

80 ac Wood County

\$ 12,000 /ac



**Section 13, Henry Twp., Wood Co, OH
MOSTLY ALL TILLABLE GROUND
North Baltimore SD**



Apx. 80 ac vacant land, Section 13, HenryTwp.
Frontage onTwp. Hwy 24/Hammansburg Rd.,
North Baltimore.

Apx. 78.2 ac tillable, .83 ac in CRP until 9/30/2026.

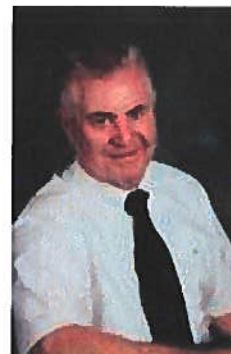
Soils consist mostly
of Hoytville & Nappanee.

North Baltimore SD

Taxes are CAUV

Annual Taxes-\$1,989.20

Ron Spencer
419-230-1111



WOOD COUNTY



Insurance Agency, Inc.

Bowling Green
353-8611

Toledo
255-7455

209 West Poe Road
Bowling Green, Ohio 43402

Century 21

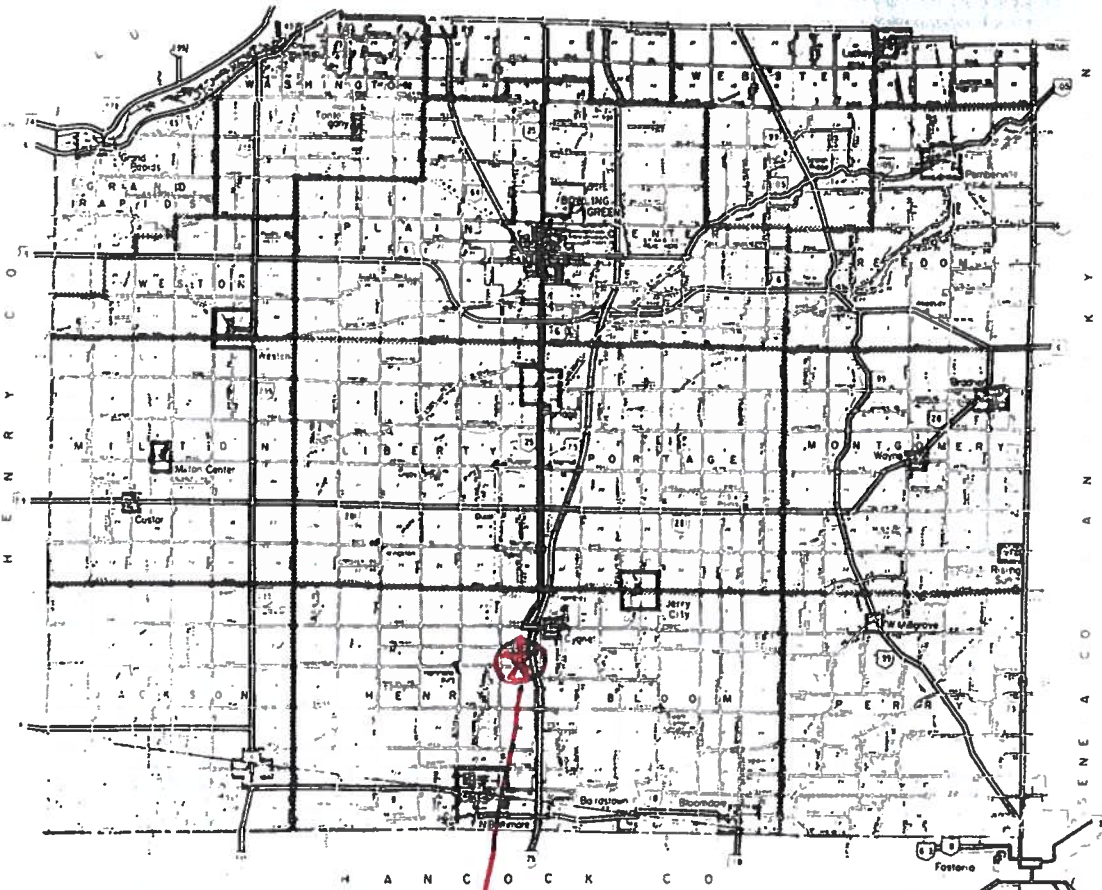
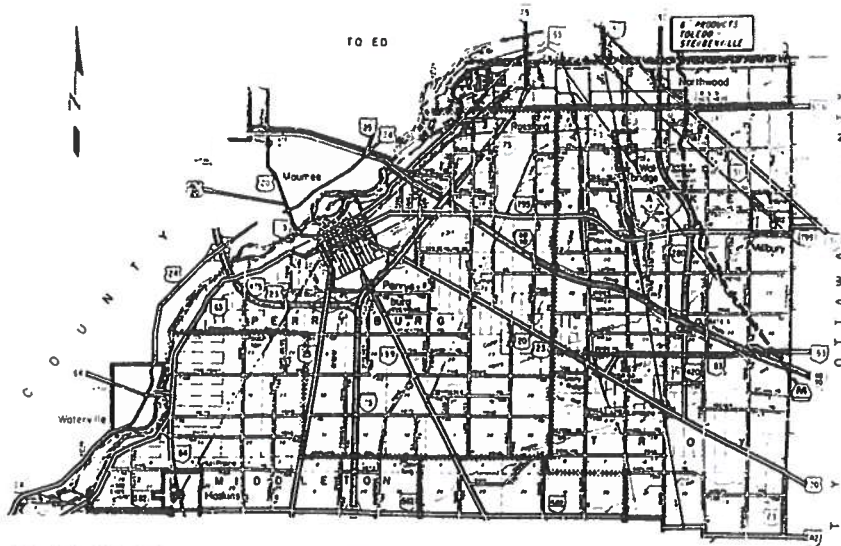


