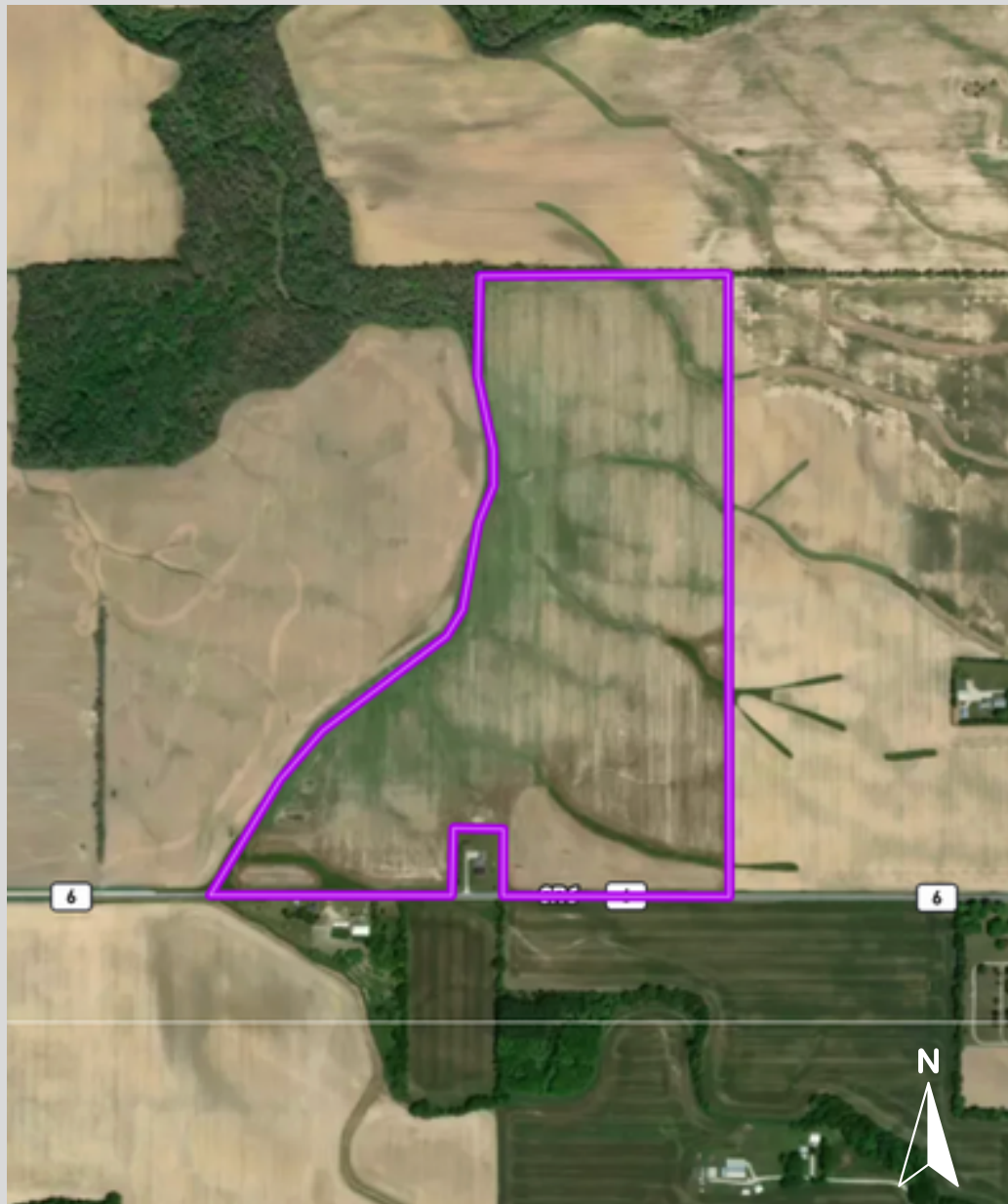




REAL ESTATE
& LAND COMPANY



NEW LISTING

≡ **83.347 ACRES** ≡

SENECA COUNTY / BLOOM TOWNSHIP

This 83 +/- acre farm in Seneca County, Ohio features high-quality Bennington, Tiro, and Shoals silt loam soils, making it an excellent choice for expanding your farming operation or land portfolio. With a strong NCCPI rating of 70.74, this property offers promising crop production potential. Take advantage of the opportunity to acquire this valuable farmland.

ASKING PRICE: CONTACT AGENT FOR PRICING

**DEVIN DYE | THE LAND GUY | 419-303-5891
WWW.DYEREALESTATE.COM**

AERIAL PHOTO



ABOUT THIS PROPERTY

County: Seneca

Township: Bloom

Tillable: 79.853

Total Acres: 83.347

Wooded: 0.08

School District:

Buckeye Central

Annual Real Estate Taxes:

\$1,729.23

NCCPI: 70.74

Parcel Number:

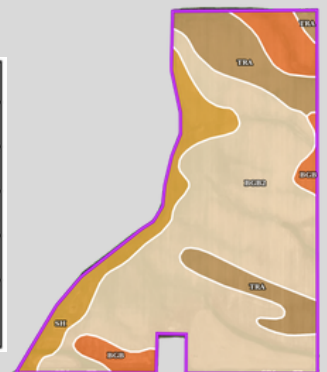
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C13000131600000

Location: Located 2.5 miles east of Melmore, OH on the north side of County Rd. 6

SOIL MAPS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BgB2	Bennington silt loam, 2 to 6 percent slopes, eroded	51.5	62.71	0	67	3e
TrA	Tiro silt loam, 0 to 2 percent slopes	13.24	16.12	0	79	2w
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	9.88	12.03	0	76	2w
BgB	Bennington silt loam, 2 to 6 percent slopes	7.49	9.12	0	75	2e
TOTALS		82.11(*)	100%	-	70.74	2.63



DEVIN DYE
BROKER/AUCTIONEER

419-303-5891
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