



\$9,500/ Acre

Apx. 130 Total Acres
Almost All Tillable
Located on State Route 198. Wapakoneta, OH
To Be Surveyed
Annual Taxes: TBD
Parcel Number: part of F1903501100



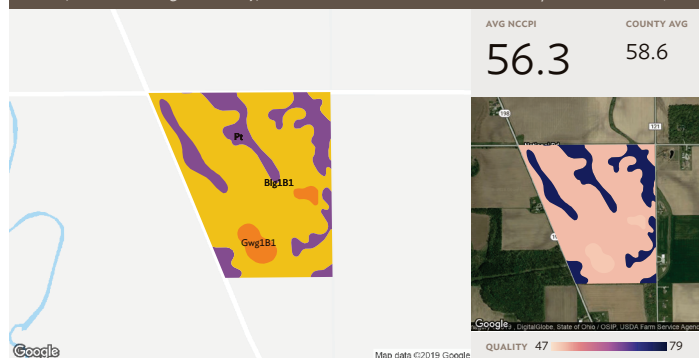
Devin Dye: 419-303-5891
devindye@gmail.com



Fields | Soil Survey January 4, 2019

1 field, 133 acres in Auglaize County, OH

TOWNSHIP/SECTION 4S SE - 35, 36



All fields

133 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	96.79	72.7%	2	50.8
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	29.95	22.5%	2	75.6
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	6.37	4.8%	2	50.0
		133.10			56.3



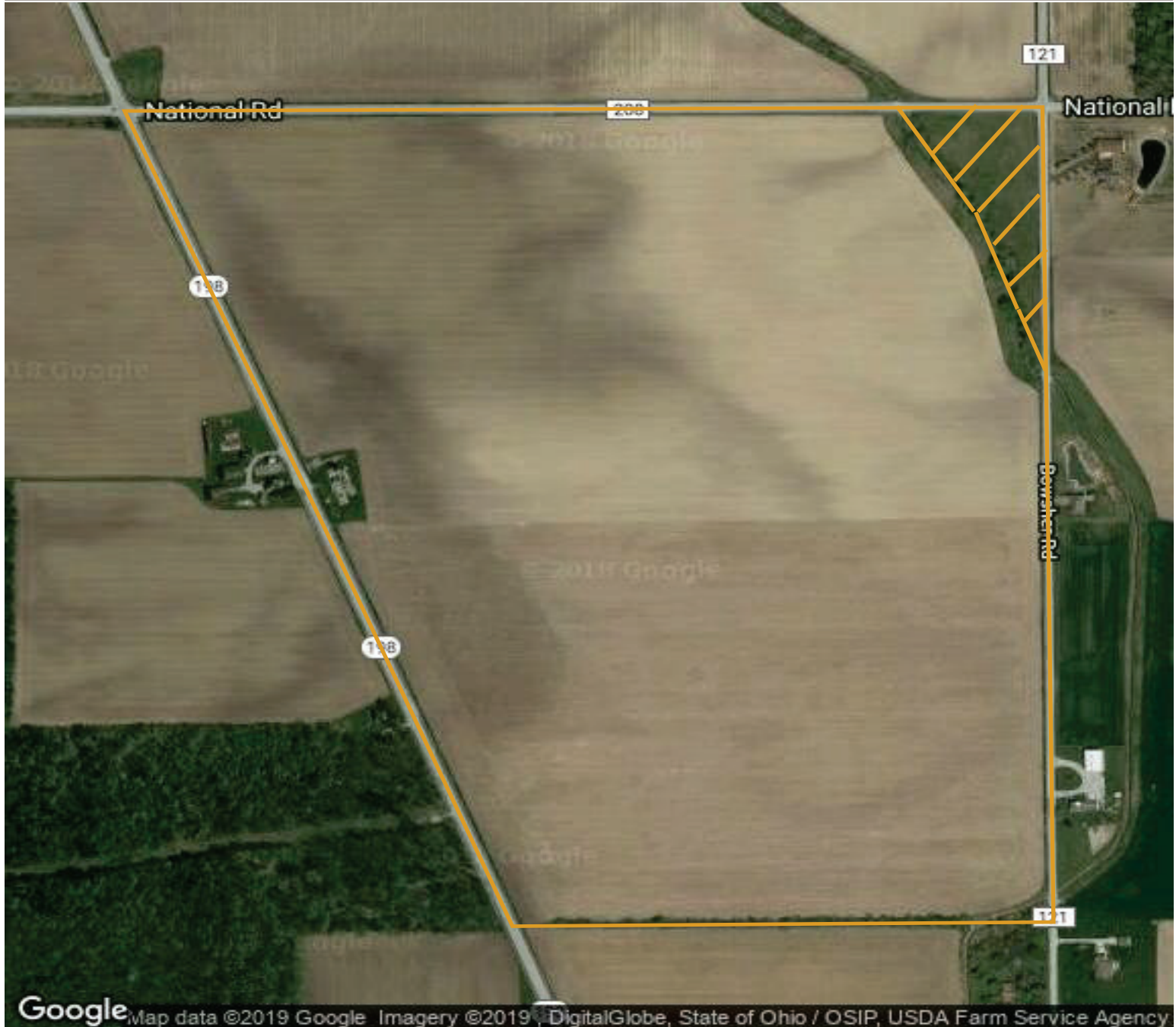
Aerial Map

1 field, 133 acres in Auglaize County, OH

TOWNSHIP/SECTION 4S 5E - 35, 36

Auglaize County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	133.10	4S 5E - 35, 36 APN: F1903501100	KOCH FARMS LTD MUSSELMAN KRISTINE &; GEORGIANNA, ANDERSON (02/27/2017)	663 LEYENDECKER RD, FREDERICKSBURG, TX 78624



Ron Spencer Real Estate
2895 Harding Hwy
Lima, OH 45804
www.rsre.com

Devin Dye
419-303-5891
devindye@gmail.com





Soil Map

1 field, 133 acres in Auglaize County, OH

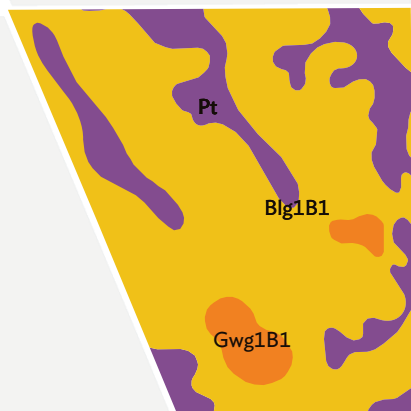
TOWNSHIP/SECTION 4S 5E – 35, 36

AVG NCCPI

COUNTY AVG

56.3

58.6



Google, DigitalGlobe, State of Ohio / OSIP, USDA Farm Service Agency

QUALITY 47 79

Map data ©2019 Google

Source: NRCS Soil Survey

All fields

133 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	96.79	72.7%	2	50.8
■ Pt	Pewamo silty clay loam, 0 to 1 percent slopes	29.95	22.5%	2	75.6
■ Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	6.37	4.8%	2	50.0
133.10					56.3

Ron Spencer Real Estate
2895 Harding Hwy
Lima, OH 45804
www.rsre.com

Devin Dye
419-303-5891
devindye@gmail.com



