



Hoovler Land & Cattle

HARDIN COUNTY
MCDONALD TOWNSHIP

FOR SALE
156 ACRES

150 Acres of Pasture land | 2006 Ranch Home | 5 Outbuildings



REAL ESTATE
& LAND COMPANY

DEVIN DYE

"The Land Guy"

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DESCRIPTION

This 156 acre farm is currently being utilized as a fully operational cattle business. The home was built in 2006, and all of the outbuildings were built after that with the exception of one. It has approximately 150 acres of pasture with heated automatic water systems ran to each pasture. It has 5 buildings and an owner's house situated on the premises. This is a rare opportunity to purchase a completely ready for business cattle operation in this part of the state. The pastureland could easily be converted to tillable acreage if the new owner doesn't have the need for all of the pasture. This property is centrally located between Kenton, Lima and Bellefontaine, Ohio making it a great centralized location to run your cattle or equestrian business.



BARN 1
1996
56X80



BARN 2
2006
45X72



BARN 3
2007
72X90



BARN 4
2008
40X90



BARN 5
2020
90X104



150+/- ACRES OF PASTURELAND WITH HEATED AUTOMATIC WATER SYSTEMS.



MAJORITY OF THE PASTURELAND COULD BE CONVERTED TO TILLABLE ACREAGE.



APPROXIMATELY 15.5 ACRES OF WOODED ACREAGE THAT BORDERS THE SCIOTO RIVER, WHICH IS FULL OF WILDLIFE AND GREAT FOR RECREATION.

**3437 STATE ROUTE 67
BELLE CENTER, OH**



**MASTER BEDROOM
12.5x12**



**BEDROOM
12.5x10**



**BEDROOM
12.5x10**



**LIVING ROOM
12.5x19**



**KITCHEN
12.5x10.5**



**FAMILY ROOM
14.25x12.5**



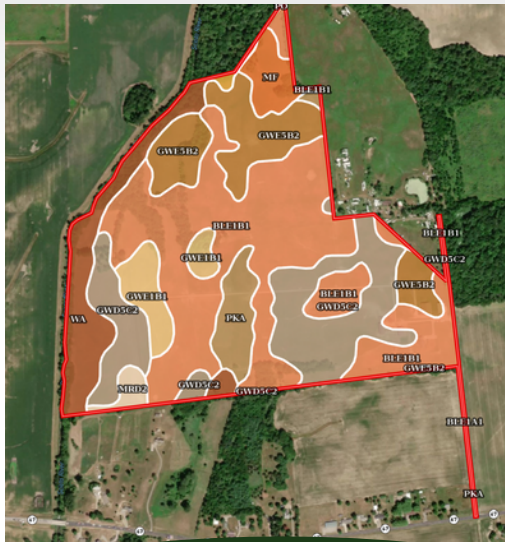
**LAUNDRY ROOM
9x8**



AERIAL PHOTO



SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	68.91	43.3	0	60	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	30.27	19.02	63	49	4e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	20.76	13.05	0	49	2e
Wa	Walkill silt loam, frequently flooded	15.81	9.93	0	46	3w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	7.6	4.78	0	60	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	7.42	4.66	0	77	2w
Mf	Milford silty clay loam, 0 to 2 percent slopes	5.28	3.32	0	86	2w
MrD2	Morley clay loam, 12 to 18 percent slopes, eroded	2.16	1.36	0	50	4e
Po	Pewamo variant muck	0.73	0.46	0	65	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	0.2	0.13	0	62	2w
TOTALS		159.14(*)	100%	11.98	56.63	2.51



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