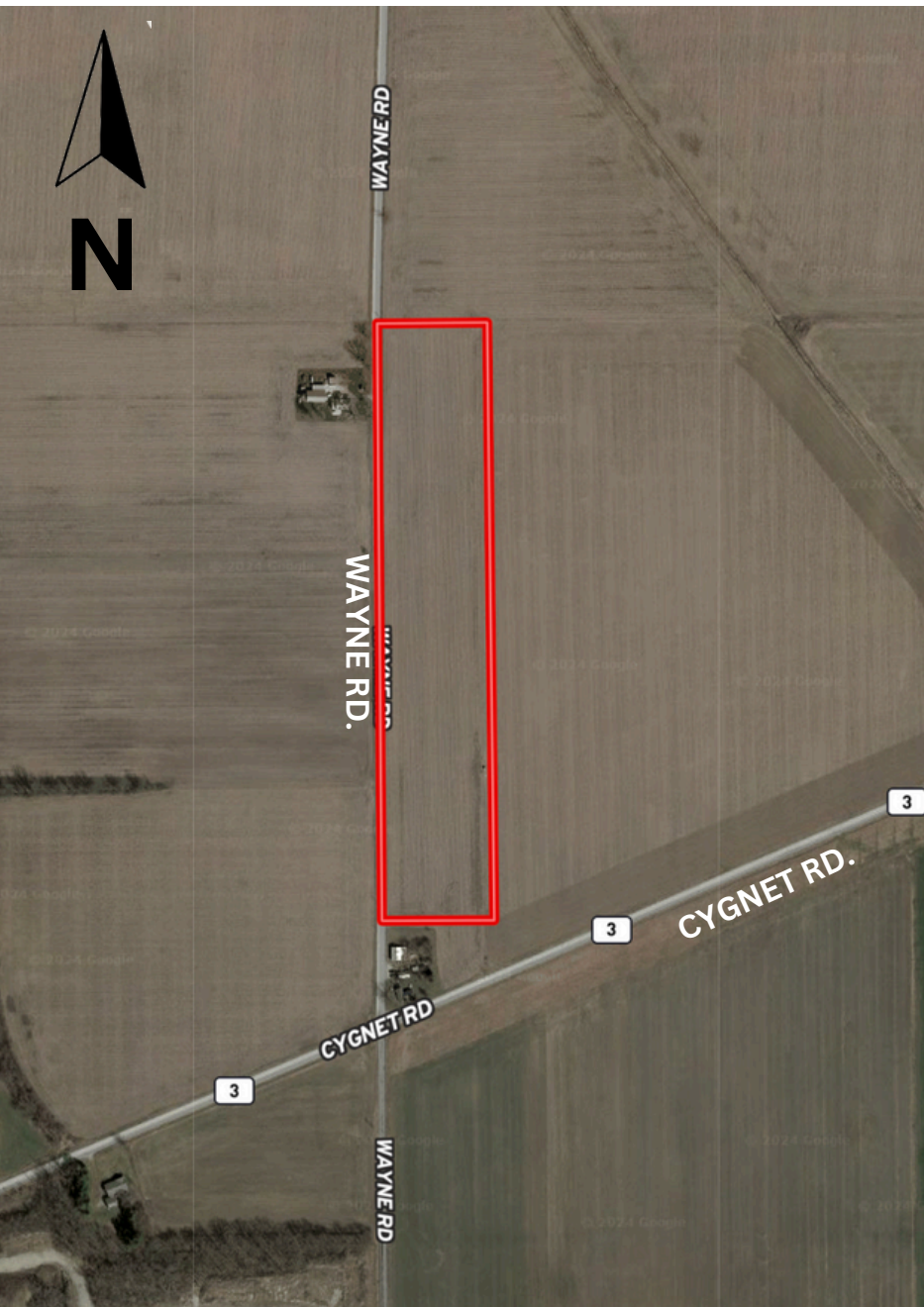


# 11.875 ACRES LAND LISTING



REAL ESTATE  
& LAND COMPANY

## Wood County Perry Township



**Tillable: 11.07 Acres**

**School District:**

Elmwood

**Annual Real Estate**

**Taxes: \$836.22**

**NCCPI: 67**

**Parcel Number:**

N52-312-

030000010001

**DEVIN DYE**

REALTOR - AUCTIONEER

419-303-5891

[www.dyerealestate.com](http://www.dyerealestate.com)

**ASKING PRICE:**  
**\$135,000.00**

# FSA INFO BREAKDOWN

CROP	BASE ACRES	PLC YIELD
CORN	7.19	151
SOYBEANS	3.95	36

**FARMLAND ACRES: 11.2**

**CROPLAND ACRES: 11.2**

## SOIL MAPS & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville sily clay loam, 0 to 1 percent slopes	12.56	100	82	67	2w
TOTALS		12.56(*)	100%	82.0	67.0	2



This 11 acre property has approximately 1,700 feet of road frontage. This would make a great place to build a home or a small addition to your farming operation.

Wayne Road and Cygnet Road



*Devin Dye*  
**DEVIN DYE**

Broker | Owner | Auctioneer

**419-303-5891**