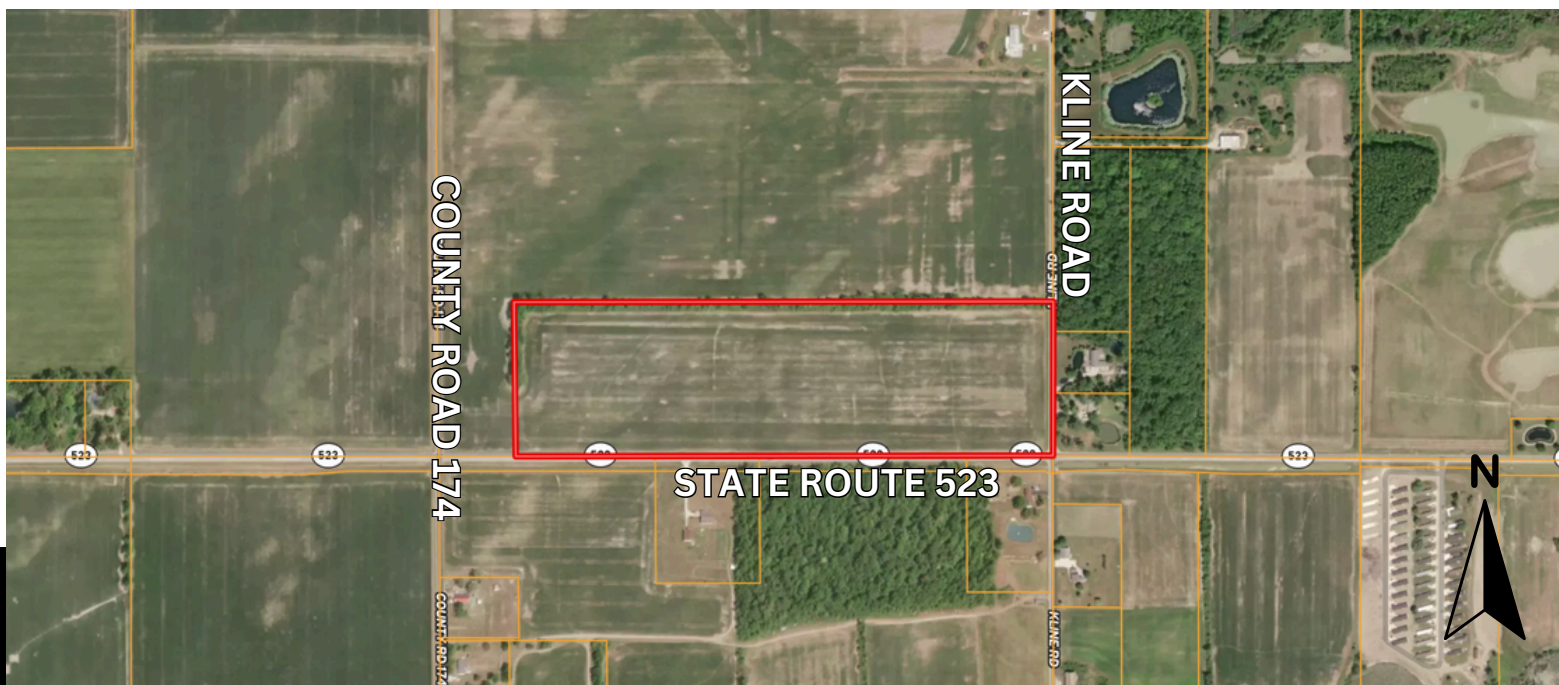


# 35.26 ACRES LAND LISTING



**Sandusky  
County  
Rice  
Township**

**DEVIN DYE**

BROKER - OWNER - AUCTIONEER  
419-303-5891

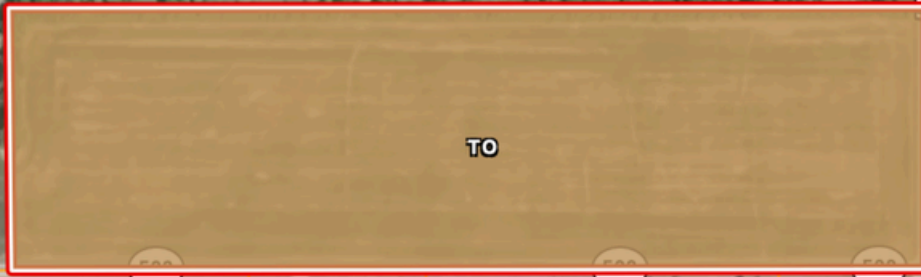
Total Acres: 35.26  
Tillable: 32  
School District:  
Fremont CSD  
Annual Real Estate  
Taxes: \$1,287.38  
NCCPI: 67  
Parcel Number:  
312600001300

**ASKING PRICE:  
\$325,000.00**

## DESCRIPTION

35 acres of mostly tillable land located in Northern Sandusky County. This farm consists of 100% Toledo Silty Clay soils. Primarily all tillable with a significant amount of road frontage. Don't miss this opportunity to purchase all tillable land at a very marketable price.

SOIL TYPES: TOLEDO SILTY CLAY



## FSA INFO BREAKDOWN

CROP	BASE ACRES	PLC YIELD
CORN	3	163
SOYBEANS	28.5	44

**FARMLAND ACRES: 35.26**

**CROPLAND ACRES: 33.9**

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



*Devin Dye*

**DEVIN DYE**

BROKER – OWNER – AUCTIONEER

**419-303-5891**

[devindye@gmail.com](mailto:devindye@gmail.com)