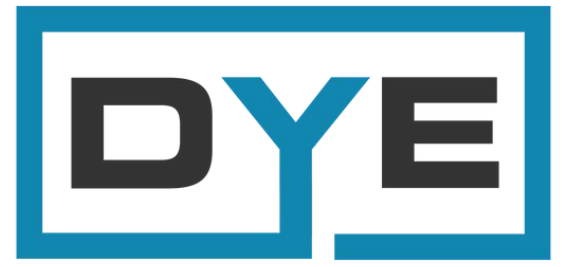
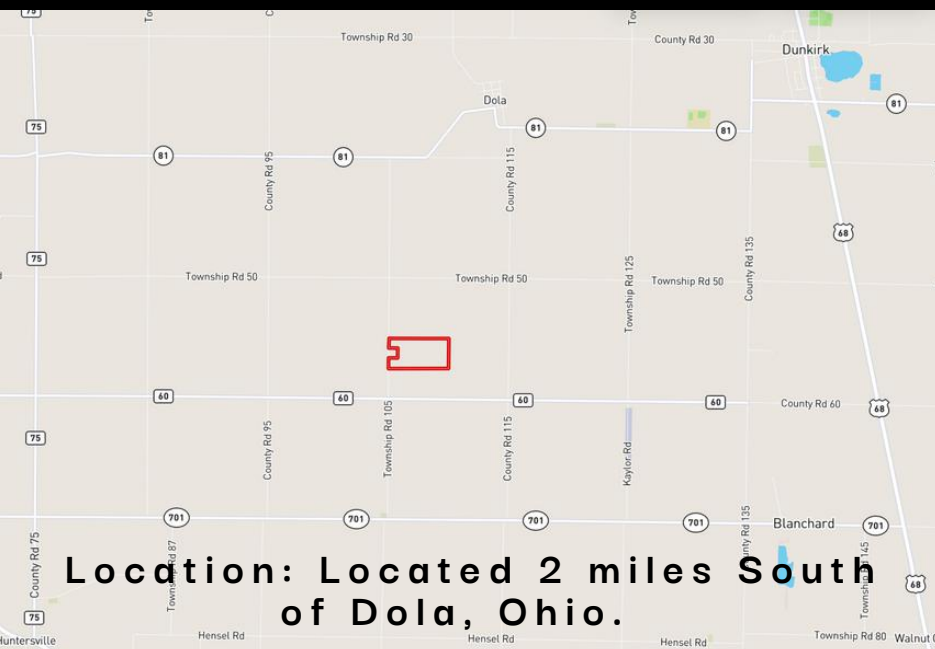


76 ACRE LAND LISTING



REAL ESTATE
& LAND COMPANY

Hardin County Washington Township



Location: Located 2 miles South
of Dola, Ohio.

Tillable: 70.03

Woded: 6.5

CRP/Wetlands: 2.91

School District:

Hardin Northern
Annual Real Estate

Taxes: \$2,712.86

NCCPI: 70.15

Parcel Number:

432700130000

DEVIN DYE

BROKER - OWNER - AUCTIONEER

419-303-5891

www.dyerealestate.com

ASKING PRICE:
CONTACT US
FOR PRICING

DYE REAL ESTATE & LAND COMPANY SOIL MAP & REPORT



Boundary 70.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	48.84	69.6	0	69	2w
PKA	Pewamo silty clay loam, 0 to 1 percent slopes	13.72	19.55	0	76	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	4.3	6.13	0	67	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	3.31	4.72	0	67	2e
TOTALS		70.17(*)	100%	-	70.15	2.0

(* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

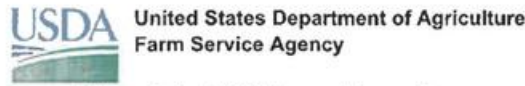
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

OHIO
HARDIN
Form: FSA-156EZ



FARM : 1997
Prepared : 11/20/24 8:40 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : C & G FARM LLC
CRP Contract Number(s) : 11311, 11570
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.45	70.03	70.03	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Enhanced DCP Cropland	Double Cropped		CRP	DCP Ag Rel Activity			
0.00	0.00	67.12	0.00		2.91	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.24	0.13	59	
Corn	34.25	0.11	116	
Soybeans	29.63	0.13	40	0
TOTAL	67.12	0.37		