A. A. Green Realty
1045 North Main Street
Bowling Green, Ohio 43402
(419) 352-5331

Allen A. Green, Broker
Each Office is Independently Owned and Operated



800-472-9595



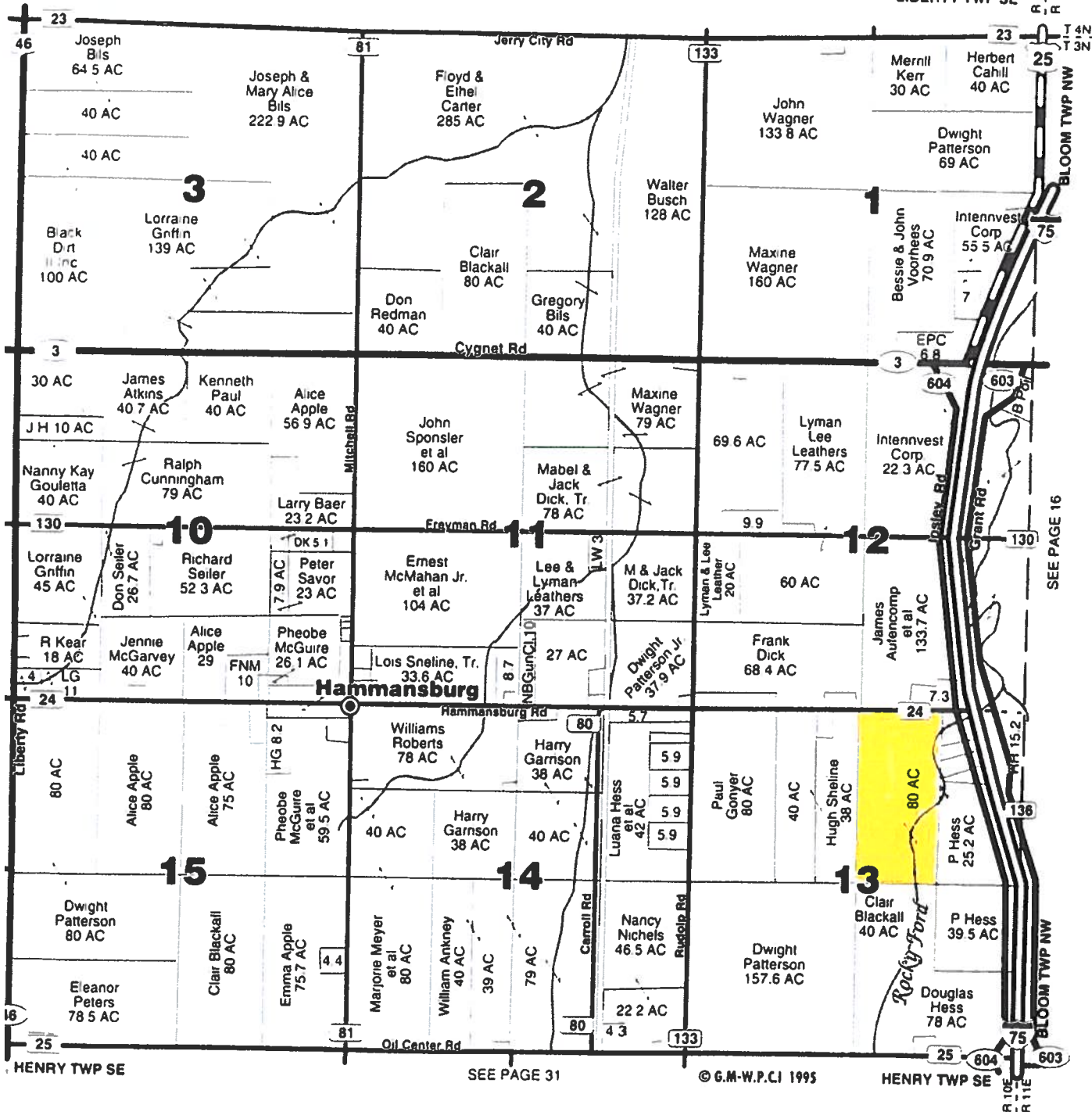
SUBJECT

LIBERTY TWP SE

SEE PAGE 43

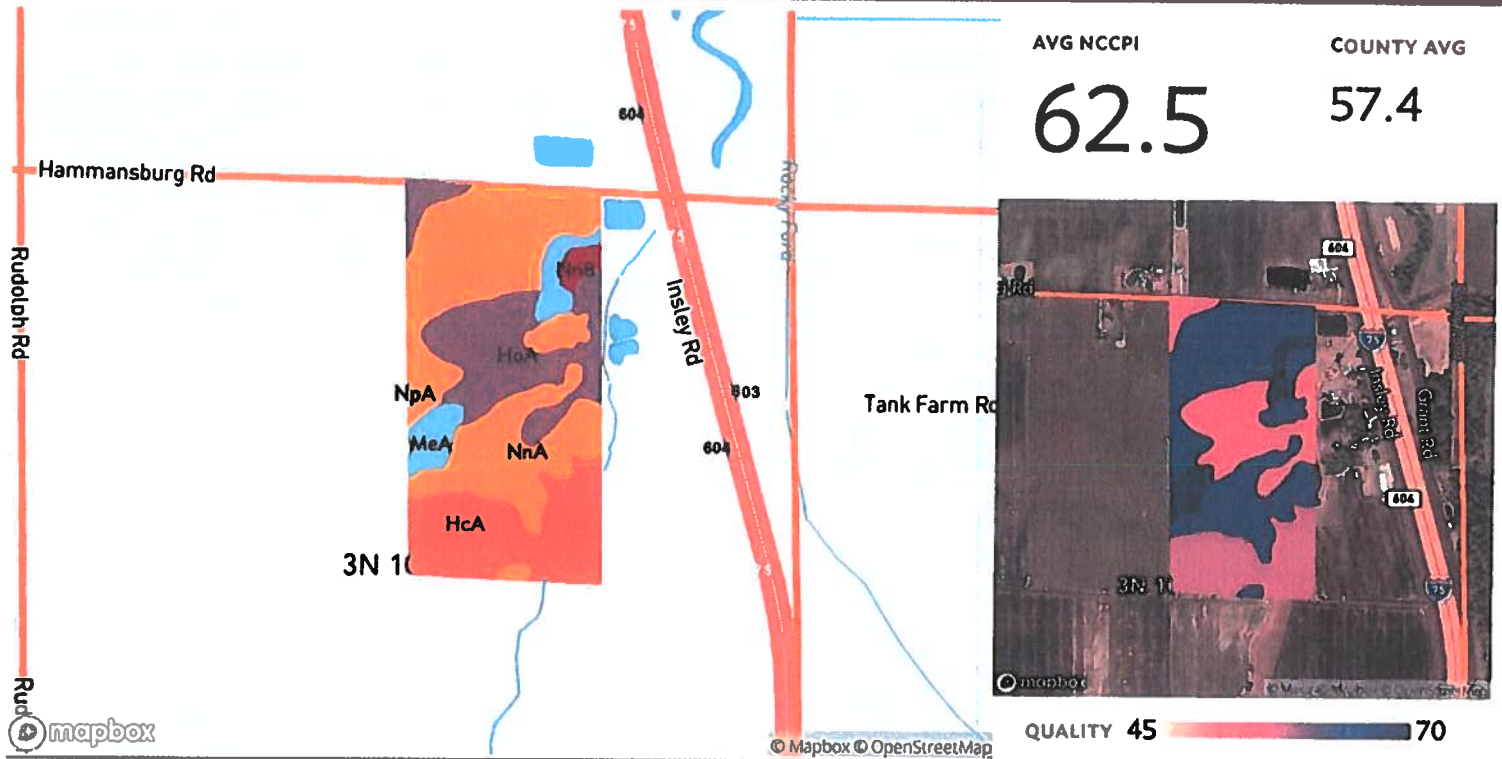
LIBERTY TWP SE

R 10E
R 11E



1 field, 82 acres in Wood County, OH

TOWNSHIP/SECTION 3N 10E - 12, 13



All fields

Source: NRCS Soil Survey

82 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
NnA	Nappanee loam, 0 to 2 percent slopes	38.88	47.5%	3	66.8
HoA	Hoytville clay loam, 0 to 1 percent slopes	18.16	22.2%	2	55.0
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	17.42	21.3%	2	57.0
