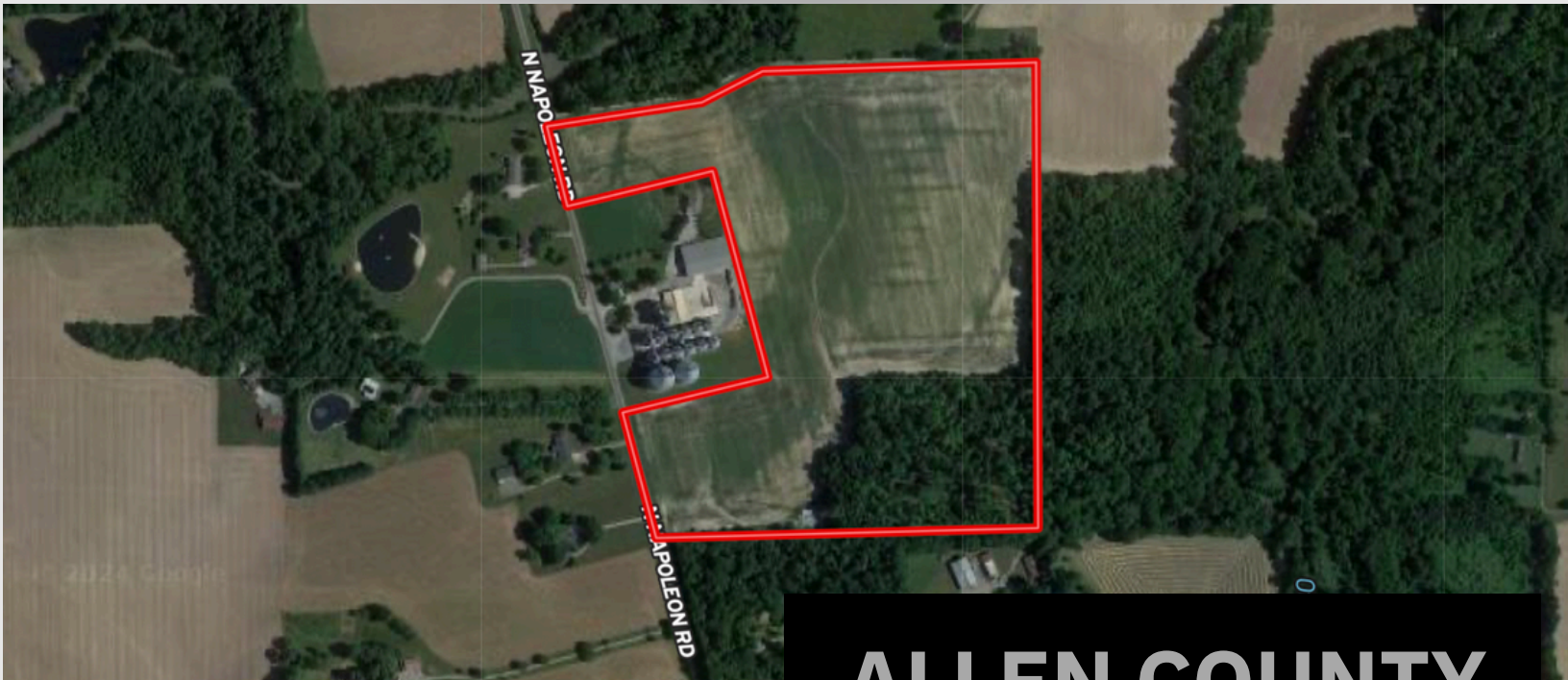


# NEW *Land* LISTING

## 38.45+/- ACRES



### ALLEN COUNTY

Total Acres: 38.45 +/-

Township: Jackson

Tillable: 30

Wooded: 7

School District: Allen East

Annual Real Estate Taxes:

\$1,043.80

NCCPI:69.07

Parcel Number:

38-1700-04-002.000



**REAL ESTATE  
& LAND COMPANY**

**DEVIN DYE**

**"THE LAND GUY"**

BROKER/OWNER/AUCTIONEER

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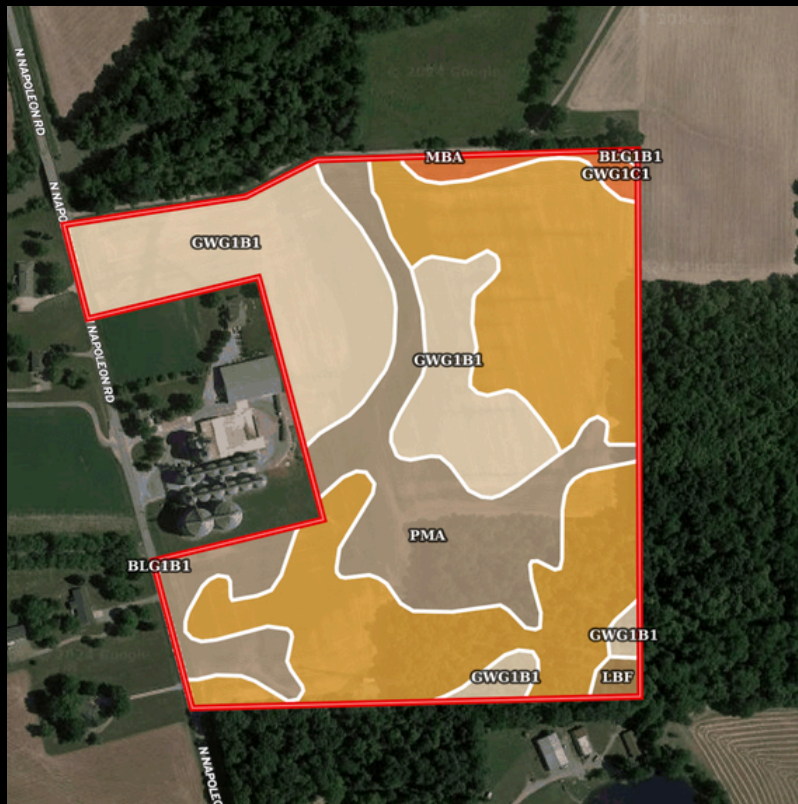
# DESCRIPTION

38.45 +/- acres located in Jackson Township Allen County Ohio. 7 +/- acres of woods with apx. 30 acres tillable. Soils consist of Blount, Glynwood and Pewamo Silty Loam.

**LOCATION:** Located on Napoleon Road between SR 81 and Sandusky Road on the east side of the road

## SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	16.75	44.14	0	67	2e
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	11.0	28.99	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	9.1	23.98	0	76	2w
Gwg1C1	Glynwood silt loam, ground moraine, 6 to 12 percent slopes	0.77	2.03	68	68	3e
LbF	Lybrand silt loam, 20 to 55 percent slopes	0.29	0.76	0	15	7e
MbA	Medway silt loam, 0 to 2 percent slopes, occasionally flooded	0.01	0.03	74	86	2w
TOTALS		37.92(*)	100%	1.4	68.73	2.06



*Devin Dye*

**DEVIN DYE**

Broker - Owner - Auctioneer

**419-303-5891**

**devindye@gmail.com**

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