

70+/- ACRE LAND

AUCTION

HANCOCK COUNTY | EAGLE TOWNSHIP



DECEMBER 4TH
6:00 PM

AUCTION LOCATION:
OLD MILL STREAM CENTRE
1017 E SANDUSKY ST.
FINDLAY, OH 45840



THE LAND GUYS
DEVIN DYE

BROKER/OWNER/AUCTIONEER
419-303-5891

MATT BOWERS

REALTOR/AUCTIONEER
567-204-7462



**REAL ESTATE
& LAND COMPANY**



JENERA, OHIO

➤➤➤ AUCTION DESCRIPTION

This is an excellent opportunity to purchase 70 +/- acres of highly productive farmland in Hancock County, Ohio. This farm offers approximately 60 acres tillable with 10 acres of woods. The tillable land consists of mainly Blount and Pewamo with a soil rating of 70.27. The wooded acreage consists of 10+/- acres with mature timber and quality wildlife, evidence for recreational purposes. This farm is located in a very strong farming community and is a great opportunity to add to your land holdings.

➤➤➤ 70 ACRE FACTS

OWNER: Louise A. Shultz

PARCEL NUMBER: 180000041210

COUNTY: Hancock

TOWNSHIP: Eagle

SECTION: 33

LEGAL DESCRIPTION: East half of the south
east 1/4 of section 33

TOTAL ACRES: 70

TILLABLE ACRES: 58.891

WOODED ACRES: 10.303

NCCPI: 70.27

ANNUAL TAXES: \$1,700.60



ADDITIONAL

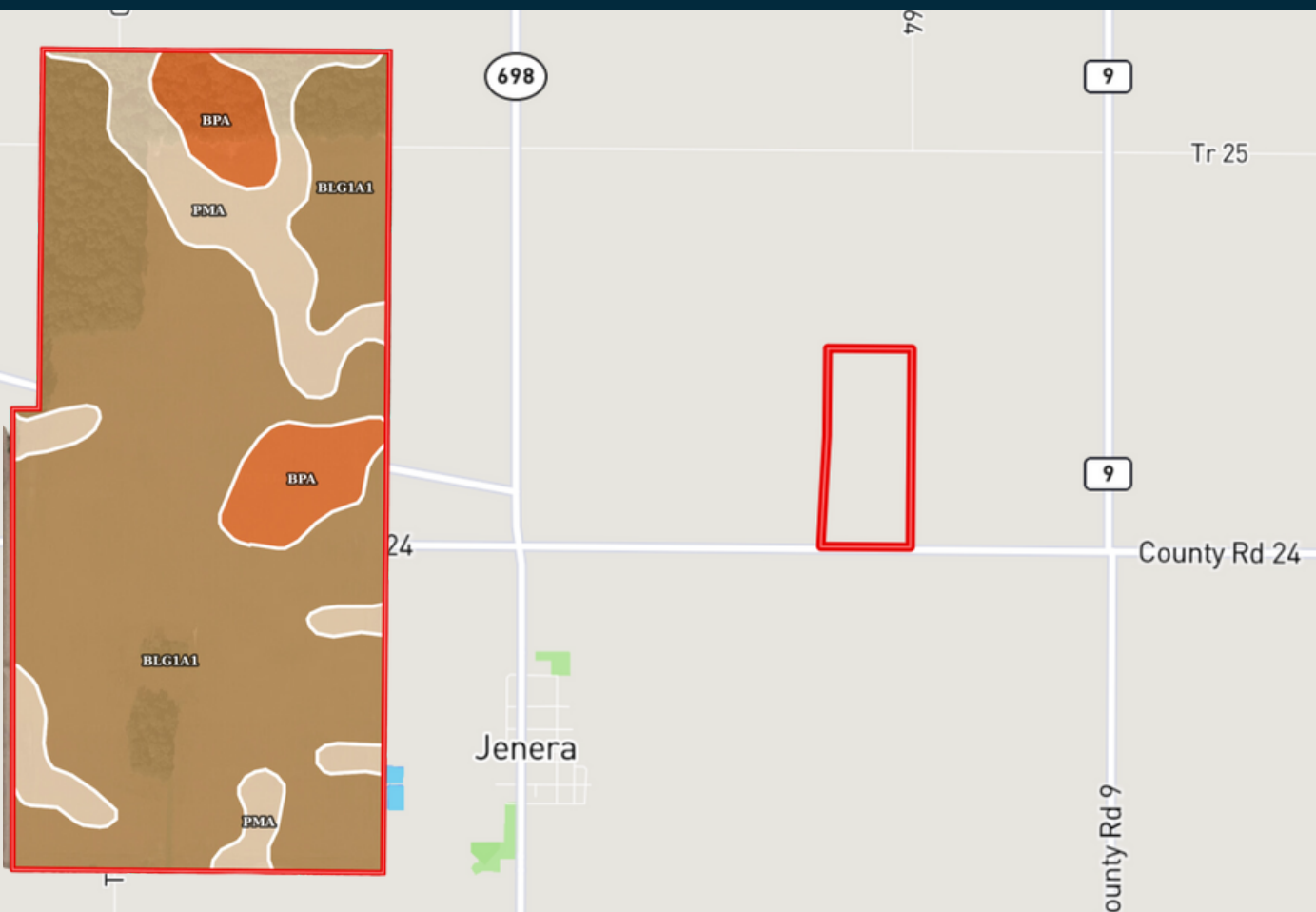
INFORMATION

70+/- acres total with 60 acres tillable. NCCPI of 70.72, good timber value, Section 33 Eagle Township, Hancock County, Ohio. Located just northeast of Jenera, Ohio in Arlington Local School District.

SOIL MAP & REPORT

LOCATION:

Located between State Route 698 and County Road 9 on the north side of County Road 24. This farm is located approximately 7 tenth's of a mile east of the intersection of State Route 698 and County Road 24.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	52.5	74.32	0	69	2w
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	11.88	16.82	0	76	2w
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	6.26	8.86	72	70	2w
TOTALS		70.64(*)	100%	6.38	70.27	2.0



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"LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO"

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