MeA	Mermill sandy clay loam, 0 to 1 percent slopes	5.86	7.1%	2	72.2
NnB	Nappanee loam, 2 to 6 percent slopes	1.29	1.6%	3	66.4
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	0.30	0.4%	3	66.2
81.91					62.5



1 field, 82 acres in Wood County, OH

TOWNSHIP/SECTION 3N 10E - 12, 13



Avg. Elevation

703.16 ft

Total Area

82 ac

	ELEVATION RANGE	ACRES	PERCENT AREA
	706.28 ft - 707.21 ft	1.20 ac	1.46%
	705.36 ft - 706.28 ft	2.81 ac	3.43%
	704.44 ft - 705.36 ft	10.48 ac	12.79%
	703.51 ft - 704.44 ft	17.43 ac	21.28%
	702.59 ft - 703.51 ft	24.74 ac	30.21%
	701.67 ft - 702.59 ft	13.39 ac	16.35%
	700.74 ft - 701.67 ft	7.05 ac	8.61%
	699.82 ft - 700.74 ft	2.66 ac	3.25%
	698.90 ft - 699.82 ft	2.15 ac	2.62%



Wood County, Ohio
1616 E. Wooster St- Box 31
Bowling Green, OH 43402
419-352-5171 (p) 855-832-5971 (f)

2023 Program Year

Farm 676
Tract 2143



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

Common Land Unit

1:4,800

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Map Created
February 28, 2023

Tract Cropland Total: 79.03 acres

NOTES:

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. Rather, it depicts the information provided directly from the producer under the National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on the data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Determination Map

