

NEW LAND LISTING



**138.727+/-
ACRES
HARDIN COUNTY
CESSNA
TOWNSHIP**



Total Acres: 138.727
Tillable Acres: 132
NCCPI: 77.8
Annual Real Estate
Taxes: \$5,563.68
School District: Upper
Scioto Valley
Parcel Number:
091700030000,
091700050000,
091700150000,
091700160000

Listing Price:
CALL FOR PRICING

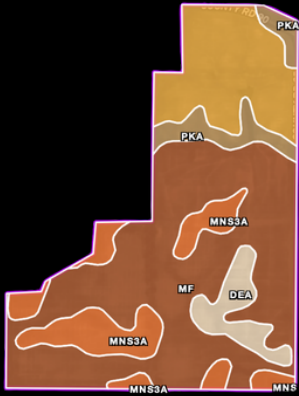
CONTACT:

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DESCRIPTION

Very high quality soil types. Very highly productive farm located in northern Hardin County. Rare opportunity to purchase McGuffey marsh land. Located on the south west corner of County Road 90 and County Road 95.

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mf	Milford silty clay loam, 0 to 2 percent slopes	76.3	54.93	0	86	2w
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	26.23	18.88	0	67	2e
Mns3A	Minster silty clay loam, 0 to 1 percent slopes	20.09	14.46	75	63	3w
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	8.36	6.02	0	76	2w
DeA	Del Rey silt loam, 0 to 3 percent slopes	7.92	5.7	0	74	2w
TOTALS		138.9(*)	100%	10.85	77.8	2.14



Devin Dye

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Broker – Owner – Auctioneer

419-303-5891

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WWW.DYEREALESTATE.COM