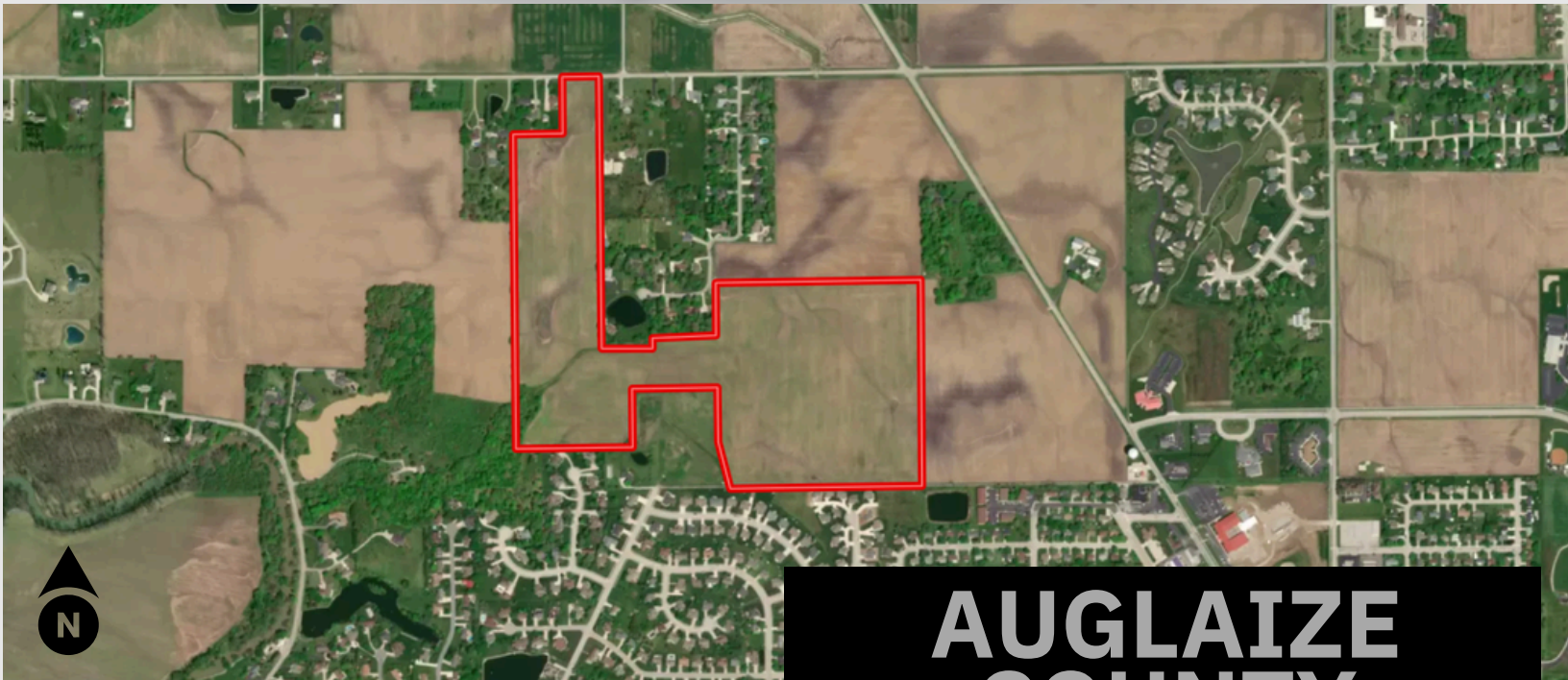


# NEW *Land* LISTING

## 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



**REAL ESTATE & LAND COMPANY**  
[WWW.DYEREALSTATE.COM](http://WWW.DYEREALSTATE.COM)

**DEVIN DYE**

"THE LAND GUY"

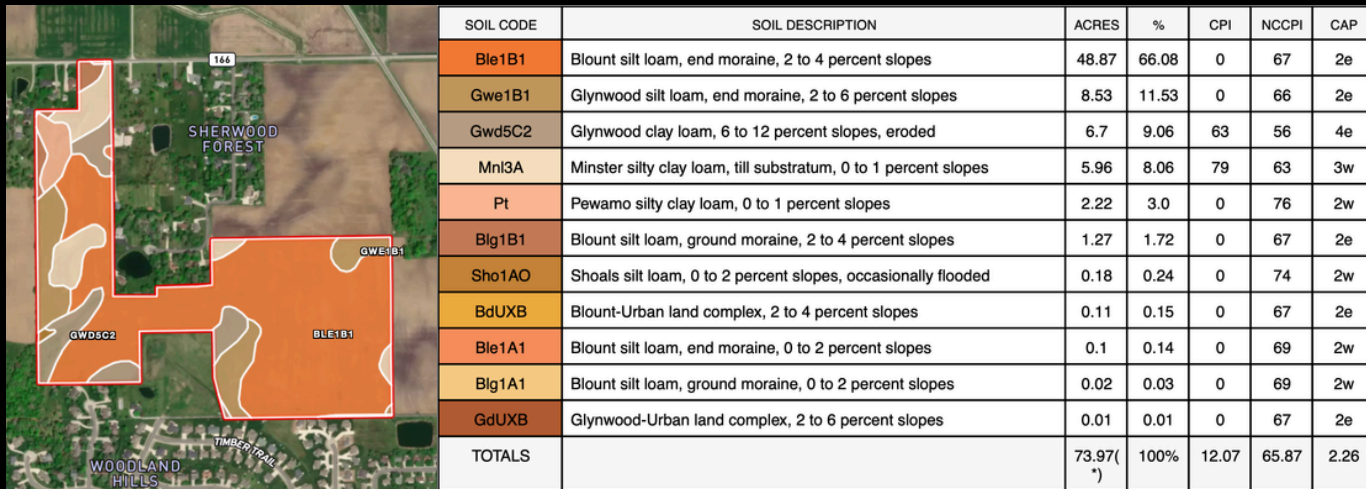
BROKER/OWNER/AUCTIONEER

419-303-5891

**ASKING PRICE:**  
\$2,002,806.00

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



## 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**