Client: Dutton Properties LLC

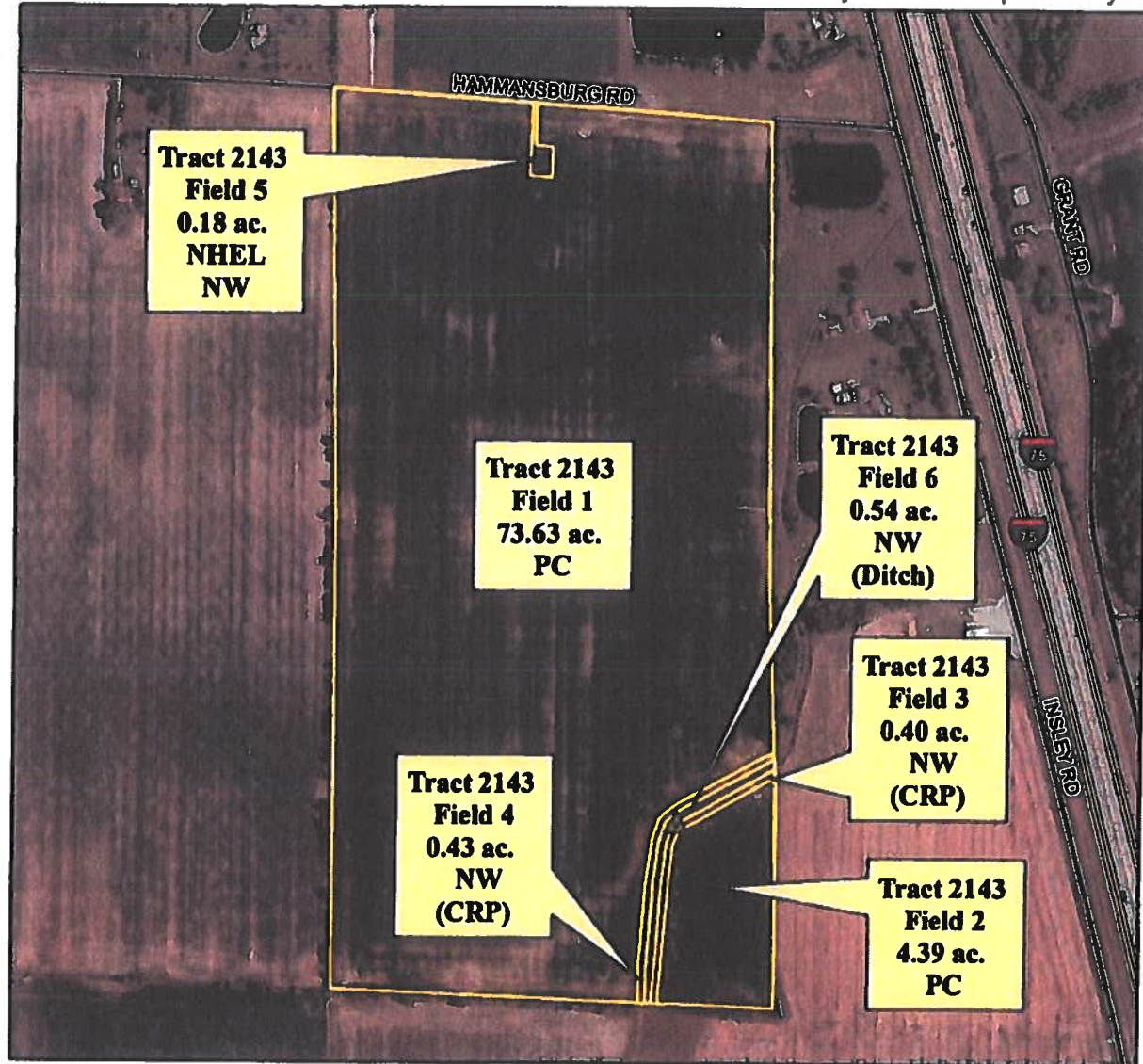
Tract: 2143

Location: 41°13'32.44"N 83°39'25.09"W

Date: 1/26/2023

County: Wood County

Created by: Karen Simpson Reyes



Legend

- T2143
- wet_p_oh173
- PJW

ortho_1-1_hn_s_oh173_2021_1.sid

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

580 290 0 580 Feet



