

LAND LISTING

CONTACT AGENT FOR PRICING

FARM

117.5± ACRES

HARDIN COUNTY, OH

117.5±

TOTAL ACRES

102±

TILLABLE ACRES

2.6463±

WOODED ACRES

85.15

NCCPI

87% Tillable

Top-Tier Soils · 85.2 NCCPI



DEVIN DYE

THE LAND GUY

BROKER | OWNER | AUCTIONEER

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SCAN FOR DETAILS

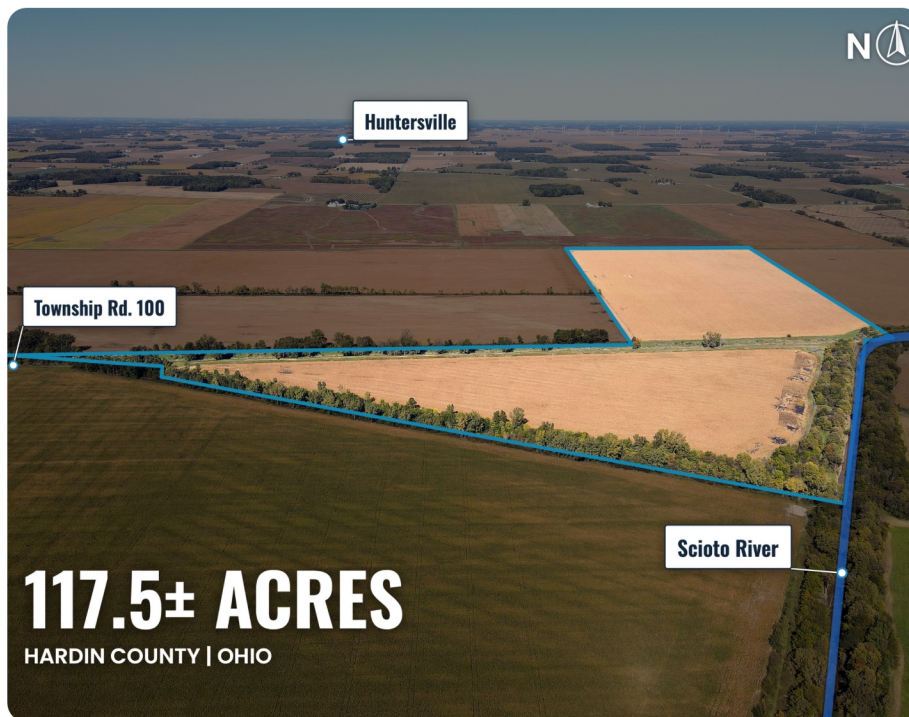
DYE FARM DIVISION

PROPERTY OVERVIEW · 117.5± ACRES

An outstanding opportunity to acquire 117.5± total acres of premier Northwest Ohio farmland, featuring 102± highly productive tillable acres composed of 80% Milford silty clay loam and 20% Roundhead Muck. With an exceptional NCCPI rating of 85.16, this tract sits firmly among Ohio's highest-quality soil profiles, offering elite yield potential and long-term agricultural value.

Farms of this caliber—combining top-tier soils, strong tillable ratios, and excellent location—are extremely rare on the public market. Situated in the heart of Hardin County's historic marshland district, this property lies just northwest of Central Ohio, approximately one hour from Columbus and under an hour from Toledo.

With its premier soils, strong drainage characteristics, and strategic location, this tract represents one of the most compelling farmland offerings in Northwest Ohio. Opportunities to purchase land of this quality seldom come available—don't hesitate on this exceptional Hardin County farm.



- ✓ **County:** Hardin
- ✓ **School District:** Upper Scioto Valley
- ✓ **Total Acres:** 117.5±
- ✓ **Wooded Acres:** 2.6463±
- ✓ **Township:** Marion & Cessna
- ✓ **Parcel Number:** 28-130009.0000, 09-190001.0000, 09-180009.0000, Part of 09-180006.0000
- ✓ **Tillable Acres:** 102±
- ✓ **NCCPI:** 85.15

A TRACT WHERE NEARLY EVERY ACRE GOES TO WORK!

PROPERTY INFORMATION

FARM
117.5± ACRES · HARDIN COUNTY, OH



Township Rd. 100

Scioto River

COUNTY
Hardin

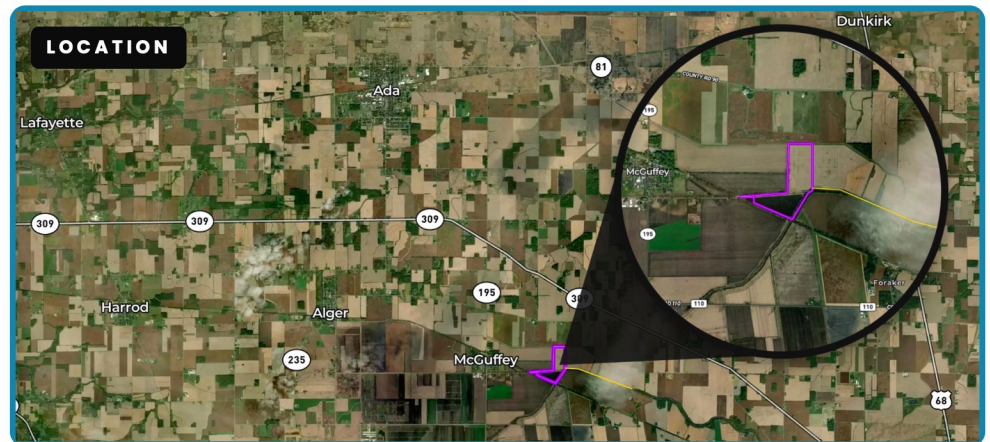
TOTAL ACRES
117.5±

TILLABLE
102±

WOODED
2.6463±

NCCPI
85.15

Positioned east of McGuffey and west of Kenton, the farm offers reliable access from Township Road 100 and County Road 95.



LAND USE

Tillable	102 ac	87%
Wooded	2.65 ac	2%
Other roads, ditches, yard	12.85 ac	11%



SOIL MAP & REPORT



FOR MORE INFO VISIT
WWW.DYEREALSTATE.COM



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