

REAL ESTATE
& LAND COMPANY

DYE



NEW LISTING

10.698 ACRES

HARDIN COUNTY | HALE TWP. | MT. VICTORY CORP.

10.698 acres of undeveloped land inside the corporation of Mt. Victory, OH currently being used as farmground. This conveniently located property borders Ridgemont Schools. Public Sewer and water are available on High Street. Tons of potential with this land offering.

ASKING PRICE: CONTACT AGENT FOR PRICING

**DEVIN DYE | THE LAND GUY | 419-303-5891
WWW.DYEREALSTATE.COM**

AERIAL PHOTO



ABOUT THIS PROPERTY

- Total Acres: 10.698
- County: Hardin
- Township: Hale Twp./Mt. Victory Corp
- Tillable: 9.829
- Wooded: 0.36
- School District: Ridgemont
- Annual Real Estate Taxes: \$405.46
- NCCPI: 69.82



SOIL MAPS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	5.32	49.77	0	67	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	3.97	37.14	0	76	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	0.7	6.55	0	69	2w
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	0.69	6.45	63	56	4e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	0.02	0.19	0	66	2e
TOTALS		10.7(*)	100%	4.07	69.82	2.13



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BROKER/AUCTIONEER

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