

# LAND LISTING

FARM

DEF PAULDING CO LINE RD

DEF PAULDING CO LINE RD

DEF PA

TOWNSHIP RD 169



## 24.563 ACRES

PAULDING COUNTY, OH



*Devin Dye*

**DEVIN DYE**

**THE LAND GUY**

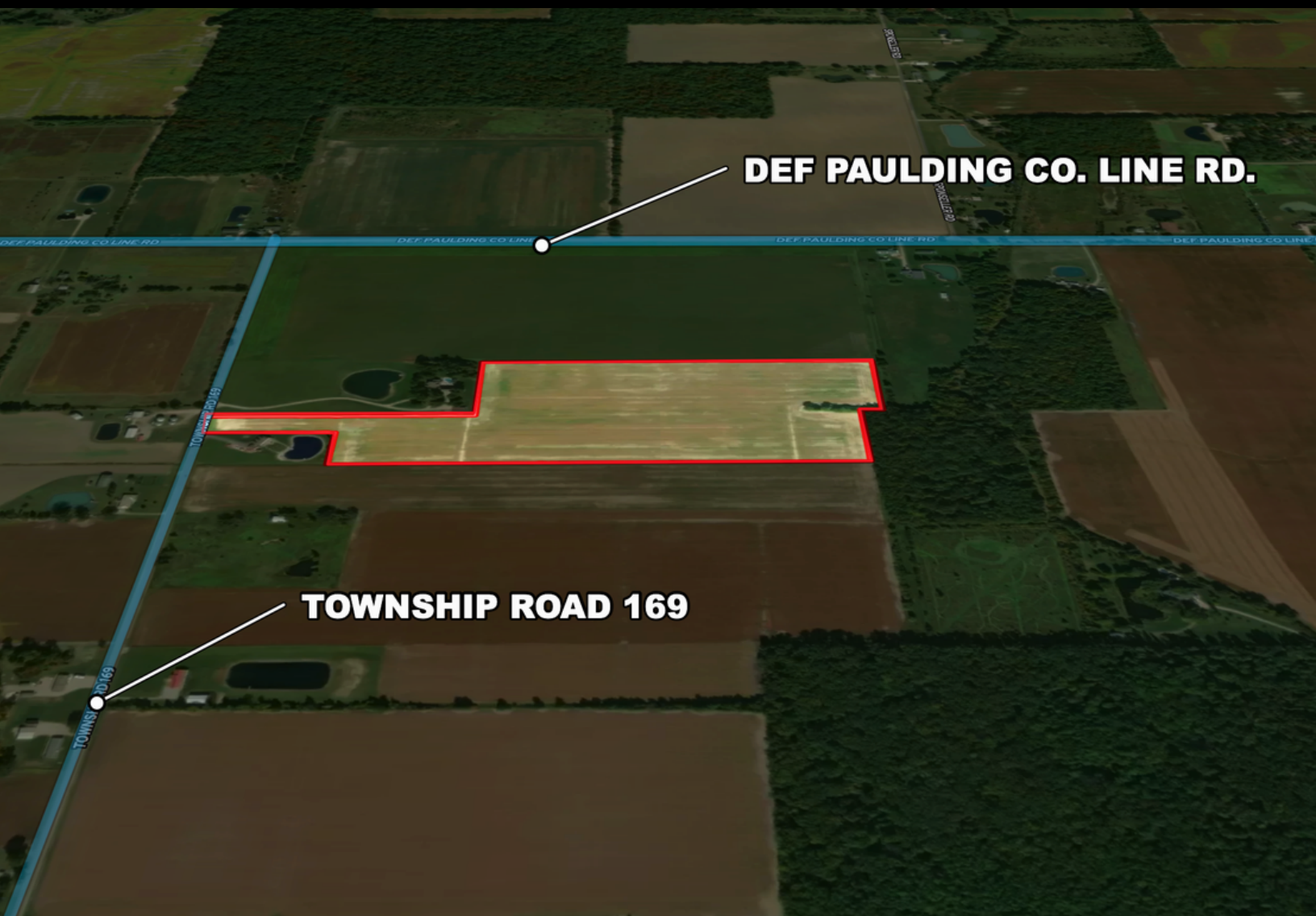
BROKER | OWNER | AUCTIONEER

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DYE FARM



# SOIL MAP & REPORT

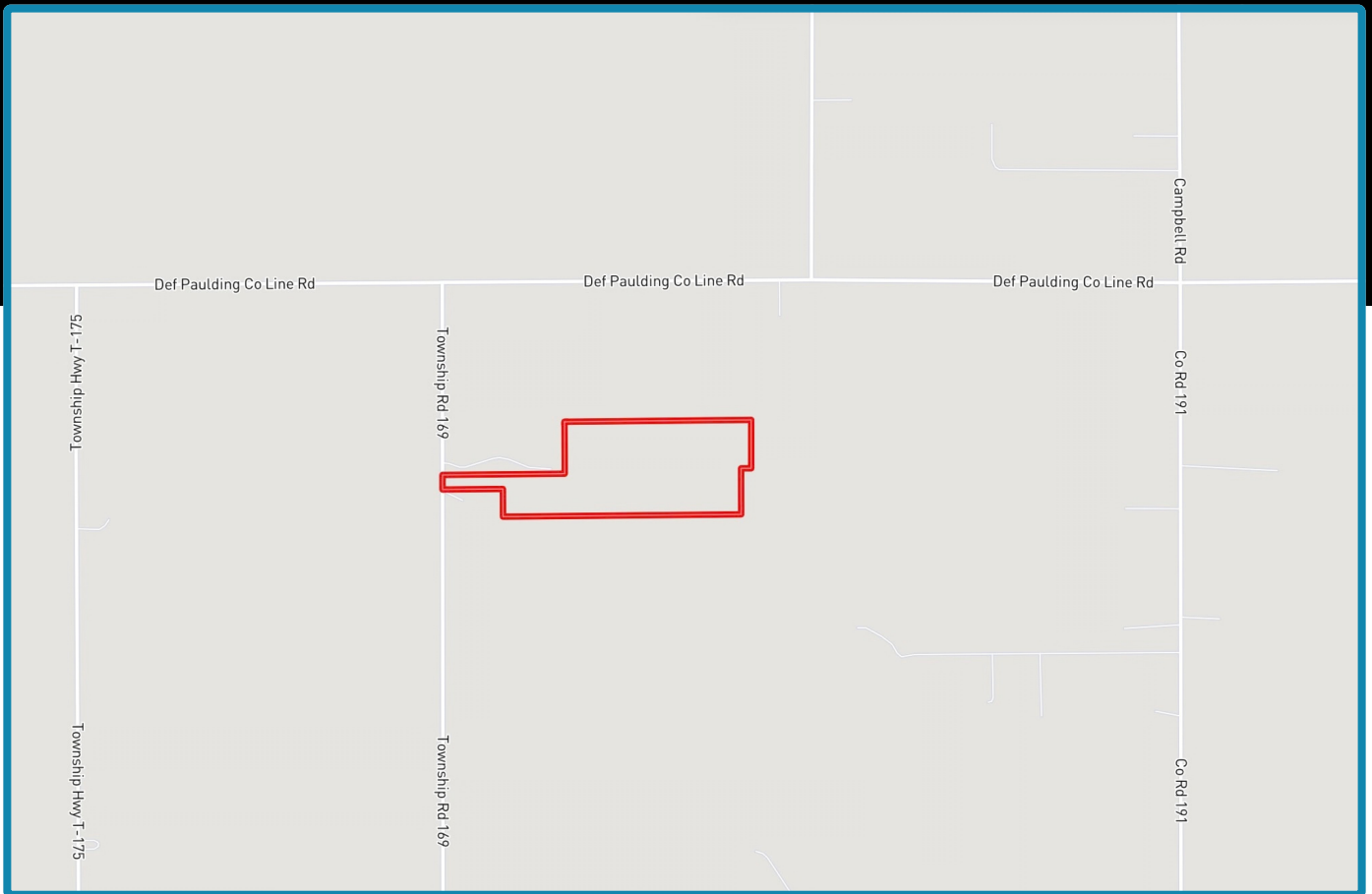


| Code   | Description                                 | Acres    | %      | CPI           | NCCPI               | CAP               | ? |
|--------|---------------------------------------------|----------|--------|---------------|---------------------|-------------------|---|
| Pc     | Paulding clay, 0 to 1 percent slopes        | 21.59    | 87.87% | -             | 43                  | 3w                | ? |
| RpA    | Roselms silty clay, 0 to 2 percent slopes   | 2.78     | 11.31% | -             | 48                  | 3w                | ? |
| RmA    | Rimer-Fulton complex, 0 to 2 percent slopes | 0.19     | 0.77%  | -             | 64                  | 2w                | ? |
| Totals |                                             | 24.57 ac |        | 0 CPI Average | 43.71 NCCPI Average | 2.99 Cap. Average |   |

