

NEW *Land* LISTING

55.06+/- ACRES



ALLEN COUNTY

Total Acres: 55.06 +/-

Township: Jackson

Tillable: 44.09 +/-

Wooded: 9 +/-

School District: Allen East

NCCPI: 69.99

Parcel Number:

38-17-00-03-003.001

& 38-20-00-02-003.002



**REAL ESTATE
& LAND COMPANY**

DEVIN DYE

"THE LAND GUY"

BROKER/OWNER/AUCTIONEER

419-303-5891

**CALL FOR
PRICING**

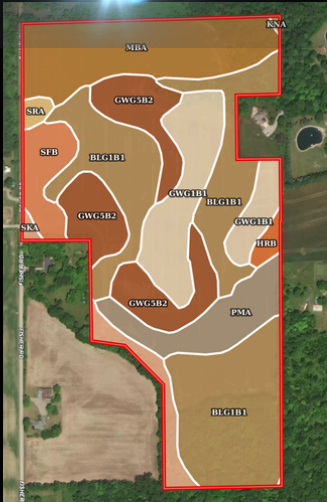
DESCRIPTION

55.06 +/- acres in Allen County, Ohio with approximately 44 acres of tillable highly productive soils. With just shy of 10 acres of prime hunting ground.

This property would make a great addition to your farming operation or your real estate portfolio.

LOCATION: 3.5 acres South of Beaverdam, Ohio on Fisher Road

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	19.52	35.97	0	67	2e
MbA	Medway silt loam, 0 to 2 percent slopes, occasionally flooded	9.12	16.8	74	86	2w
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	8.35	15.39	0	56	2e
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	7.13	13.14	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	4.22	7.78	0	76	2w
SlB	Shawtown loam, 2 to 6 percent slopes	2.63	4.85	66	74	2e
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	2.2	4.05	69	79	2w
HrB	Houcktown loam, 2 to 6 percent slopes	0.59	1.09	71	69	2e
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	0.45	0.83	62	56	3w
KnA	Knoxdale silt loam, 0 to 2 percent slopes, occasionally flooded	0.07	0.13	67	85	2w
TOTALS		54.28(*)	100%	19.8	69.99	2.01



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