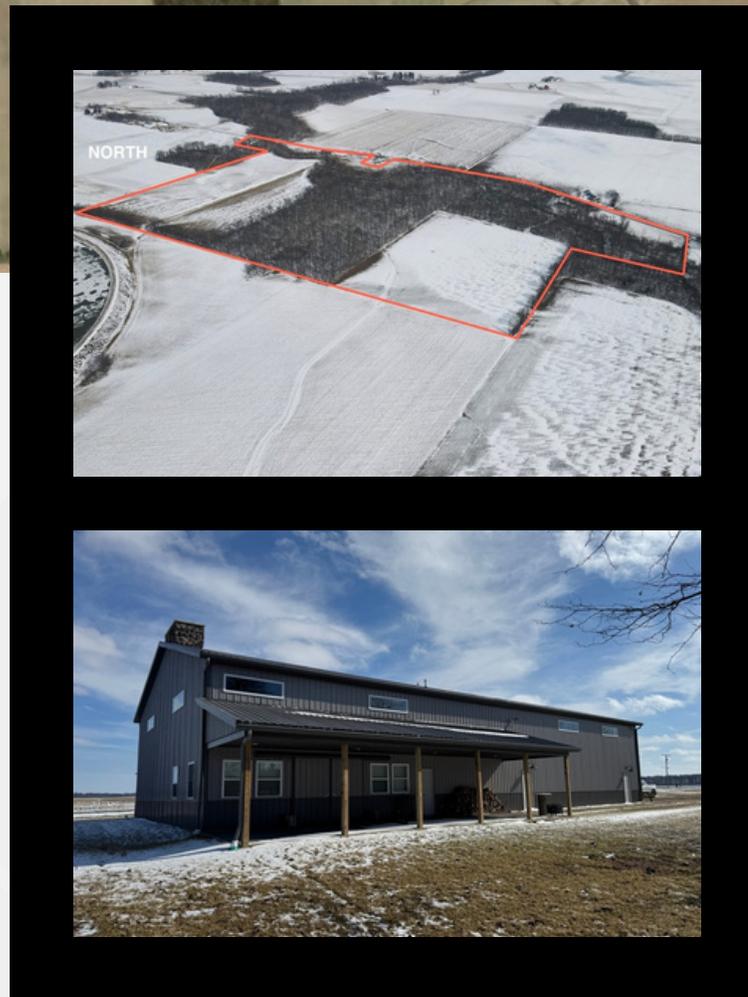
