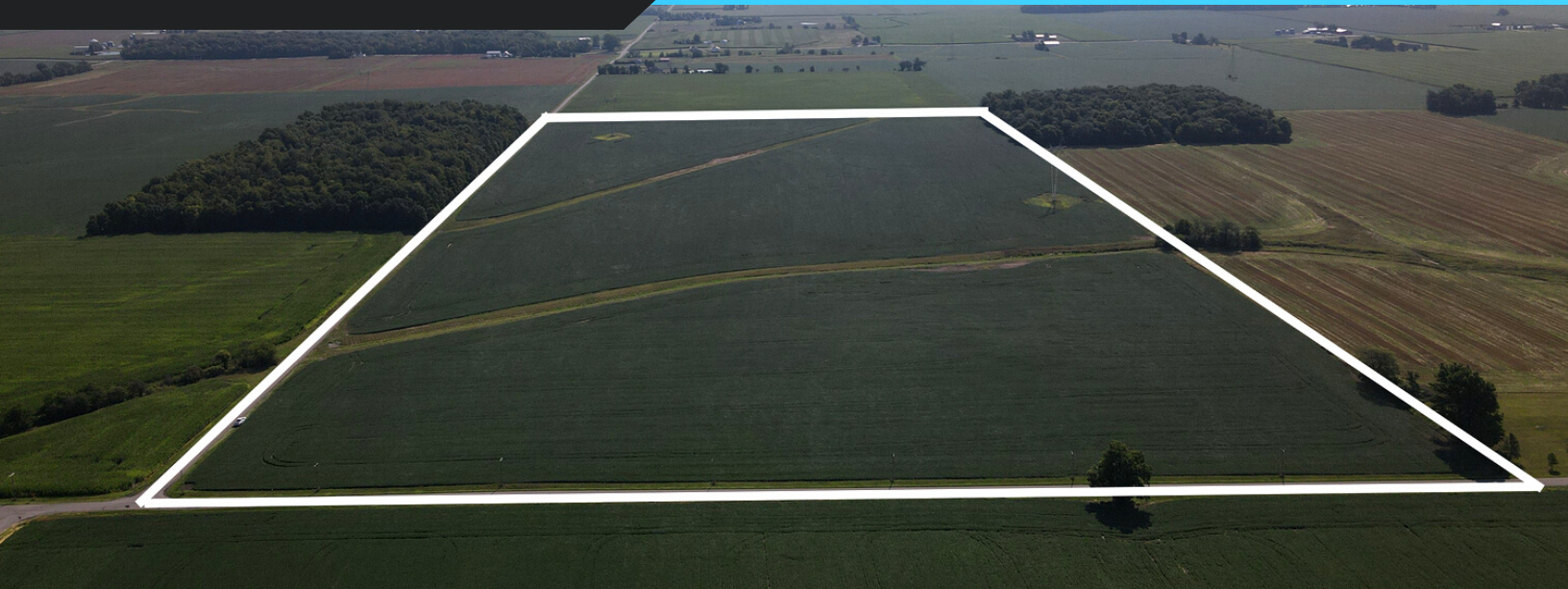




**REAL ESTATE
& LAND COMPANY**

www.dyerealestate.com

Asking Price: \$10,800/ACRE



-INVESTORS & FARMERS-



76.99 ACRES LAND LISTING

NORTHERN ALLEN COUNTY

**Total Acres: 76.99
Tillable Acres: Apx. 72
Annual 2021 Real Estate
Taxes: \$1,494.77**

Great location in Bluffton school district in northern Allen County on the corner of Hillville and Cool Road. Mostly tillable farmground, with good drainage outlets.

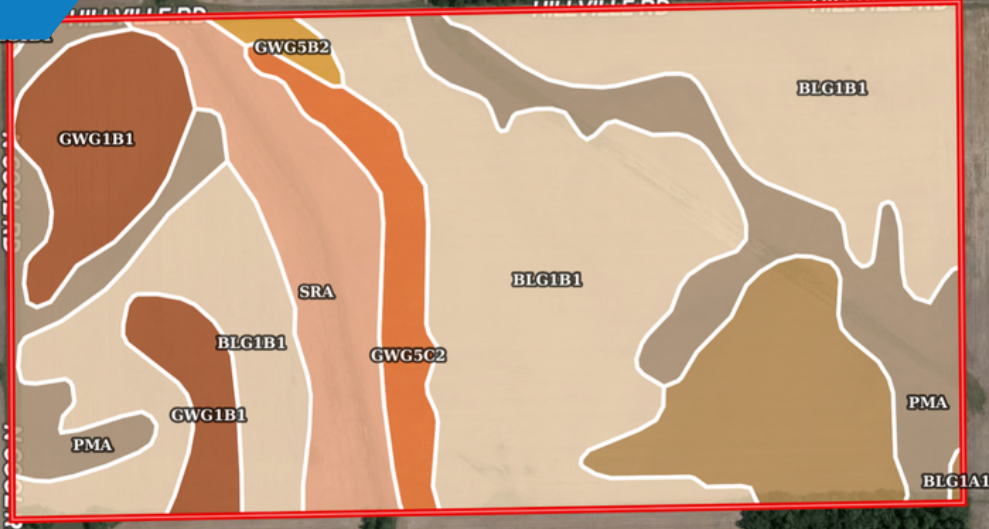
MATT BOWERS
Realtor | Auctioneer
567-204-7462



DEVIN DYE
Broker | Auctioneer
419-303-5891

HILLVILLE RD

SOIL MAP



**REAL ESTATE
& LAND COMPANY**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	37.53	48.73	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	12.67	16.45	0	76	2w
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	7.58	9.84	62	56	3w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	7.53	9.78	0	69	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	7.29	9.47	0	67	2e
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	3.72	4.83	65	57	3e
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	0.71	0.92	0	56	2e
TOTALS		77.03(*)	100%	9.24	67.02	2.15

CROP	BASE ACRE	PLC
WHEAT	2.59	64
CORN	22.5	142
SOYBEANS	38.58	45

**NCCPI: 61.97
CRP**

END DATE: 9-30-2023

OF ACRES IN CRP: 1.5

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"The Land Guys"

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