# PROPERTY INFORMATION

**County: Paulding**  
**Township: Auglaize**  
**School District: Paulding**  
**Parcel Number: 01-05S-005-07**  
**Real Estate Taxes: \$489**  
**Total Acres: 24.563**  
**Tillable Acres: 24.372**  
**NCCPI: 43.71**

**Location: Located 3/4 of a mile north of the intersection of State Route 637 and Township Road 169, on the east side of State Route 169 part of the NW 1/4 of Section 21.**



**An excellent opportunity to acquire a highly tillable 24.563± acre agricultural tract located in Auglaize Township, Paulding County, within the Paulding School District.**

This property is comprised of approximately 24.372± tillable acres, with very little wasted acreage, allowing the owner to maximize nearly every acre for income-producing crop production. The open, efficient field layout makes this tract well suited for continued agricultural use and an attractive addition to an existing farming operation or land investment portfolio.

Located not far from the Auglaize River, the property offers a convenient rural setting in an established agricultural area. With approximately 99% of the total acreage in tillable production, this is a tract where nearly every acre goes to work.

🌱 **24.563± Total Acres**

🌱 **24.372± Tillable Acres**

🌱 **Approximately 99% Tillable**

🌱 **Auglaize Township**

🌱 **Efficient, Highly Tillable Farm**



FOR MORE INFO VISIT  
**WWW.DYEREALESTATE.COM**



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