LAND LISTING

FARM

$1,650,555 · $21,531/AC



76.77± ACRES

ALLEN COUNTY, OH

$1,650,555	76.77±	74.39	1.3
$21,531 / ACRE	TOTAL ACRES	TILLABLE ACRES	WOODED ACRES

- Amanda Township
- Significant Value Location
- Scenic Setting



DEVIN DYE

THE LAND GUY

BROKER | OWNER | AUCTIONEER

419-303-5891

devin@dyerealestate.com

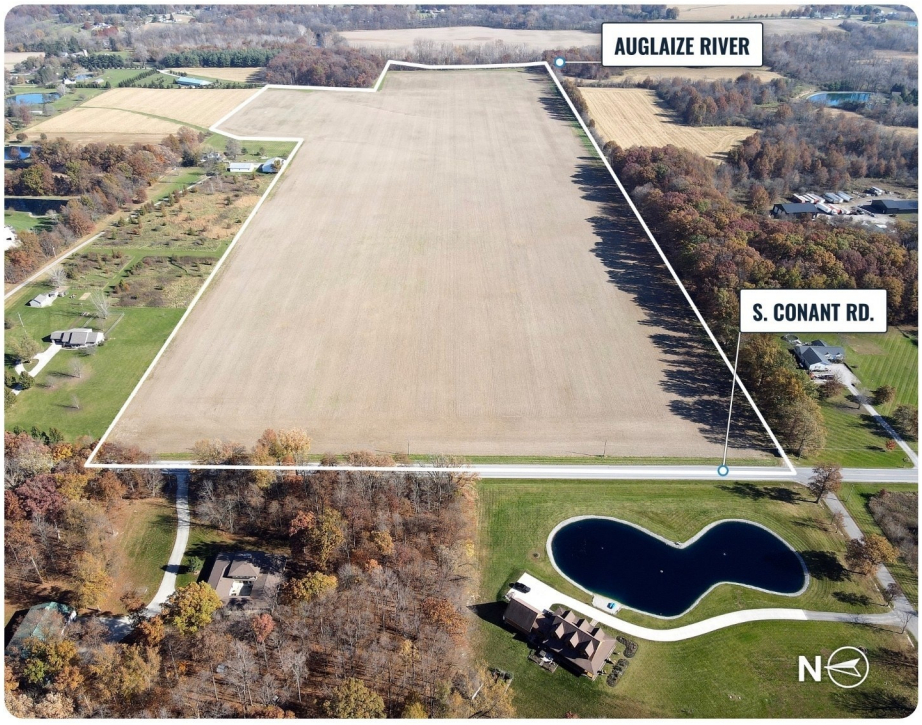
DYE REAL ESTATE & LAND COMPANY

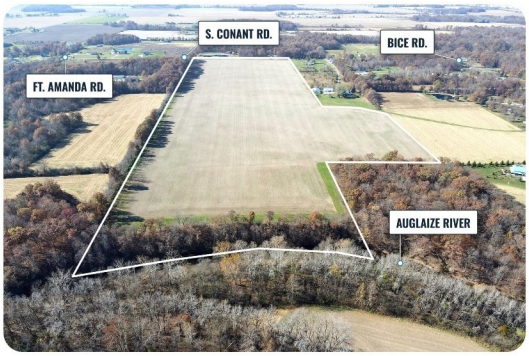
SCAN FOR DETAILS

PROPERTY OVERVIEW · 76.77± ACRES

ALMOST ENTIRELY TILLABLE **ALLEN COUNTY FARM**

Rarely does farmland in Amanda Township come to market. This 76± acre farm in Allen County is almost entirely tillable, and its location gives it significant value. The soils are quality Blount, Glynwood, and Pewamo, which makes this farm a strong investment or a good addition to an existing farming operation. The Auglaize River runs along the eastern boundary and gives the property a scenic setting. Don't miss your chance to add this piece of Amanda Township ground to your land portfolio.







- **76.77± Total Acres**
- **Approximately 97% Tillable**
- **Predominantly Blount silt loam**
- **Amanda Township**
- **Spencerville School District**
- **Allen County, OH**

A FARM THAT NEARLY EVERY ACRE GOES TO WORK!

PROPERTY INFORMATION

FARM
76.77± ACRES · ALLEN COUNTY, OH



COUNTY
Allen

TOWNSHIP
Amanda

SCHOOL DISTRICT
Spencerville

PARCEL #
45-1500-02-024.001

NCCPI
65.72

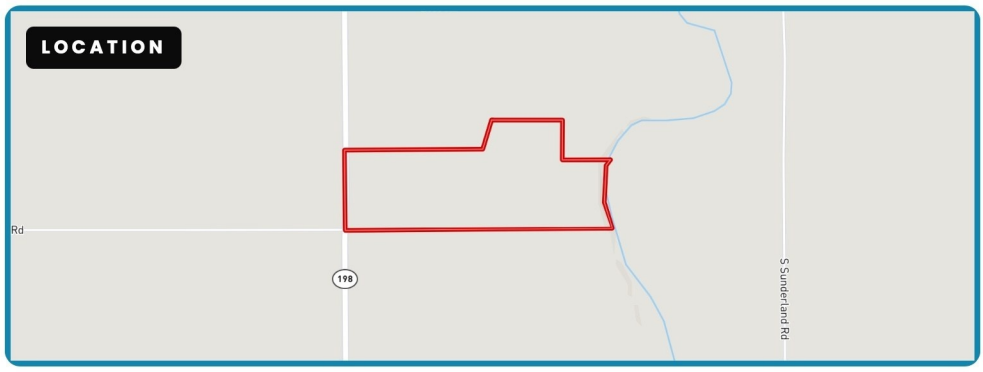
PRICE
$1,650,555
($21,531/ac)

TAXES
$2,059.00

MAIN SOIL
Blount silt loam (61%)

AVG. SOIL CLASS
2.11

Located .5 miles north of Ft. Amanda Rd. on the east side of Conant Rd.





