

LAND LISTING

FARM

WONES ROAD



19.022 ACRES

SHELBY COUNTY, OH



Devin Dye

DEVIN DYE

THE LAND GUY

BROKER | OWNER | AUCTIONEER

☎ 419-303-5891

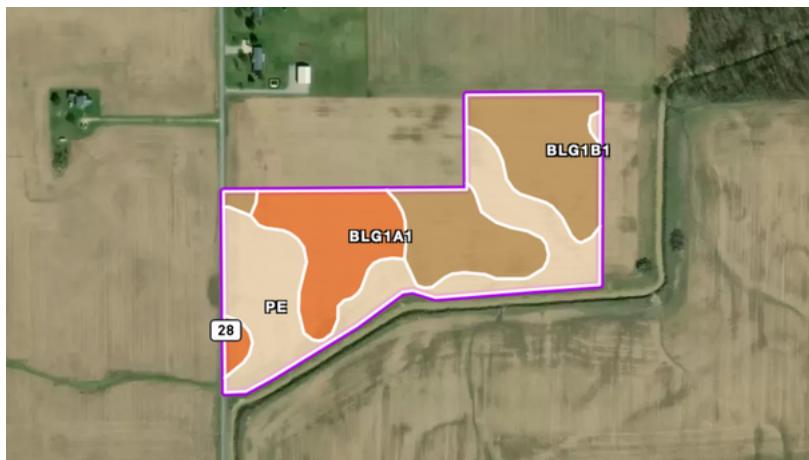
✉ devin@dyerealestate.com



DYE FARM



SOIL MAP & REPORT



Code	Description	Acres	%	CPI	NCCPI	CAP	?
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	6.76	39.26%	-	76	2w	?
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	6.58	38.21%	-	67	2e	?
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	3.88	22.53%	-	69	2w	?
Totals		17.22 ac					
			0 CPI Average		70.98 NCCPI Average		2 Cap. Average

