



LAND

Listing

19.79 ACRES

WOOD COUNTY

JACKSON TOWNSHIP

PROPERTY FEATURES

- Total Acres: 19.79
- Tillable Acres: 18+/-
- School District: McComb
- Annual Real Estate Taxes: \$483.26
- NCCPI: 66.52
- Parcel Number: G27309250301002000



ASKING PRICE:

\$12,500.00/ACRE

WWW.DYEREALESTATE.COM

Devin Dye
DEVIN DYE
 BROKER - OWNER - AUCTIONEER
 419-303-5891



**REAL ESTATE
& LAND COMPANY**

SOIL MAP

DESCRIPTION:

20 +/- acres located within the village limits of Hoytville, Ohio. This property is located less than one mile west of the CSX rail hub. Its current use is agriculture. The tillable acreage consists of primarily Hoytville soil with a higher than average crop productivity index of 66.52. The farmland is systematically tiled with tile maps for you to review. A great investment if you're looking for a small farm!



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	16.43	84.04	82	67	2w
NnA	Nappanee loam, 0 to 2 percent slopes	3.12	15.96	0	64	3w
TOTALS		19.55(*)	100%	68.91	66.52	2.16

www.dyerealestate.com

Devin Dye
DEVIN DYE

BROKER - OWNER - AUCTIONEER

419-303-5891