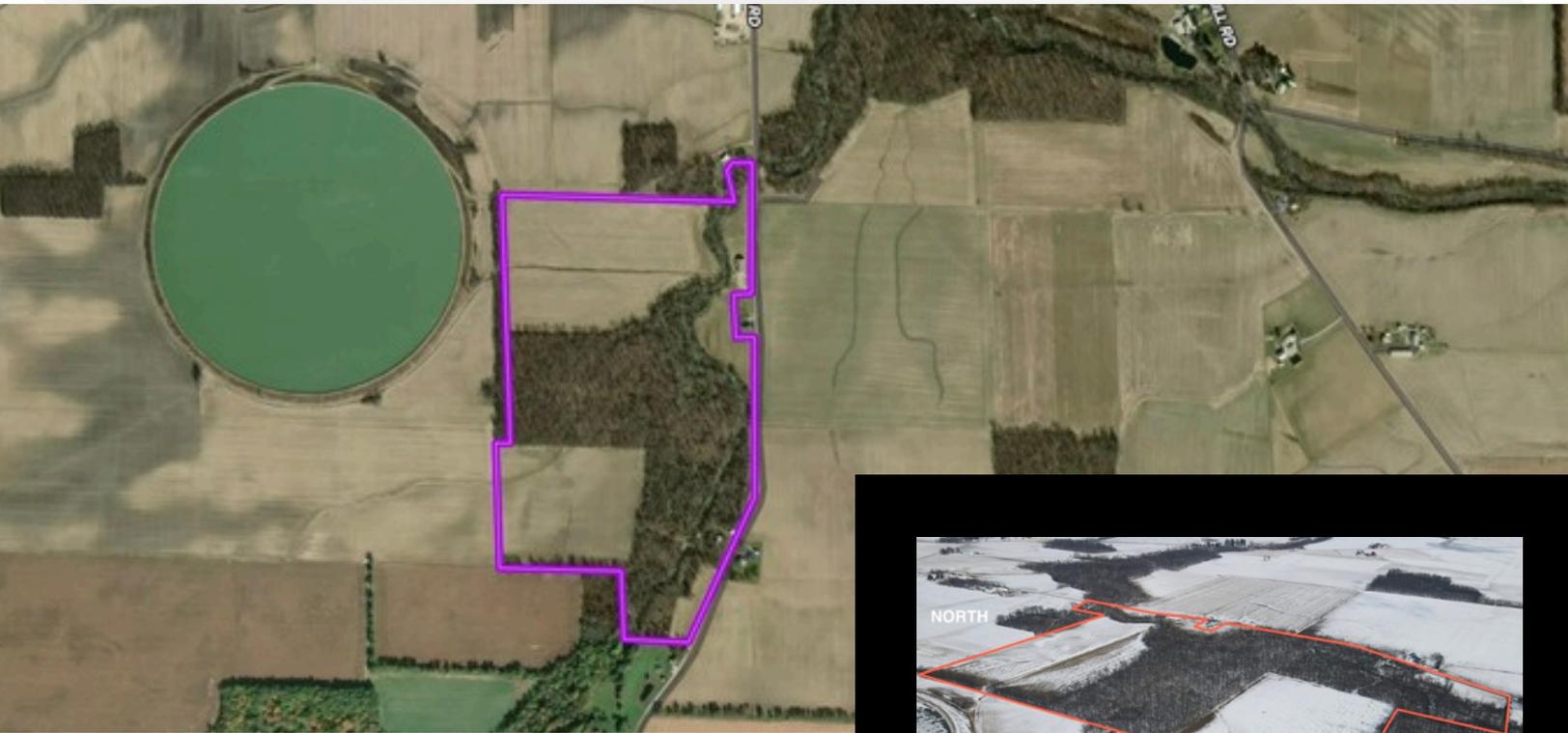


