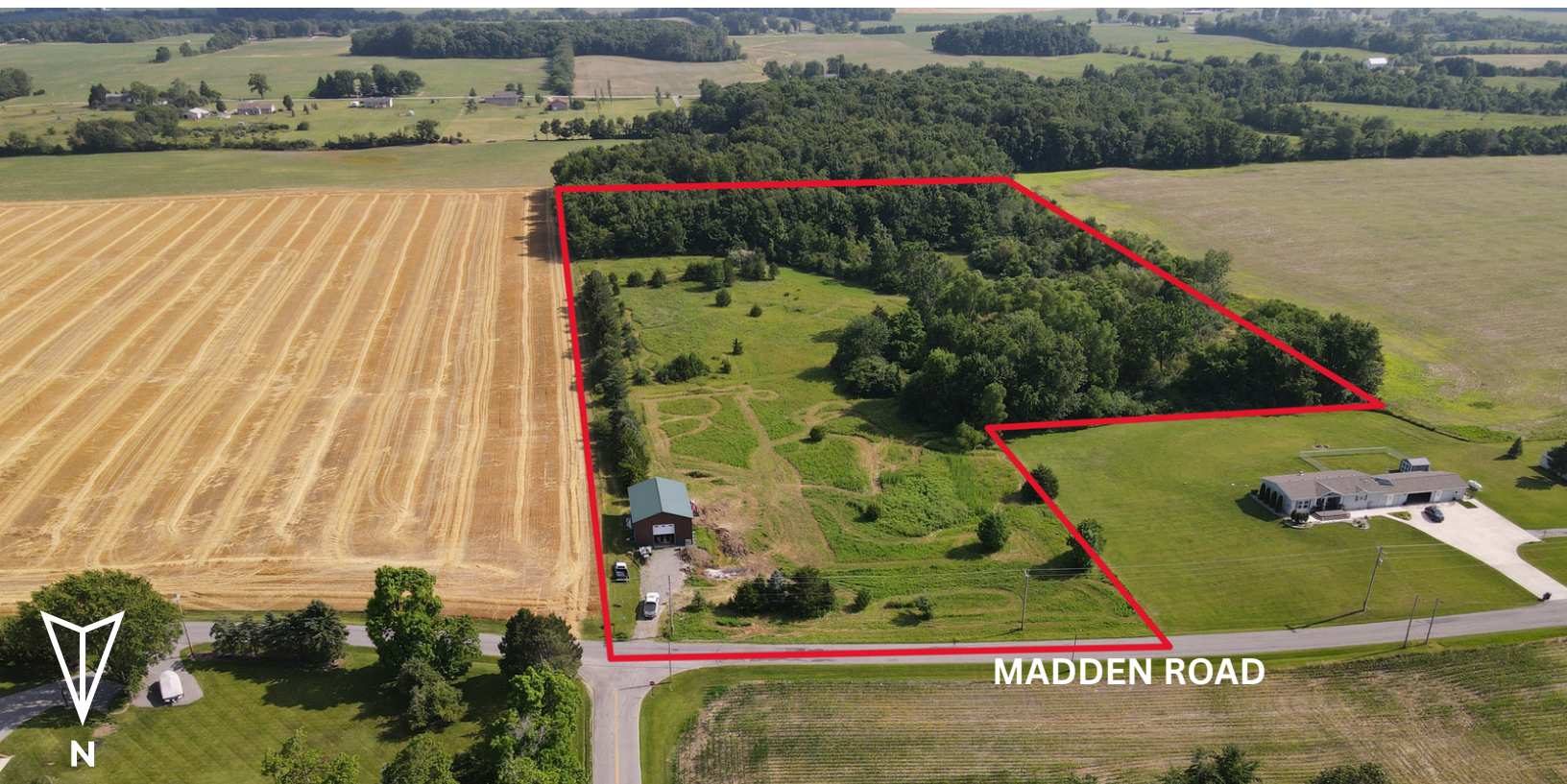


NEW LAND LISTING



15.92+/- ACRES ALLEN COUNTY



Ideal
Recreational
Retreat

Future
Homesite
Potential

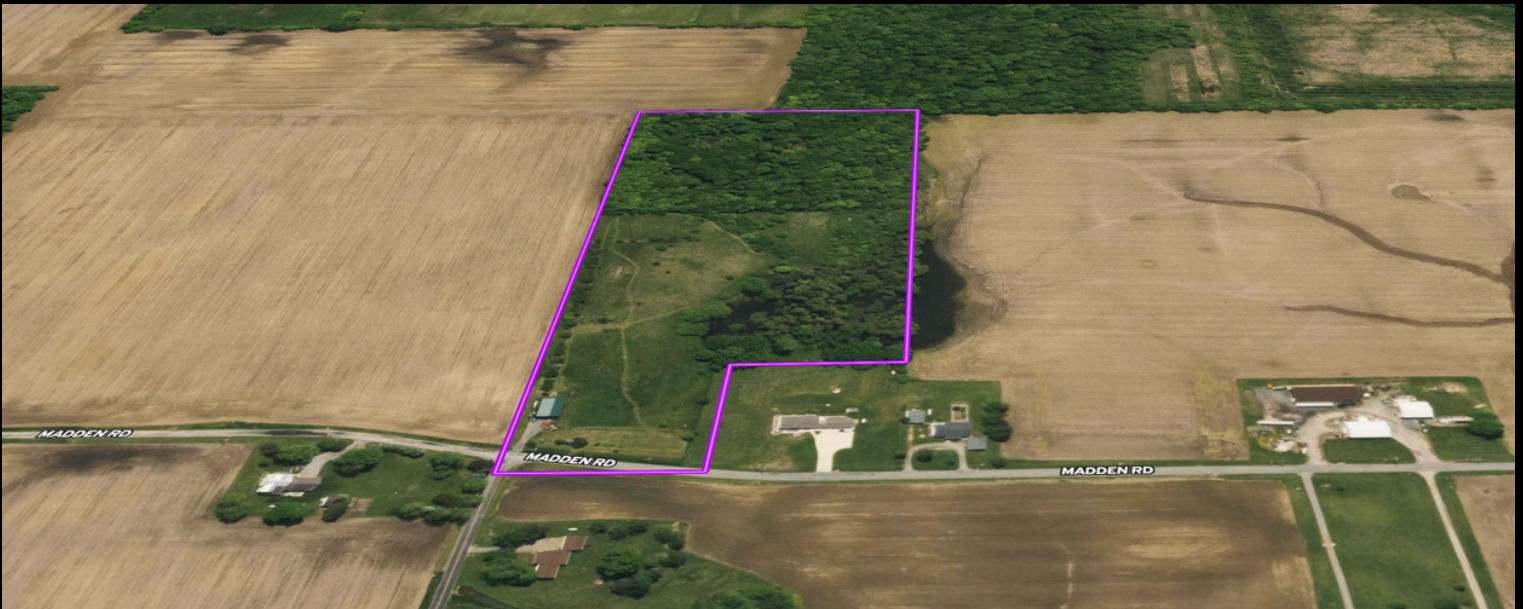
Beautiful
Rolling Terrain
& Privacy

Listing Price:
CONTACT AGENT FOR PRICING
www.dyerealestate.com

CONTACT:
DEVIN DYE
419-303-5891

Discover the possibilities this versatile rural property has to offer. Featuring a variety of terrain and natural landscape characteristics, this property is well-suited for recreational use, possibly a future homesite, or a combination of uses. A recently built 32 x 48 foot pole building with 16-foot sidewalls and a 14-foot-tall overhead door adds to the versatility and appeal of this rural retreat. The diverse topography creates multiple opportunities while also providing attractive natural settings and privacy.

Whether you're looking for a recreational retreat, or a potential location to build your dream home, this property offers the flexibility to accommodate a wide range of visions. Its unique blend of functionality, natural beauty, and rural appeal makes it an exceptional opportunity for those seeking space, freedom, and future possibilities.



BUILD, EXPLORE, OR ESCAPE—THE CHOICE IS YOURS

ENDLESS POSSIBILITIES AWAIT ON THIS BEAUTIFUL RURAL PROPERTY



COUNTY:

Allen

TOWNSHIP:

Auglaize

SCHOOL DISTRICT:

Allen East

PARCEL NUMBER:

48-3200-01-003.000

TOTAL ACRES:

15.92

WOODED:

9.27

TAXES:

\$1,113.58

Located on the southwest corner of the
intersection of Bowdle Rd and Madden Rd.

