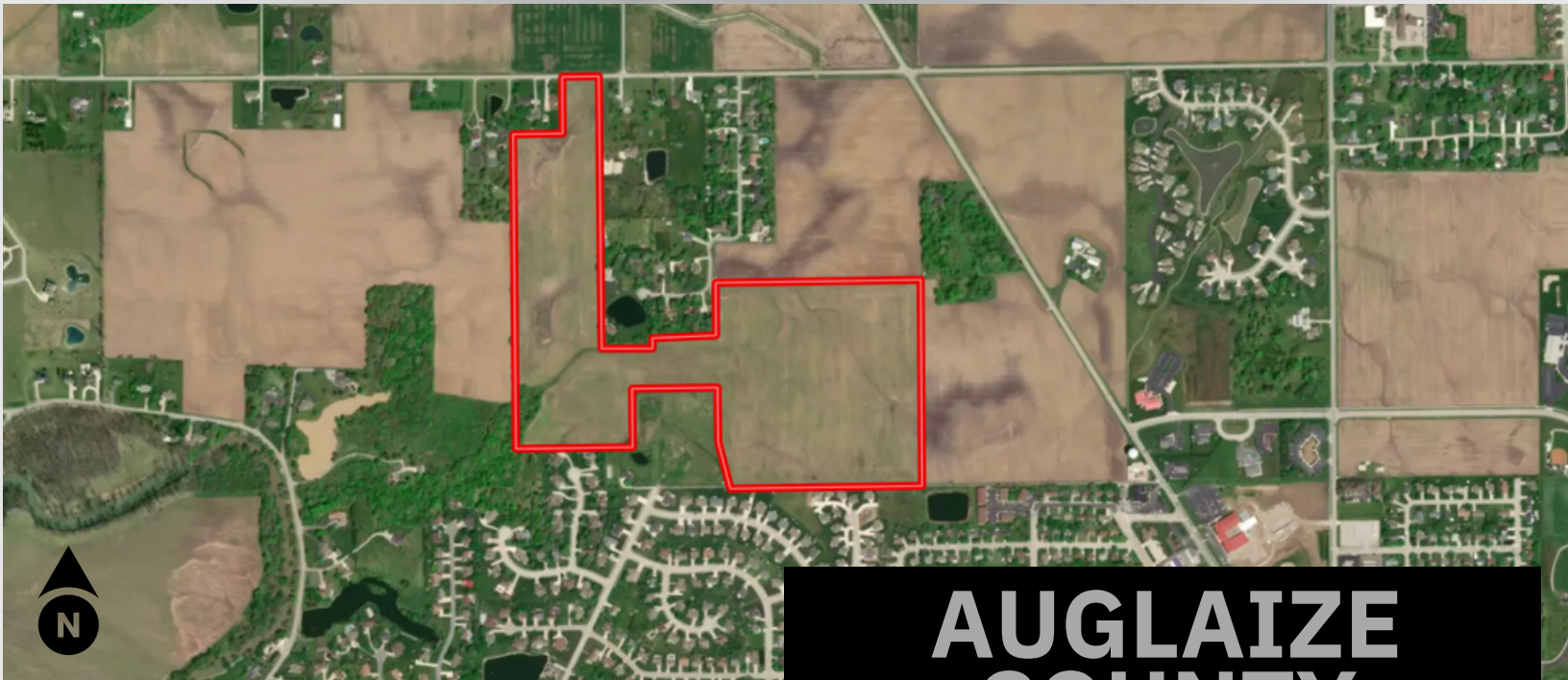


NEW *Land* LISTING

74 +/- ACRES



AUGLAIZE COUNTY

Total Acres: 74.178

Township: Duchouquet

Tillable: 70.89

Wooded: 1.39

School District: Wapakoneta
City Schools

Annual Real Estate Taxes:
\$2,169.95

NCCPI: 65.87

Parcel Number: B0501900501

ASKING PRICE:
\$2,002,806.00



**REAL ESTATE
& LAND COMPANY**
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DEVIN DYE

"THE LAND GUY"

BROKER/OWNER/AUCTIONEER

419-303-5891

74 Acres of land nestled into the north end of Wapakoneta Ohio. This transitional land is currently being farmed but has the potential of significant future development. City utilities exist with the ability to extend and create more buildable lots. This property is located on the north west boundary of the city of Wapakoneta which is where the majority of new residential development is currently taking place. Don't miss this great investment opportunity.

SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	48.87	66.08	0	67	2e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	8.53	11.53	0	66	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	6.7	9.06	63	56	4e
Mnl3A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	5.96	8.06	79	63	3w
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	2.22	3.0	0	76	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	1.27	1.72	0	67	2e
Sho1AO	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	0.18	0.24	0	74	2w
BdUXB	Blount-Urban land complex, 2 to 4 percent slopes	0.11	0.15	0	67	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	0.1	0.14	0	69	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	0.02	0.03	0	69	2w
GdUXB	Glynwood-Urban land complex, 2 to 6 percent slopes	0.01	0.01	0	67	2e
TOTALS		73.97(*)	100%	12.07	65.87	2.26



FSA INFO BREAKDOWN

CROP	BASE ACRES	PLC YIELD
Wheat	7.1	44
Corn	20.6	130
Soybeans	31.4	44

FARMLAND ACRES: 73.04
CROPLAND ACRES: 71.55