113 ACRE LAND LISTING + BARNDOMINIUM



HURON COUNTY

2615 Dogtown Rd.,
Monroeville, OH 44847



Barndominium Details

- 2 Bedrooms
- 2 Bathrooms
- SqFt: 2,496
- 21' Cathedral Ceilings
- Stone Fireplace
- Balcony

Contact:

Devin Dye

THE LAND GUY

Broker | Owner | Auctioneer

419-303-5891





113 acres of rural, mixed-use land in Huron County that features a unique barndominium. This property offers an ideal combination of agricultural and recreational land paired with a home that is sure to impress. The Barndominium has approximately 2,496 square feet of living space that from the moment you walk in the door you are greeted by 21-foot wooden Cathedral ceilings and its beautiful stone fireplace. The open-floor concept is spacious and encompasses the feel of a Montana Lodge with two bedrooms and two baths on the main level and a balcony loft overlooking the scenic great room. The home has central and forced air backed by geo-thermal. The locker room area is a special touch that allows for a place to store your garments and recreational tools. Just outside the "locker room" is a 46 x 42-foot climate-controlled shop area with two large overhead garage doors. There are so many features all under one roof that they cannot all be mentioned.



Total Acres: 113.051
 County: Huron
 Township: Sherman, Lyme
 Tillable: 45.14
 Wooded: 61.18
 CRP/Wetlands: 1.2
 CRP Per/Acre: \$298.43
 CRP Annual Payment: \$358.00
 CRP End Date: 9/30/31
 School District: Monroeville
 Annual Real Estate Taxes: \$5,385.98
 Location: 5 Miles Southeast of Bellevue
 NCCPI: 77.16

Parcel Number: 46-0020-01-069-0000, 20-0010-02-010-0000, 46-0020-01-070-0000, 46-0020-01-072-0100

The amazement just starts with the home; with just over 113 acres of land you have plenty of room to embrace the outdoor lifestyle. There are approximately 45 acres of tillable crop fields that you could farm yourself or cash rent for supplemental income. This wildlife Meca has roughly 61 acres of wooded land that has multiple creeks that provide a sound environment capable of holding mature whitetails year-round. If you're serious about country living at its finest, don't let this Trophy of a property pass you by.



Dye Real Estate & Land Co.

2045 Heather Dr.,
Lima, OH 45804
419-516-4106
www.dyerealestate.com

SOIL REPORT

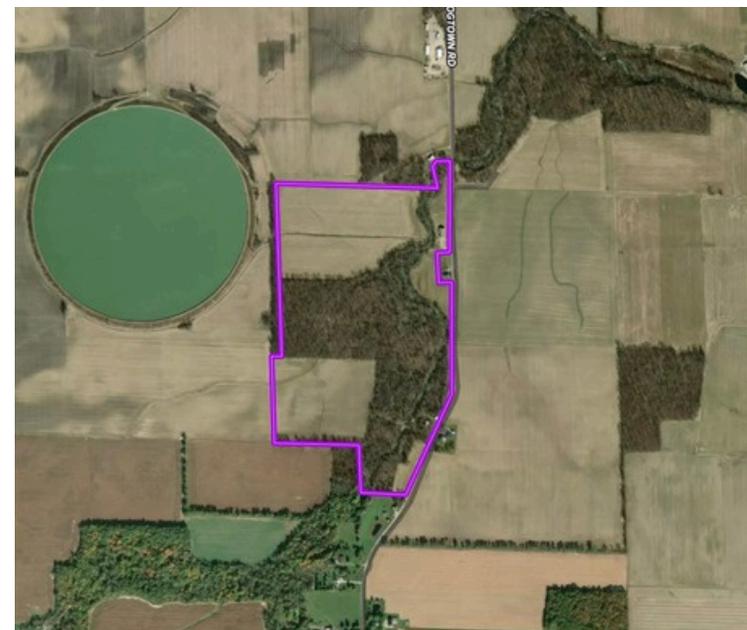


Code	Description	Acres	%	CPI	NCCPI	CAP
BgA	Bennington silt loam, 0 to 2 percent slopes	51.06	46.12%	-	77	2w
Lo	Lobdell silt loam, frequently flooded	27.52	24.86%	-	91	2w
HkA	Haskins loam, 0 to 3 percent slopes	23.34	21.08%	-	74	2w
Crd1B1	Cardington silt loam, 2 to 6 percent slopes	8.19	7.4%	-	77	2e
Or	Orrville silt loam, frequently flooded	0.60	0.54%	-	77	2w
Totals		110.70 ac	0 CPI Average	79.85 NCCPI Average	2 Cap. Average	

FSA INFO BREAKDOWN

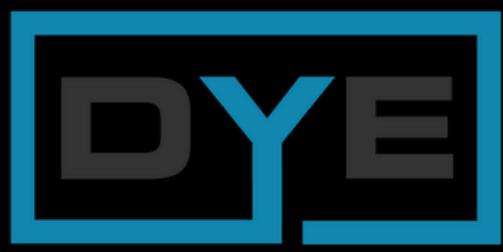
CROP	BASE ACRES	PLC YIELD
Corn	18.44	156
Soybeans	17.44	44
FARMLAND: 72.57		
CROPLAND: 32.04		

CROP	BASE ACRES	PLC YIELD
Wheat	6	64
Corn	4.2	135
Soybeans	13.5	42
FARMLAND: 39.63		
CROPLAND: 22.03		



Devin Dye

DEVIN DYE
 BROKER - OWNER - AUCTIONEER
419-303-5891
 devindye@gmail.com



REAL ESTATE & LAND COMPANY

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