

# NEW LAND LISTING



REAL ESTATE  
& LAND COMPANY

**60+/- ACRES**  
**HARDIN**  
**COUNTY**  
**PLEASANT**  
**TOWNSHIP**



Tillable Acreage: 18+/-  
Wooded Acreage: 42+/-  
School District: Kenton  
Annual Real Estate Taxes: \$525.57  
Location: 1 Mile West of Kenton on St. Rt. 309  
NCCPI: 68.14  
Parcel Number: 333100050000 & 333000030000

**CONTACT:**

**MATT BOWERS**  
**567-204-7462**

*Listing Price:*  
**\$489,000.00**

Very Unique 60 +/- Acre Land Opportunity! 18 +/- acres of highly sought after tillable ground with an NCCPI rating of 68.14. With 42 +/- acres of woods this whitetail wonderland has limitless trophy potential. With this properties triangle shape it makes for fun hunting. Ag fields to the west and Ag fields to the south and train tracks to the east, this makes for a perfect recipe for deer movement year round and hot rut action come November every year. Don't let this hunting opportunity pass by. The tillable acreage has very sufficient road frontage with the potential for building lots. These two unique attributes make this a very desirable investment/recreational opportunity.

**FSA INFO**

**FARMLAND ACRES: 61.16**  
**CROPLAND ACRES: 18.44**

CROP	BASE ACRES	PLC YIELD
CORN	3.93	124
SOYBEANS	11.77	37



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Realtor/Auctioneer

