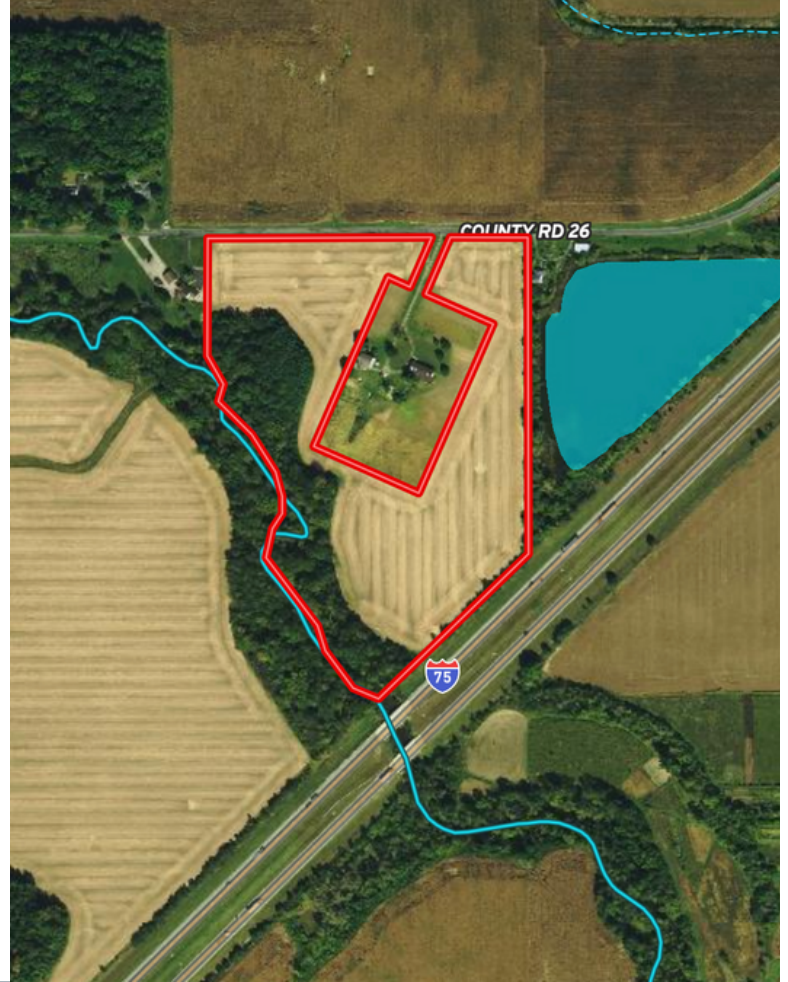




**REAL ESTATE
& LAND COMPANY**

LAND LISTING 25.431 ACRES



**HANCOCK
COUNTY**

**UNION
TOWNSHIP**

**ASKING PRICE:
\$195,000**

LOCATION:

1.5 Miles East of Mount
Cory on County Road 26

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25.4 acres of Unique rural ground that provides a wide array of opportunities for its future owner. With approximately 18 acres of tillable soil that has an NCCPI rating of 67 this farm ground has the potential to grow outstanding crops. With a little over 6.5 acres of woods that borders the Ottawa Creek it provides a great habitat for wildlife. Not only does it provide great habitat to hold wildlife but it also serves as a great travel corridor and would make a great hunting piece with Northwest Ohio's prominently dominate westerly winds. With plenty of area to build a home, hunt, and farm. The opportunities for this property are countless and are ripe with potential of alternate income.



TILLABLE: APPROX. 18
WOODED: APPROX. 6.7
SCHOOL DISTRICT:
CORY-RAWSON
NCCPI: 67

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	14.44	57.92	0	67	2e
McA	Medway silt loam, limestone substratum, 0 to 2 percent slopes, occasionally flooded	3.99	16.0	69	78	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.83	15.36	0	67	2e
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	2.66	10.67	65	57	3e
TOTALS		24.92(*)	100%	17.98	67.67	2.11



"THE LAND GUYS"



DEVIN DYE

Broker | Owner | Auctioneer

419-303-5891



MATT BOWERS

Realtor | Auctioneer

567-204-7462



DON COCHRAN

Realtor

419-934-0651



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