



LAND LISTING

41.75 ACRES ALLEN COUNTY



41.75 acres located just north of Beaverdam Ohio. This farm consists of primarily all tillable land. The farm located directly north of this property has a 30' drainage easement benifitting this property. This is a productive farm with an NCCPI of 65. Look no further than this 40 acre tract if your looking for a great investment

ASKING PRICE:
\$12,500/Acre

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DEVIN DYE
419-303-5891

MATT BOWERS
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Total Acres: 41.75
Township: Richland
Tillable: 39.11

School District: Bluffton
NCCPI: 65.17

Real Estate Taxes: \$1,604.38

SOIL MAP & REPORT



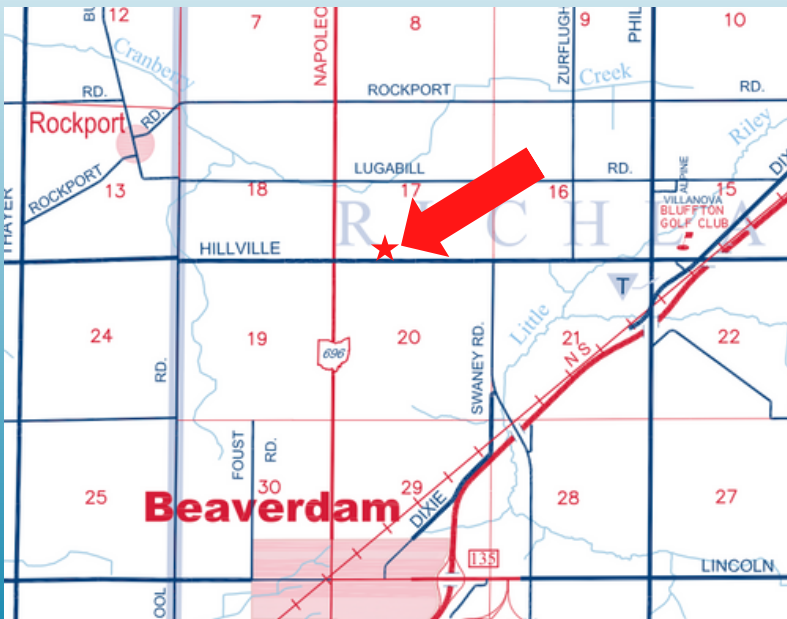
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	26.11	62.84	0	67	2e
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	8.0	19.25	0	67	2e
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	5.88	14.15	0	56	2e
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	1.25	3.01	65	57	3e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	0.29	0.7	0	76	2w
TOTALS		41.53(*)	100%	1.96	65.17	2.03

Farmland Acres: 40.33

Cropland Acres: 40.33

CROP	BASE ACRES	YIELD
CORN	12.93	110
SOYBEANS	12.86	34

Directions: Take 696 north out of Beaverdam to Hillville road, head east on Hillville road. The farm is 2 tenths of a mile east of the intersection of 696 and Hillville roads. Look for signs located on the property.



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