



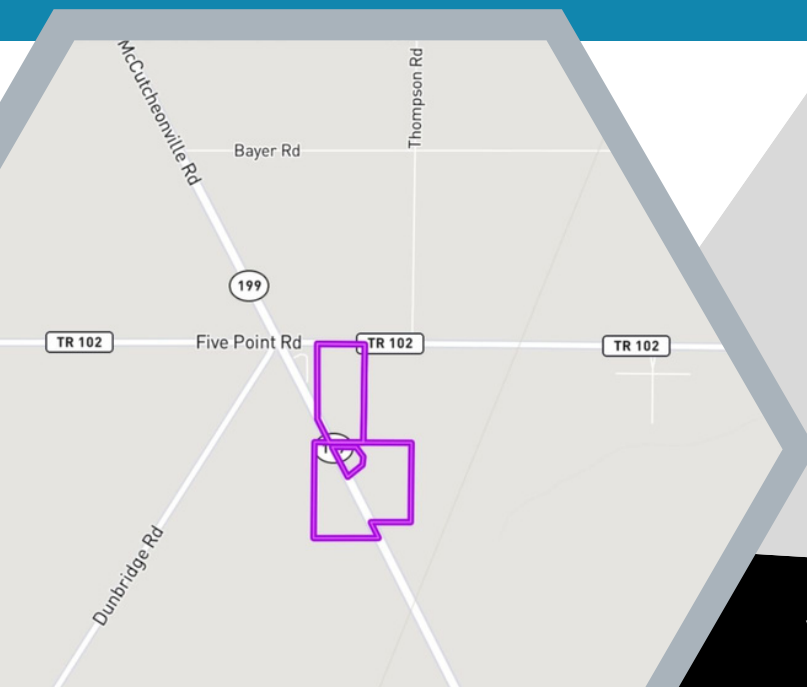
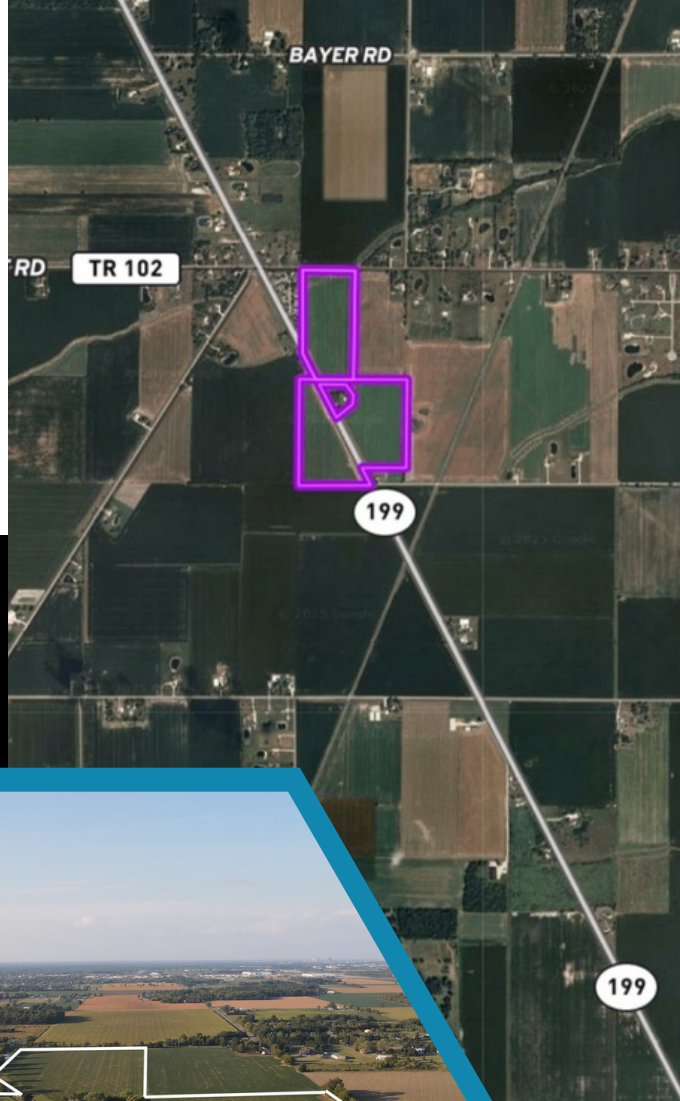
**REAL ESTATE
& LAND COMPANY**

54± ACRES

**WOOD
COUNTY**

CONTACT AGENT FOR PRICING:

**DEVIN DYE
THE LAND GUY
419-303-5891**

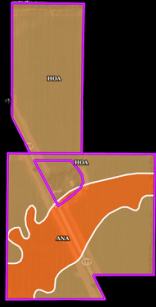


INFORMATION:

County: Wood
Township: Perrysburg
Tillable: 51.84 +/- Acres
School District: Perrysburg

NCCPI: 64.75
Parcel Number:
P60-400-280000003000 & Part of
P60-400-280000005000

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SOIL MAPS & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	42.56	73.72	83	64	2w
AnA	Aurand loam, 0 to 2 percent slopes	15.17	26.28	78	67	2w
TOTALS		57.73(*)	100%	81.69	64.79	2.0



Wood County farm consisting of approximately 54 acres for sale, located in Perrysburg Township. This farm stands out as a highly desirable farming or investment opportunity. This farm has 51.84 +/- tillable acres with an NCCPI rating of 64.75 which makes this farm 96% tillable. Prospective buyers are encouraged to call today and consider adding this high-demand farm to their land holdings or farming operation.

FSA INFORMATION

CROP	BASE ACRES	PLC YIELD
Wheat	7.18	72
Corn	23.59	161
Soybeans	23.38	39

FARMLAND ACRES: 60.24
CROPLAND ACRES: 54.15

DEVIN DYE THE LAND GUY

BROKER | OWNER | AUCTIONEER



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