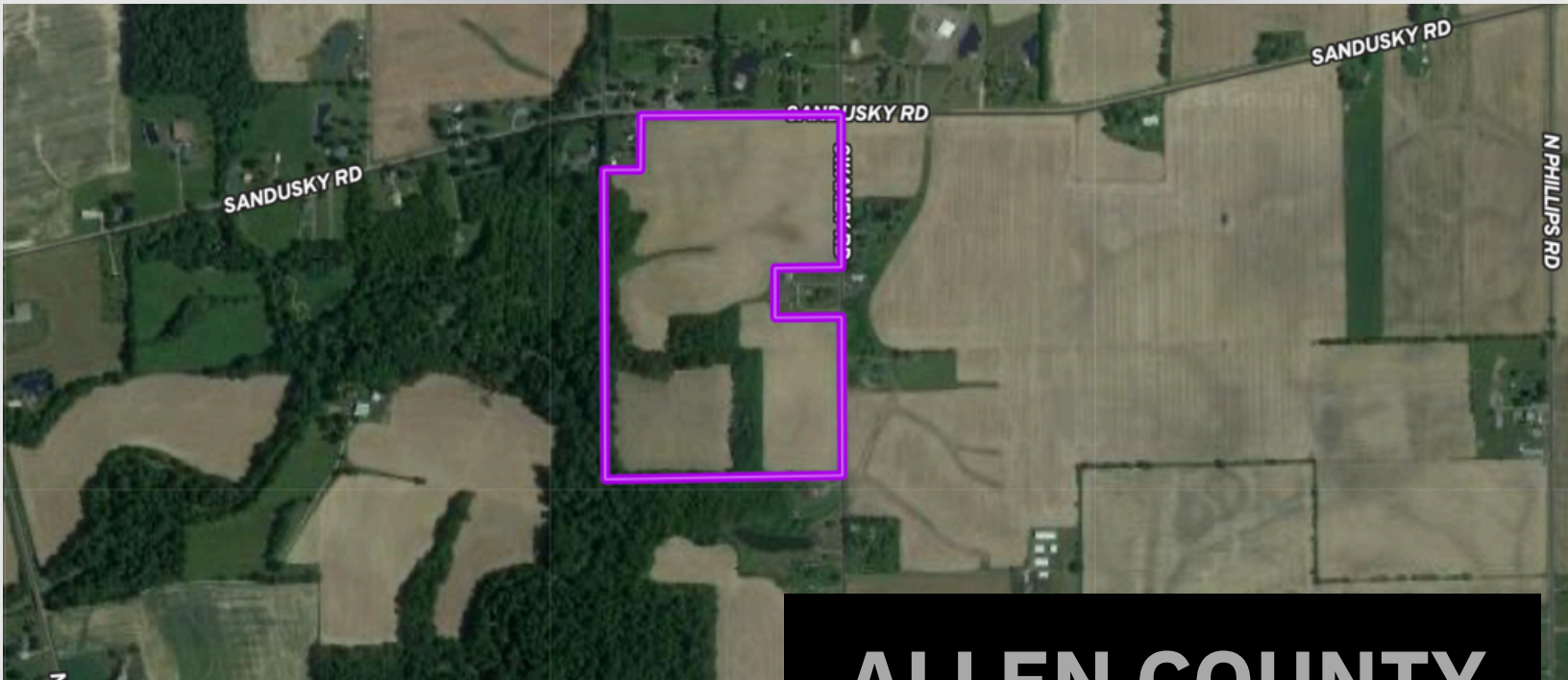


NEW *Land* LISTING

57.99+/- ACRES



ALLEN COUNTY

Total Acres: 57.99 +/-

Township: Jackson

Tillable: 45.74 +/-

Wooded: 12.14 +/-

School District: Allen East

Annual Real Estate Taxes:

\$648.54

NCCPI: 64.96

Parcel Number:

38-16-00-02-004.000

DEVIN DYE

"THE LAND GUY"

BROKER/OWNER/AUCTIONEER

419-303-5891

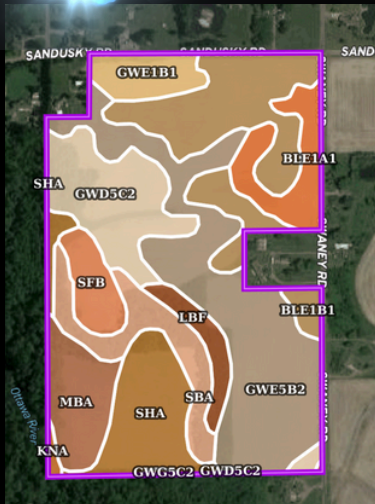
CALL FOR
PRICING

DESCRIPTION

57.99 acres located in eastern Allen County Ohio. This farm offers both recreational and farmland income. It has rolling topography that would also make a great building location. If your looking for both farm investment and recreation then look no further than this opportunity.

LOCATION: Located on the southwest corner of Swaney and Sandusky Roads

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	15.12	26.27	0	56	2e
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	10.24	17.79	0	67	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	6.84	11.88	63	56	4e
ShA	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	6.38	11.08	0	74	2w
SbA	Saranac silty clay loam, 0 to 2 percent slopes, frequently flooded	4.41	7.66	0	84	3w
MbA	Medway silt loam, 0 to 2 percent slopes, occasionally flooded	4.03	7.0	74	86	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	3.59	6.24	0	69	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	2.5	4.34	0	66	2e
SfB	Shawtown loam, 2 to 6 percent slopes	2.31	4.01	66	74	2e
LbF	Lybrand silt loam, 20 to 55 percent slopes	1.78	3.09	0	15	7e
KnA	Knoxdale silt loam, 0 to 2 percent slopes, occasionally flooded	0.26	0.45	67	85	2w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.09	0.16	65	56	3e
TOTALS		57.55()	100%	15.72	65.02	2.47

FSA INFO:

FARMLAND ACRES; 59.55
CROPLAND ACRES: 45.74

CROP	BASE ACRES	PLC YIELD
CORN	22.6	138
SOYBEANS	23.1	45



Devin Dye

DEVIN DYE

Broker - Owner - Auctioneer

419-303-5891

devindye@gmail.com



WWW.DYEREALESTATE.COM