CONSERVATION PLAN MAP

Date: 5/4/2011

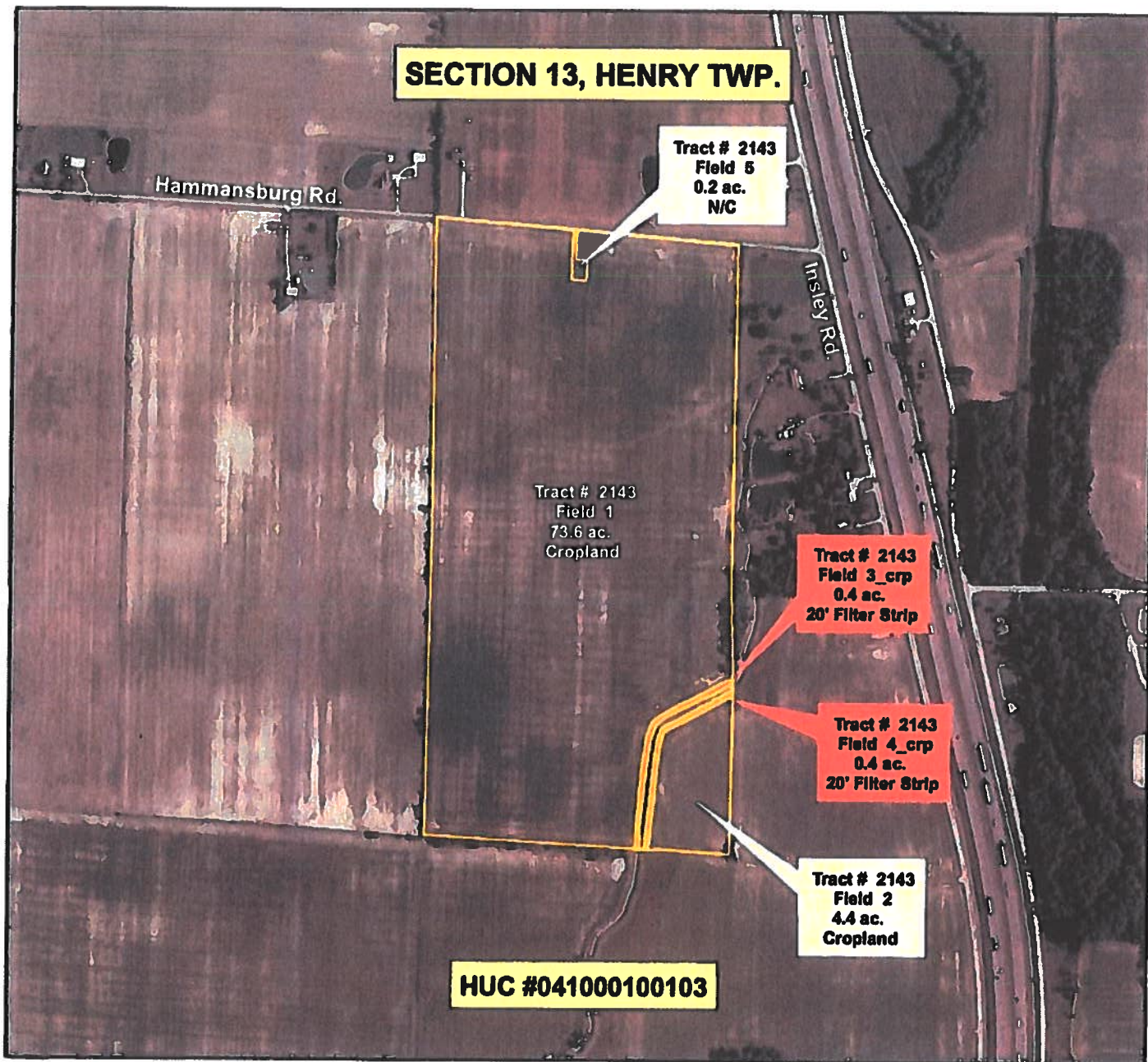
Customer(s): [REDACTED]

District: WOOD SOIL & WATER CONSERVATION DISTRICT

Field Office: BOWLING GREEN SERVICE CENTER

Agency: USDA - NRCS

Assisted By: JEREMY GERWIN



Legend



CRP re-up, 2011

Conservation Cover

330 0 330 660 990 1,320
Feet

