

NEW

Listing



65 ACRES ALLEN COUNTY

DESCRIPTION

Take a look at this unique offering of a multi-use property located in Shawnee. It offers a rural country setting inside Shawnee limits. It provides nearly 26 acres of effective farm land, nearly 23 acres of huntable woods and creek banks, and 8.74 acres of CRP ground that pays more than \$2,300 annually. If you're a serious bow hunter don't let this opportunity pass you by, with its middle of nowhere feel, and all the benefits of Urban Hunting that produces big trophy type whitetails that seek these smaller wooded plots near higher human populated areas. With its AG fields for food, creeks for water supply, and woodland for cover the deer can't resist its lure.



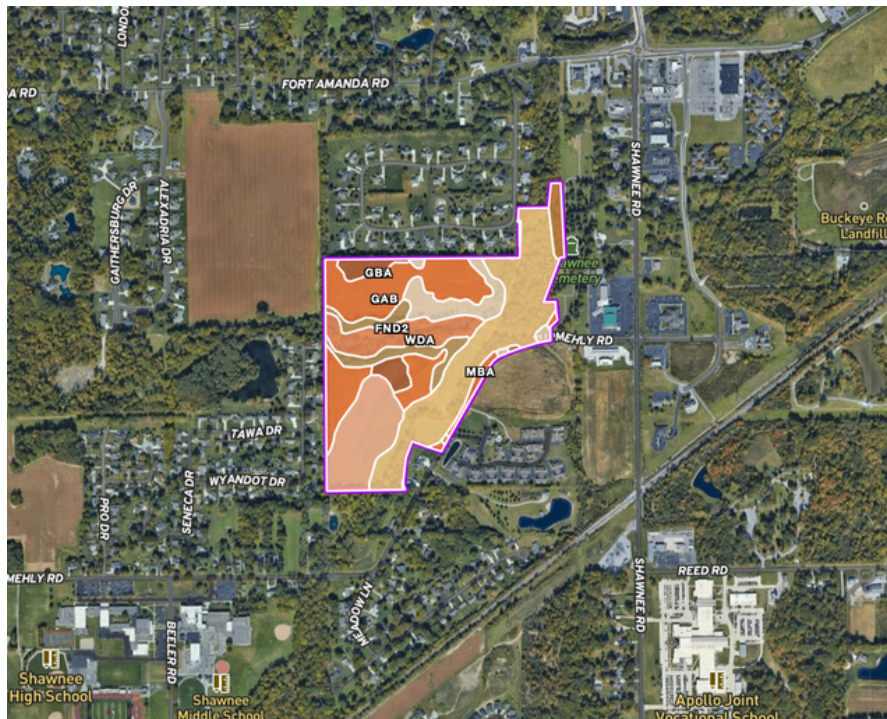
CONTACT FOR PRICING

WWW.DYEREALESTATE.COM



DEVIN DYE
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SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MbA	Medway silt loam, 0 to 2 percent slopes, occasionally flooded	19.97	30.19	74	86	2w
GaB	Gallman loam, 2 to 6 percent slopes	17.04	25.76	64	72	2e
AuA	Aurand loam, 0 to 3 percent slopes	9.06	13.7	74	66	2w
WdA	Westland clay loam, 0 to 1 percent slopes	6.2	9.37	84	85	2w
GaC	Gallman loam, 6 to 12 percent slopes	4.96	7.5	59	70	3e
FND2	Fox loam, 12 to 18 percent slopes, eroded	4.54	6.86	0	44	4e
GbA	Gallman silt loam, 0 to 2 percent slopes	2.91	4.4	71	77	1
KnA	Knoxdale silt loam, 0 to 2 percent slopes, occasionally flooded	1.39	2.1	67	85	2w
TkA	Thackery loam, sandy substratum, 0 to 2 percent slopes	0.07	0.11	73	93	1
TOTALS		66.14(	100%	65.87	75.06	2.17

PARCEL NUMBER: Part of 46-15-06-01-001.000

LOCATION: Located on the West side of Zurmehly Road, .7 miles East of Shawnee Schools

TOTAL ACRES: 65
 COUNTY: ALLEN
 TOWNSHIP: SHAWNEE
 TILLABLE: 25.68
 WOODED: 22.84
 CRP ACRES: 8.74
 RENTAL RATE
 PER ACRE: \$275.90
 ANNUAL CONTRACT
 PAYMENT: \$2,411.00
 CONTRACT END DATE:

9/30/35

SCHOOL DISTRICT:
 SHAWNEE

ANNUAL REAL
 ESTATE TAXES: \$2,349.55
 NCCPI: 75.02

FSA INFORMATION

CROP	BASE ACRES	PLC YIELD
CORN	22.4	128
SOYBEANS	3.28	47

FARMLAND ACRES: 60.93
 CROPLAND ACRES: 34.42

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