

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

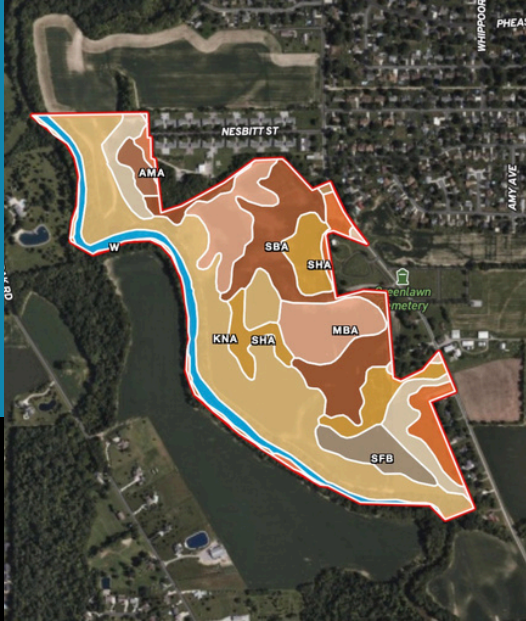
DEVIN DYE
BROKER/OWNER/AUCTIONEER

419-303-5891

CHECK OUT OUR WEBSITE: WWW.DYEREALSTATE.COM

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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