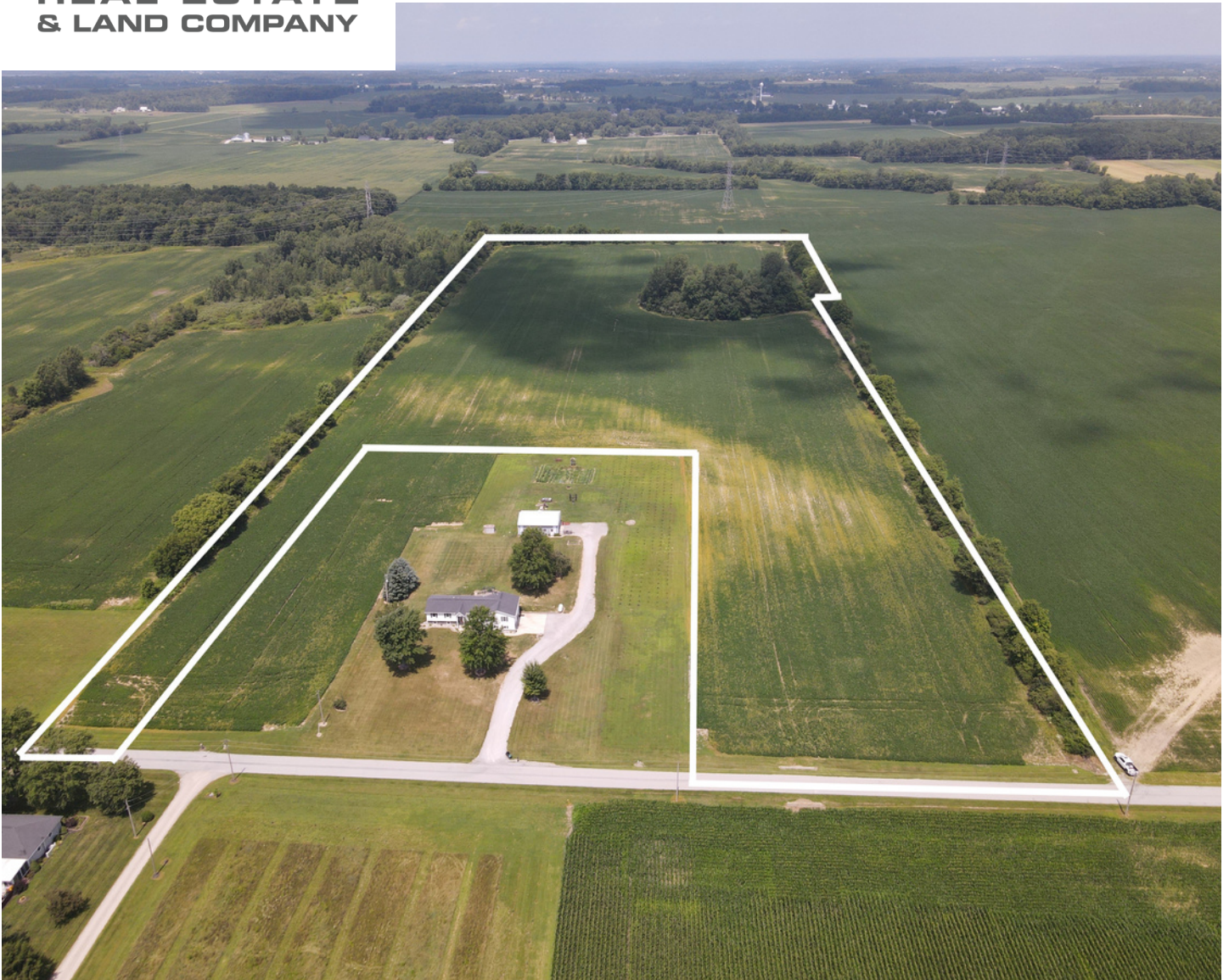


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	8.57	28.35	0	76	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	6.63	21.93	0	67	2e
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	5.38	17.8	0	56	2e
HpB	Houcktown sandy loam, 2 to 4 percent slopes	4.09	13.53	65	66	2e
AkA	Alvada loam, 0 to 1 percent slopes	2.66	8.8	80	80	2w
ReA	Rensselaer loam, till substratum, 0 to 1 percent slopes	2.17	7.18	90	88	2w
HrB	Houcktown loam, 2 to 6 percent slopes	0.45	1.49	71	69	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.29	0.96	0	67	2e
TOTALS		30.24(*)	100%	23.35	70.16	2.0



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AERIAL PHOTO



FSA INFO

CROP NAME	BASE ACRES	PLC YIELD
CORN	11.89	140
SOYBEANS	11.72	41
TOTAL	23.61	

FARMLAND: 34.57 ACRES - CROPLAND: 31.04 ACRES

Dye Real Estate & Land Company  
2045 Heather Dr.  
Lima, OH 45804

# FSAMAP



30+/- Acres located south of Westminster Ohio on Ditzler Road. This farm is primarily all tillable and has a productivity rating of 70.16. Great opportunity to purchase a good small tract for a very reasonable price. Contact me today for more information!



**DEVIN DYE**  
"The Land Guy"  
419-303-5891  
devindye@gmail.com

[www.dyerealestate.com](http://www.dyerealestate.com)