

NEW *Land* LISTING

32+/- ACRES



**REAL ESTATE
& LAND COMPANY**

DEVIN DYE

"THE LAND GUY"

BROKER/OWNER/AUCTIONEER

419-303-5891

ALLEN COUNTY

Total Acres: 32.27 +/-

Township: American

Tillable: 30.14 +/-

Wooded: 1.76 +/-

School District: Elida

Annual Real Estate Taxes:

\$953.52

NCCPI: 65.16

Parcel Number:

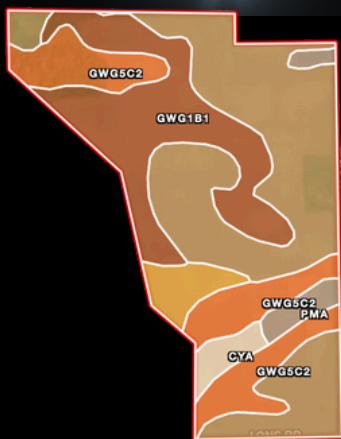
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**CALL FOR
PRICING**



****CITY WATER & SEWER ALONG STEVICK ROAD****

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	15.42	45.93	0	67	2e
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	8.49	25.29	0	67	2e
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	6.28	18.71	65	56	3e
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	1.38	4.11	0	56	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	1.1	3.28	0	76	2w
CyA	Cygnat loam, 0 to 3 percent slopes	0.9	2.68	72	81	1
TOTALS		33.57()	100%	14.09	65.16	2.16

CRP INFO:

ACRES: 0.64
ANNUAL CONTRACT
PAYMENT: 110.37
CONTRACT DATE: 2020-2035



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Broker – Owner – Auctioneer

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devindye@gmail.com

WWW.DYEREALESTATE.COM