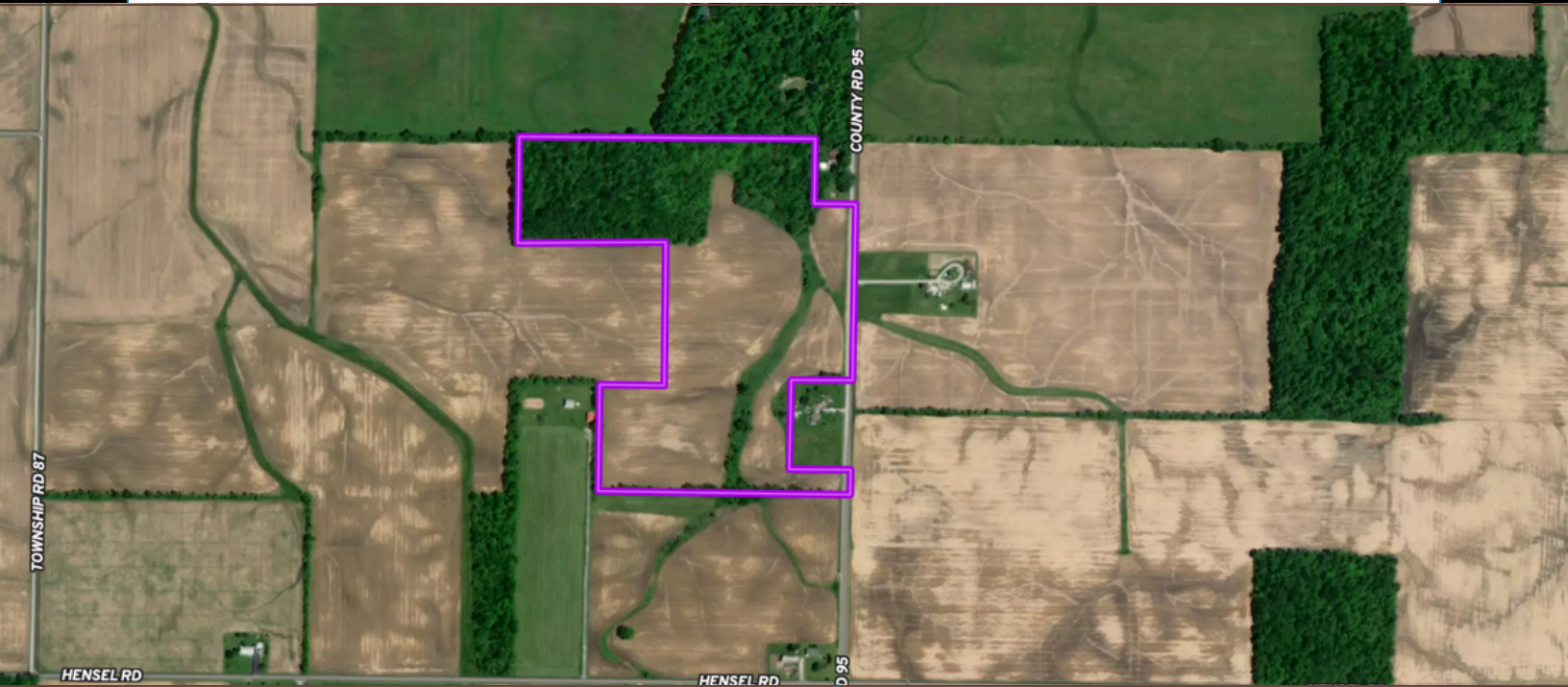


DYE REAL ESTATE & LAND CO.

44 ACRES

HARDIN COUNTY



ABOUT THIS PROPERTY

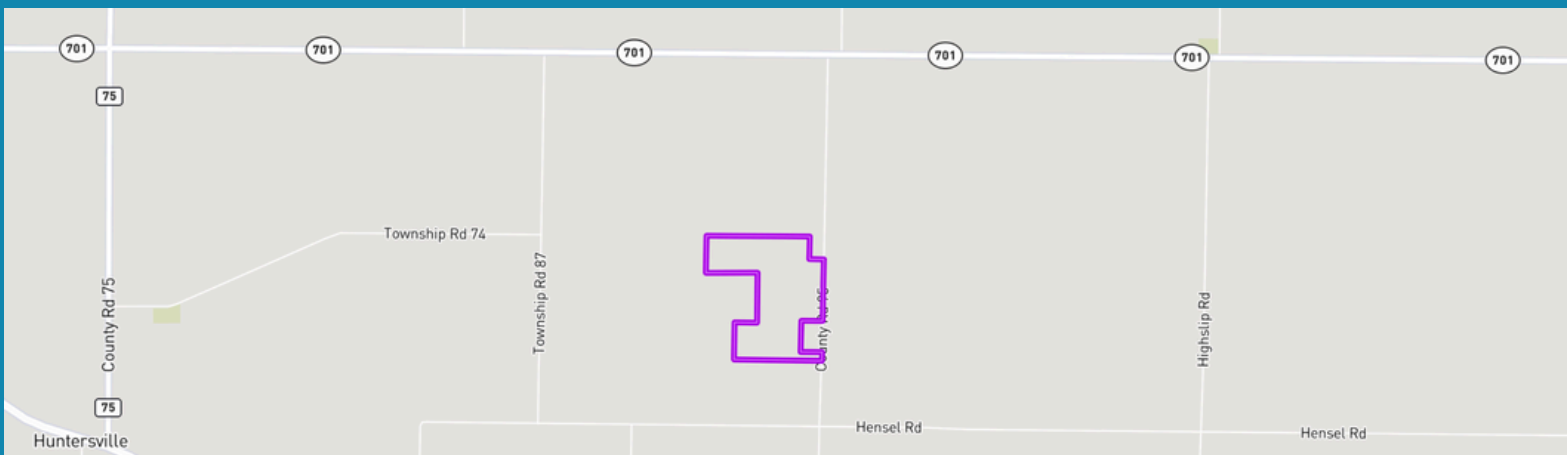
- TOTAL ACRES: 44.456+/-
- COUNTY: Hardin
- TOWNSHIP: Cessna
- TILLABLE: 23.75+/-
- WOODED: 15.12 +/-
- SCHOOL DISTRICT: Hardin Nothern
- NCCPI: 65.1
- PARCEL NUMBER: Part of 08-050005.0000



2045 HEATHER DR.
LIMA, OH 45804
419-516-4106

DEVIN DYE
BROKER/AUCTIONEER
419-303-5891

CHECK OUT OUR WEBSITE: WWW.DYEREALESTATE.COM



Location: Located 1.4 miles north of ST RT 309 on the west side of CR 95

Great multi-use property with the perfect mix of recreational, agriculture, and the potential to possibly build your future dream home located in western Hardin County. Don't miss your chance at this multi use property.

SOIL MAPS & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	28.5	64.17	0	67	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	5.27	11.87	0	56	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	3.83	8.62	63	56	4e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	3.47	7.81	0	66	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	1.69	3.81	0	69	2w
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	1.67	3.76	0	76	2w
TOTALS		44.43(100%	5.43	65.11	2.17

DEVIN DYE
BROKER/AUCTIONEER
419-303-5891

