



72.488 ACRES LAND LISTING

Van Wert County | Hoaglin Township

Located in north central Van Wert County this 72 +/- acre farm is very attractive from a return on investment perspective. With three different sources of revenue; farm income, wind turbine income, and CRP income this farm produces a return on investment that not many farmland opportunities offer. The soil types are consistent with the area and it has a good potential for productivity in the future when the CRP contract is fulfilled. Look no further than this opportunity if your looking for a high yielding return on investment in the land investing market.

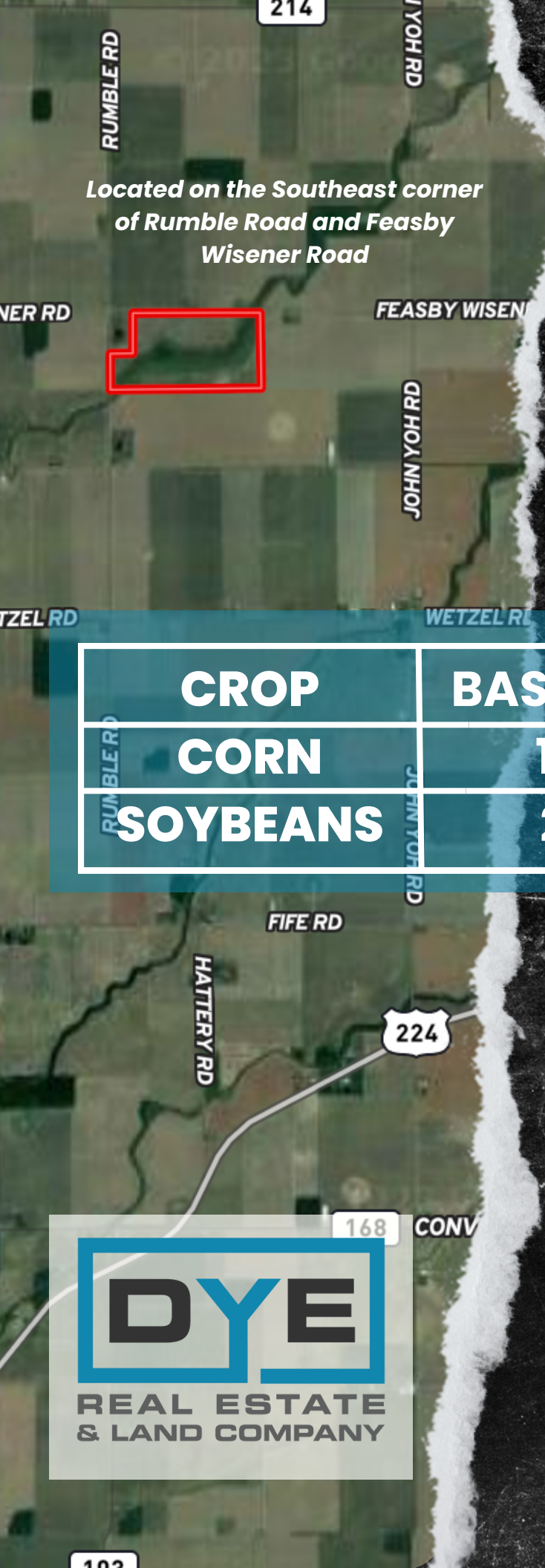
PARCEL NUMBER: 15-039122.0100

ASKING PRICE: \$11,000/Acre

Devin Dye
419-303-5891

Matt Bowers
567-204-7462

www.dyerealestate.com



Located on the Southeast corner
of Rumble Road and Feasby
Wisener Road

- **Tillable Acres: 37.97**
- **CRP: 25.09**
- **Wooded: 7.64**
- **School District:
Lincolnview Schools**
- **Annual Real Estate
Taxes: \$924.74**
- **NCCPI: 57.27**

CROP	BASE ACRES	PLC YIELD
CORN	14.05	134
SOYBEANS	23.91	37

FARMLAND ACRES: 70.78
CROPLAND ACRES: 63.06

WIND TURBINE INFORMATION:
**CONTACT US FOR MORE INFORMATION REGARDING
 THIS WIND TURBINE CONTRACT.**

CRP INFORMATION
CONTRACT EXPIRATION: 9/30/2029
ACRES IN CRP: 25.09
ANNUAL CONTRACT PAYMENT: \$6,802



"THE LAND GUYS"
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