

# NEW *Land* LISTING

## 7.5+/- ACRES



### LOGAN COUNTY

Total Acres: 7.5 +/-

Township: Rushcreek

Wooded: 0.6 +/-

School District:

Benjamin Logan

Parcel Number:

Part of 40-038-00-00-  
008-000



**REAL ESTATE  
& LAND COMPANY**

**MATT BOWERS**

"THE LAND GUYS"

REALTOR/AUCTIONEER

567-204-7462

ASKING PRICE:  
**\$150,000.00**

# DESCRIPTION

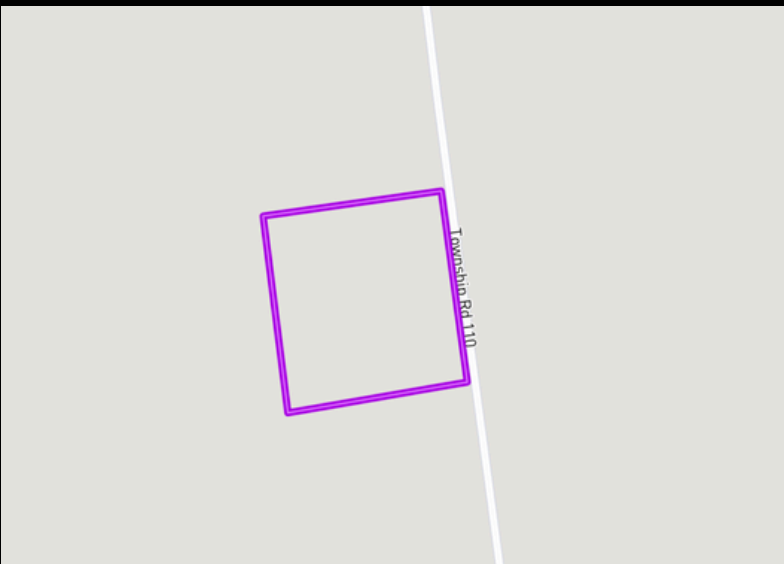
This 7.5 +/- acre potential building lot located on Township Road 110 just north of Rushsylvania, in Benjamin Logan School District is a beautiful rolling hills lot. This lot has a ton to offer with its picturesque topography as a potential backdrop or potential building spot over looking the rest of the property.

## SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MoD2	Milton silt loam, 12 to 18 percent slopes, moderately eroded	4.23	55.22	0	60	4e
Ag	Algiers silt loam	1.58	20.63	0	72	2w
NaB	Nappanee silt loam, 2 to 6 percent slopes	1.21	15.8	0	58	3e
ScC2	St. Clair silt loam, 6 to 12 percent slopes, moderately eroded	0.59	7.7	0	49	3e
ScD2	St. Clair silt loam, 12 to 18 percent slopes, moderately eroded	0.04	0.52	0	44	4e
TOTALS		7.65(* )	100%	-	61.15	3.35

Located .5 miles north of St. Rt. 274 on Township Road 110 Rushsylvania, OH



**MATT BOWERS**

Realtor - Auctioneer

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matt@dyerealestate.com

[WWW.DYEREALESTATE.COM](http://WWW.DYEREALESTATE.COM)