NOTES

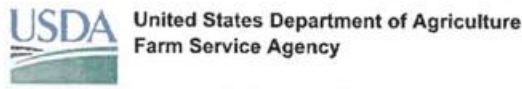
Tract Number : 709
Description : 27 Washington E - TR 105 - Hardin
FSA Physical Location : OHIO/HARDIN
ANSI Physical Location : OHIO/HARDIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MR CRAIG A GEBERIN
Other Producers : None
Recon ID : None

*Field 3 - waterway
Field 4 - CP38E-4D
grass practice*

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.45	70.03	70.03	0.00	0.00	0.00	0.00	0.0

OHIO
 HARDIN
 Form: FSA-156EZ



FARM : 1997
 Prepared : 11/20/24 8:40 AM CST
 Crop Year : 2025

Abbreviated 156 Farm Record

Tract 709 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.12	0.00	2.91	0.00	0.00	0.00

DCP Crop Data

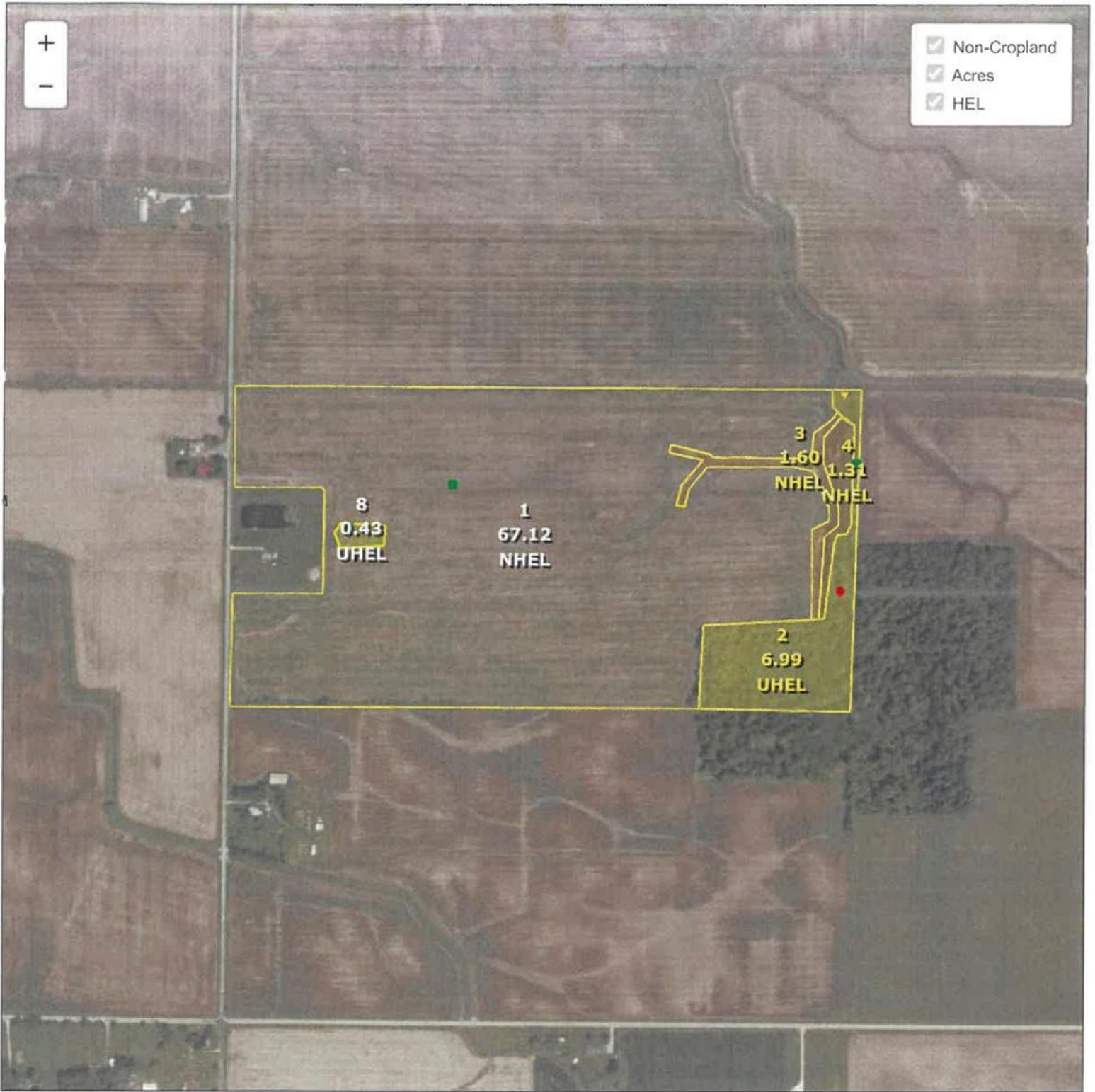
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.24	0.13	59
Corn	34.25	0.11	116
Soybeans	29.63	0.13	40
TOTAL	67.12	0.37	

