

DYE REAL ESTATE & LAND CO.

# 112 ACRES ALLEN COUNTY



## ABOUT THIS PROPERTY

- County: Allen
- Township: American
- School District: Elida
- Parcel Number: 36-19-01-02-018.001
- Annual Real Estate Taxes: \$4,450.64
- Total Acres: 112.7
- Tillable: 91
- Wooded: 11
- NCCPI: 74.82



2045 HEATHER DR.  
LIMA, OH 45804  
419-516-4106

DEVIN DYE  
BROKER/AUCTIONEER  
419-303-5891

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112 Total acres of very high quality riverbottom soil types. This farm has both income and recreation potential. Don't miss your opportunity to purchase that highly desirable property.

## SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KnA	Knoxdale silt loam, 0 to 2 percent slopes, occasionally flooded	38.83	33.67	67	85	2w
SbA	Saranac silty clay loam, 0 to 2 percent slopes, frequently flooded	19.88	17.24	0	84	3w
MbA	Medway silt loam, 0 to 2 percent slopes, occasionally flooded	15.62	13.54	74	86	2w
ShA	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	11.9	10.32	0	74	2w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	7.87	6.82	65	56	3e
W	Water	7.23	6.27	0	-	-
Sfb	Shawtown loam, 2 to 6 percent slopes	5.28	4.58	66	74	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	5.16	4.47	0	67	2e
AmA	Alvada silty clay loam, 0 to 1 percent slopes	1.94	1.68	74	76	2w
HrB	Houcktown loam, 2 to 6 percent slopes	1.08	0.94	71	69	2e
AuA	Aurand loam, 0 to 3 percent slopes	0.35	0.3	74	66	2w
BsA	Blount-Urban land complex, 0 to 2 percent slopes	0.17	0.15	0	69	2w
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	0.03	0.03	58	56	3w
TOTALS		115.34(*)	100%	42.18	74.82	2.26

Located just north of Allentown on the west side of Dutch Hollow Road.

ASKING PRICE:

**\$1,577,800.00**



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