

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

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

DEVIN DYE

BROKER - OWNER - AUCTIONEER

419-303-5891

devindye@gmail.com

MATT BOWERS

REALTOR - AUCTIONEER

567-204-7462

matt@dyerealestate.com