NOTES

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Common Land Unit
 Cropland Non-cropland CRP

2025 Crop Year

Farm 1997
Tract 709

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

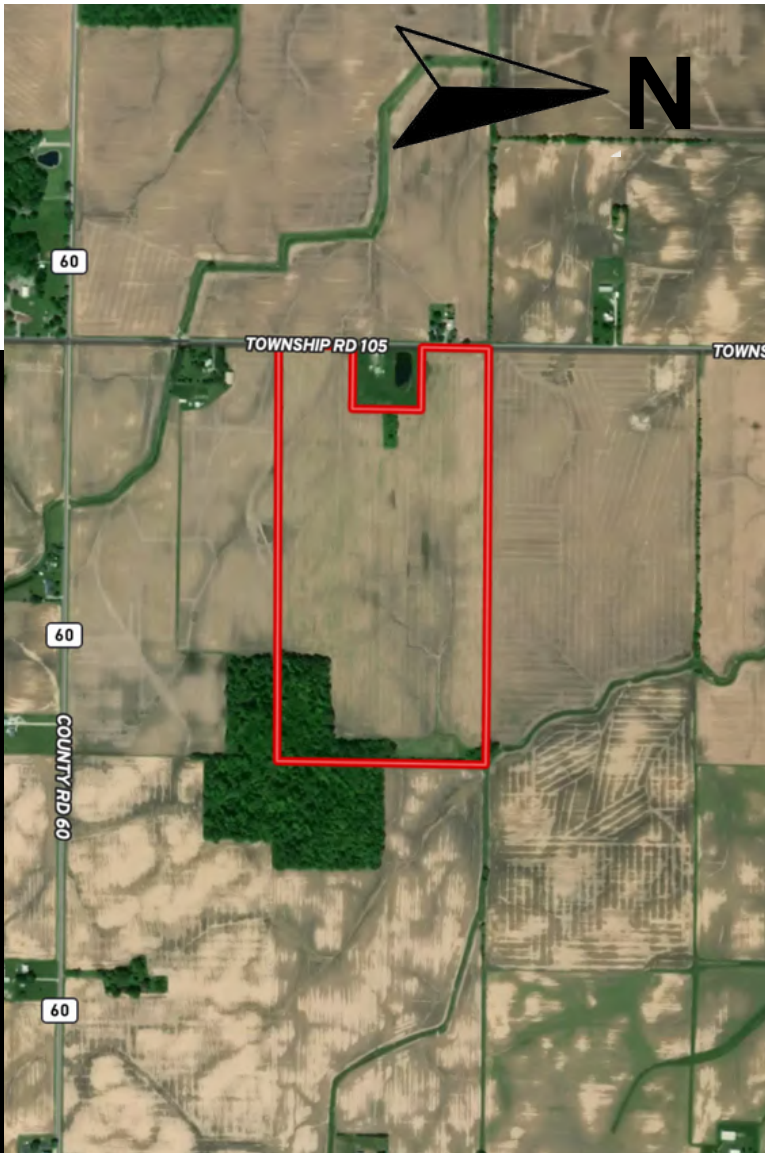
FSA INFORMATION

CROP	BASE ACRES	PLC YIELD
WHEAT	3.24	59
CORN	34.25	116
SOYBEANS	29.63	40

CROPLAND ACRES: 70.03

CRP INFORMATION

TYPE OF PRACTICE	EXPIRATION DATE	TOTAL ACRES	RENTAL RATE PER ACRE
WATERWAY	9/30/28	1.6	\$243.02
PHEASANT GRASSLAND	9/30/30	1.31	\$136.00



Devin Dye

DEVIN DYE

Broker | Owner | Auctioneer

419-303-5891