



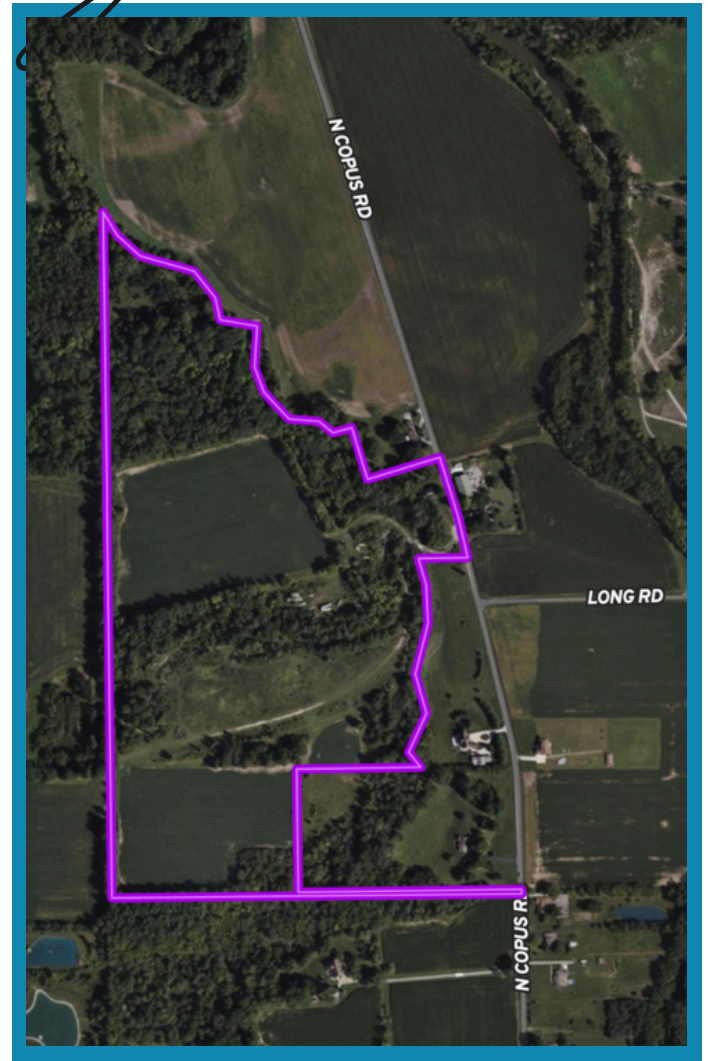
LAND

*Listing*

**70.92 ACRES**

**ALLEN COUNTY  
AMERICAN TOWNSHIP**

Multi-use property that offers an all-in-one package with its recreational, agricultural, or it's potential for a possible future home building site in both Elida and Shawnee schools. This nearly 71-acre rural setting houses all the features of your dream hunting destination without the need to travel halfway across the state to enjoy. This property has it all, elevation change, multiple water sources, diverse habitat, and vegetation, easy to access trails, gravel drives, concrete bridge crossing, and multiple different options on how to hunt and enjoy this unique northwest Ohio property. Whether you're looking for your next addition to your farming operation, your next hunting getaway, or a place to potentially build in a secluded setting off the road, this property can surely fit your needs.



[WWW.DYEREALSTATE.COM](http://WWW.DYEREALSTATE.COM)

*Devin Dye*  
**DEVIN DYE**  
OWNER - BROKER - AUCTIONEER  
**419-303-5891**





**REAL ESTATE  
& LAND COMPANY**

## DESCRIPTION:

- Total Acres: 70.92 +/-
- County: Allen
- Township: American
- Tillable Acres: 38.8 +/-
- Wooded Acres: 21.55+/-
- CRP/Wetlands: Yes
- CRP Acres: 1.56
- CRP Contract Rent: \$172.46
- CRP Total Annual Payment: \$269.04
- Contract Expires: 9/30/35
- School District: Elida/Shawnee
- Location: 675 Copus Rd., Lima, OH 45807
- NCCPI: 61.16
- Parcel Number: 36-2900-04-002.000 & 36-3201-02-001.000



ASKING PRICE:

**\$10,000.00/ACRE**

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