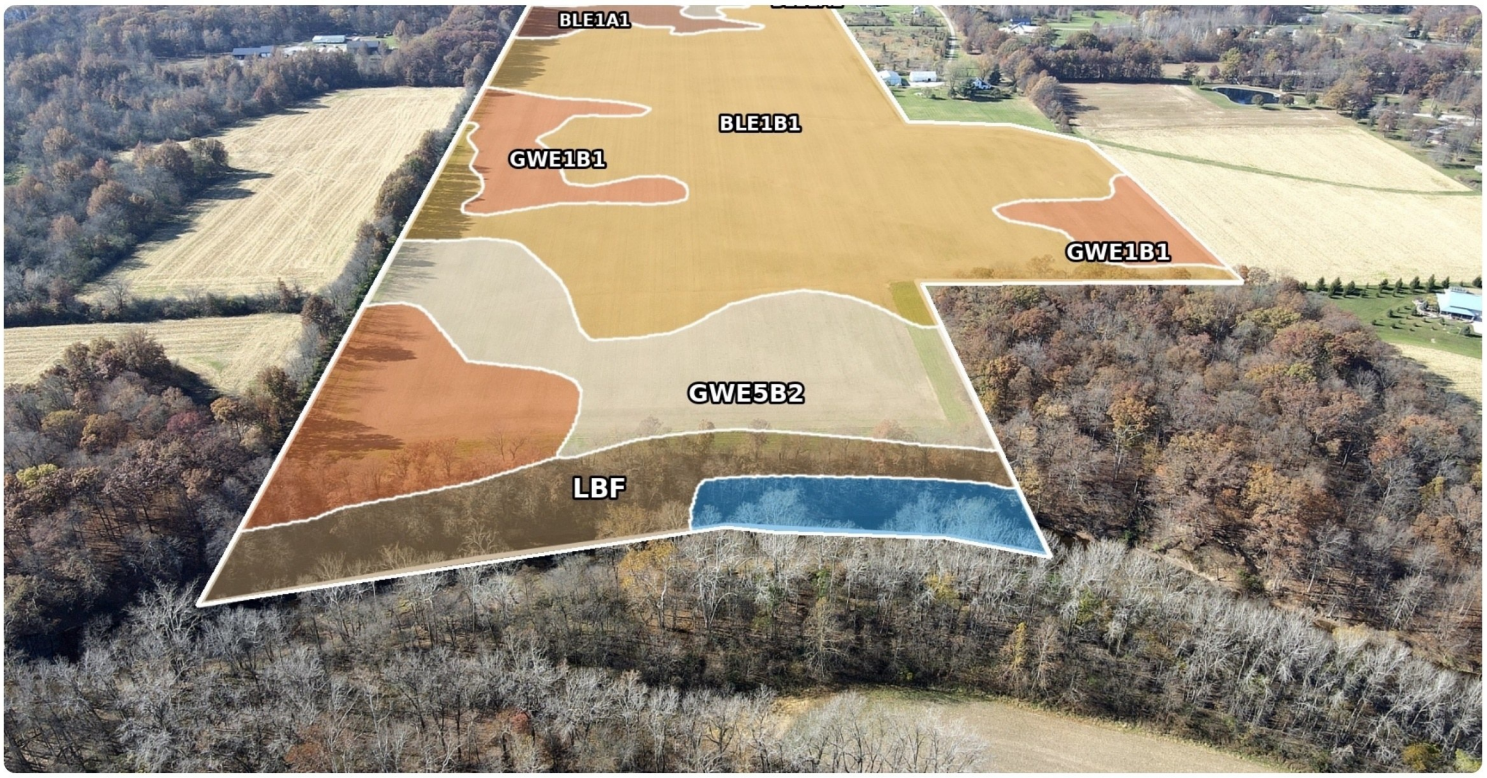
LAND USE

Tillable	74.39 ac	97%
Wooded	1.3 ac	2%
Other roads, ditches, yard	0.97 ac	1%

AT A GLANCE

$21,531	$26.86
PRICE / ACRE	TAXES / ACRE

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	45.47	60.79	0	67	2e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	8.76	11.71	0	66	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	6.56	8.77	0	69	2w
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	6.19	8.28	0	56	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	5.87	7.85	0	76	2w
LbF	Lybrand silt loam, 20 to 55 percent slopes	1.63	2.18	0	15	7e
W	Water	0.32	0.43	0	-	-
TOTALS		74.8(*)	100%	-	65.43	2.11

FOR MORE INFO VISIT
WWW.DYEREALESTATE.COM

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