FSA INFORMATION

FARMLAND: 15.13

CROPLAND: 5.68

CRP INFORMATION

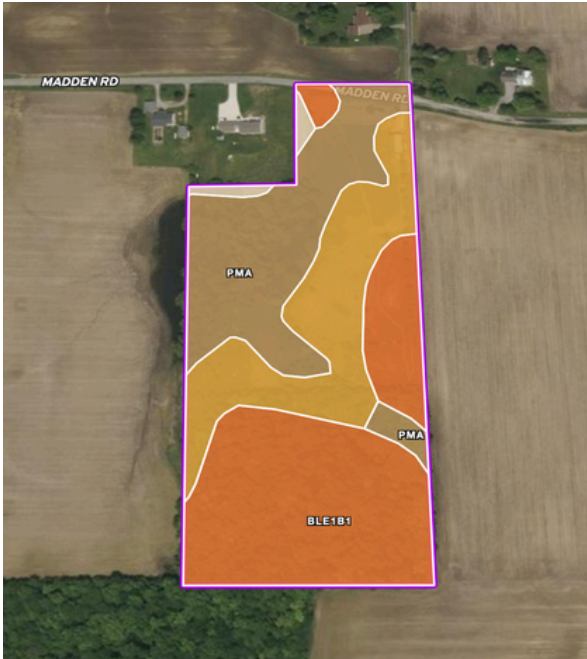
TOTAL CRP ACRES: 5.68

RENT PER ACRE: \$174.05

TOTAL ANNUAL PAYMENT: \$989.00

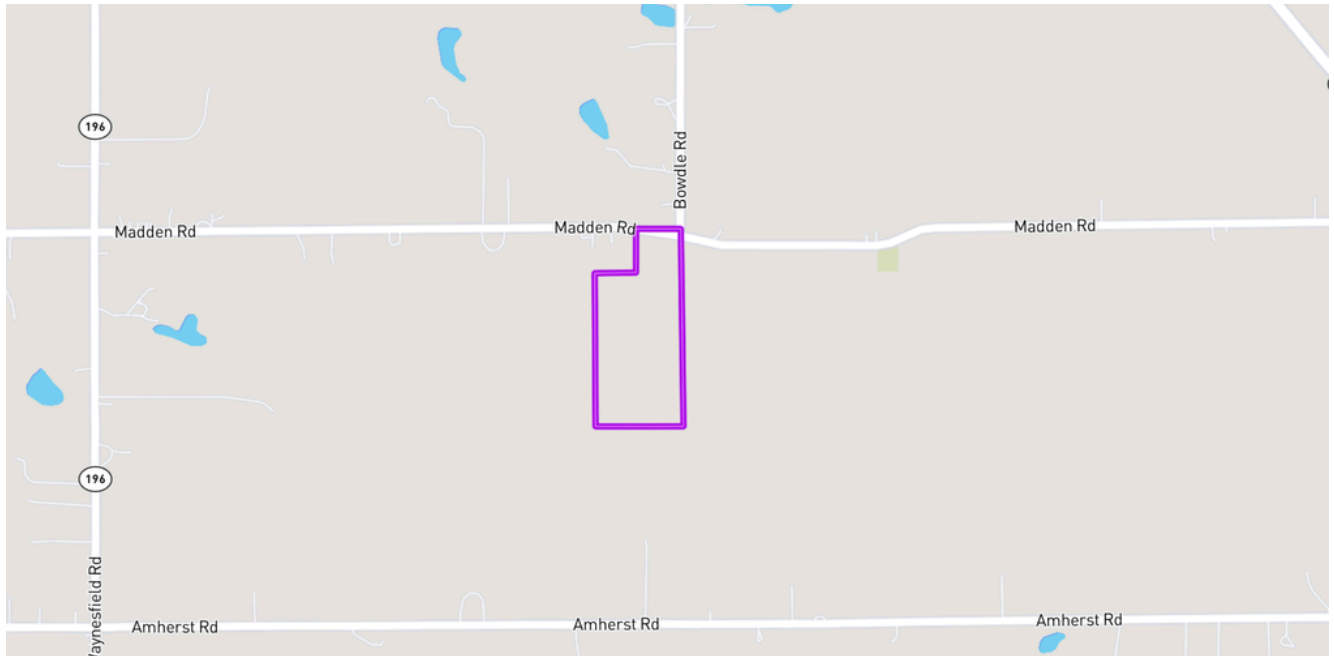
CONTRACT END DATE: 9/30/27

SOIL MAP & REPORT



Code	Description	Acres	%	CPI	NCCPI	CAP	?
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	6.74	42.31%	-	67	2e	?
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	4.87	30.57%	-	76	2w	?
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	4.08	25.61%	63	56	4e	?
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	0.25	1.57%	-	59	4e	?
Totals		15.93 ac	?	16.14 CPI Average	66.85 NCCPI Average	2.54 Cap. Average	

STREET VIEW



FOR MORE INFO VISIT
WWW.DYEREALESTATE.COM



DEVIN DYE
BROKER - OWNER - AUCTIONEER
419-303-5891
devin@dyerealestate.com