

# 58 ACRES LAND LISTING



**Allen  
County  
Jackson  
Township**

**DEVIN DYE**  
BROKER - OWNER - AUCTIONEER

419-303-5891

**MATT BOWERS**  
REALTOR - AUCTIONEER  
567-204-7462

[www.dyerealestate.com](http://www.dyerealestate.com)

School District: Allen East  
Parcel Number: 38-1000-03-002.005  
Annual Real Estate Taxes: \$2,239.58  
Total Acres: 58.28  
Tillable: 58.22  
Waste: 0.06  
NCCPI: 68.91

**ASKING PRICE:  
\$932,480.00**

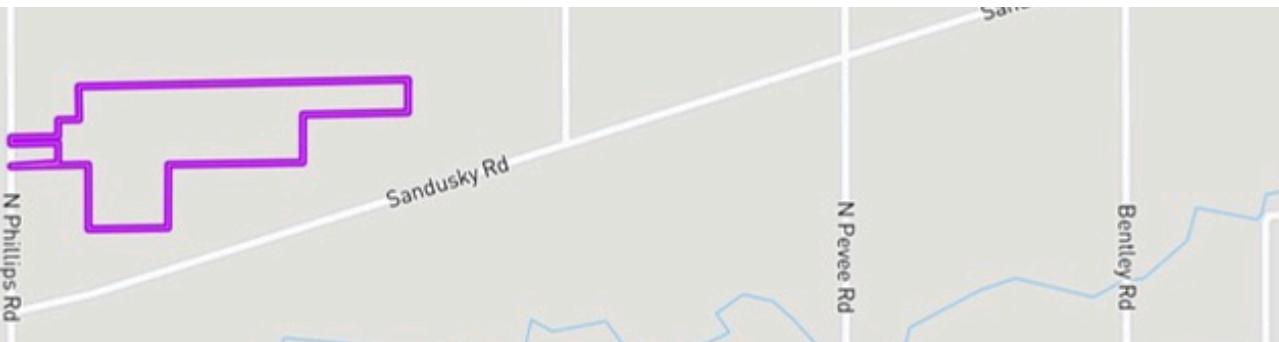
# SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	34.49	59.91	0	69	2w
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	18.12	31.47	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	4.64	8.06	0	76	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	0.31	0.54	0	66	2e
TOTALS		57.56( )	100%	-	68.91	2.0

58 +/- Acres of all tillable farmland located in Northeastern Allen County Ohio. This farm is systematically tiled with quality farmland and has been very well maintained.

Located just north of the intersection of Sandusky Road and Phillips Road on the east side of Phillips Road. Look for signs.



# REAL ESTATE & LAND COMPANY

2045 HEATHER DR.

LIMA, OH 45804

WWW.DYEREALESTATE.COM

A business card for Devin Dye. The card features large, stylized, cursive signatures of "Devin" and "Dye" at the top. Below these, the name "DEVIN DYE" is printed in a bold, sans-serif font. Underneath the name, the text "BROKER - OWNER - AUCTIONEER" is displayed. A large, bold phone number "419-303-5891" is centered. Below the phone number is an email address "devindye@gmail.com". The bottom of the card features two more stylized signatures: "Matt" on the left and "Bowers" on the right, which together read "Matt Bowers". The entire card has a black background with light blue text and signatures.

# MATT BOWERS

REALTOR - AUCTIONEER

**567-204-7462**

**[matt@dyerealestate.com](mailto:matt@dyerealestate.com)**