**PROPERTY
INFORMATION**

COUNTY: Shelby

TOWNSHIP: Jackson

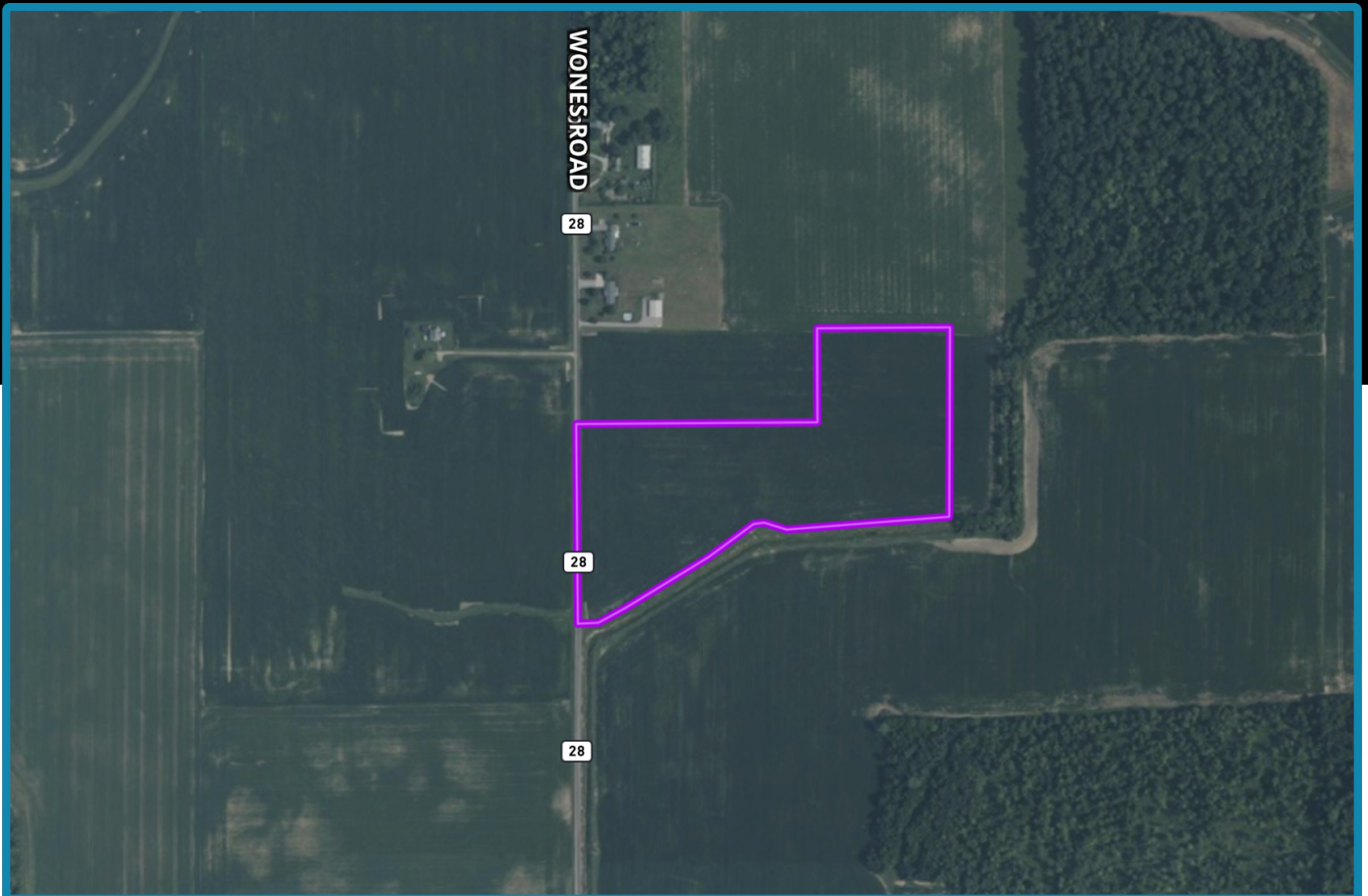
SCHOOL DISTRICT: Jackson Center

PARCEL NUMBER: 19-0333300.009

TOTAL ACRES: 19.022

TILLABLE: 16.87

NCCPI: 70.98



SATELLITE VIEW

PRIME FARMLAND OPPORTUNITY!

Outstanding opportunity to purchase 19.022 acres of high-quality farmland located just west of Jackson Center, Ohio, in one of the area's most desirable agricultural regions. Featuring an impressive Soil Productivity Rating of 70.98, this tract offers excellent potential for crop production, long-term investment, or expansion of an existing farming operation.

The property's quality soil types and strong location make it a valuable addition to any land portfolio. Whether you are an investor seeking dependable agricultural assets or a farmer looking to increase your acreage, this farm presents a rare opportunity in a highly sought-after area.

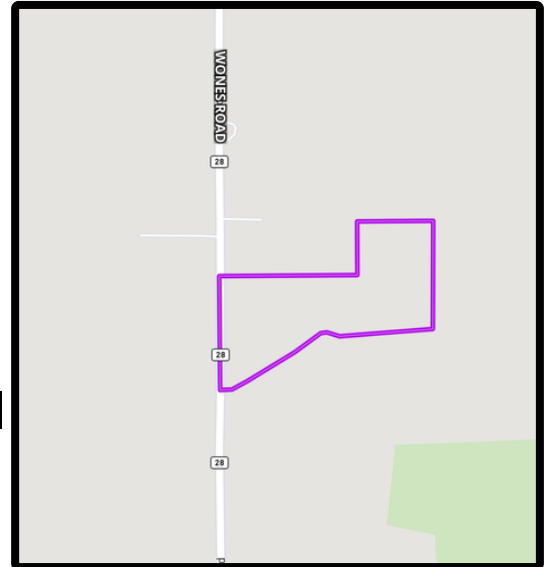
 **19.022 Acres**

 **70.98 Soil Productivity Rating**

 **Prime Agricultural Location**

 **Excellent Investment Potential**

 **Ideal for Farm Expansion**



FOR MORE INFO VISIT
WWW.DYEREALESTATE.COM



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