LAND LISTING

FARM





139.64 ACRES

HARDIN COUNTY, OHIO

139.64	132	5	$4,280
TOTAL ACRES	TILLABLE ACRES	WOODED ACRES	ANNUAL TAXES

- 95% Tillable
- Benjamin Logan & Ridgemeont Schools
- Taylor Creek Township



Devin Dye
THE LAND GUY
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DYE REAL ESTATE & LAND COMPANY

SCAN FOR DETAILS

DYE LAND DIVISION

PROPERTY OVERVIEW · 139.64± ACRES

HIGHLY PRODUCTIVE FARMLAND
TWO TRACTS | ONE FARM

139.64 acres of highly productive farmland in southern Hardin County. The offering consists of two tracts situated just a half-mile apart on County Road 200, with a combined NCCPI rating of 69.05 and predominantly Blount and Pewamo soils. Whether you're looking to grow your farming operation or diversify your investment portfolio, this property offers outstanding potential. Contact us today to learn more.







- **Total Acres: 139.64±**
- **Tract 1 Acres: 91.81±**
- **Tract 2 Acres: 47.83±**
- **Tillable Acres: 132.9939±**
- **Wooded Acres: 5.2093±**
- **NCCPI: 69.05**

NEARLY EVERY ACRE GOES TO WORK

PROPERTY INFORMATION

FARM

139.64± ACRES · HARDIN COUNTY, OHIO



COUNTY
Hardin

TOWNSHIP
Taylor Creek

SCHOOL DISTRICT
Benjamin Logan & Ridgemeont

PARCEL #
42-070034.0000, 42-070026.0000, 42-070027.0000, 42-070028.0000, 42-070033.0000, 41-080023.0000

TOTAL ACRES
139.64±

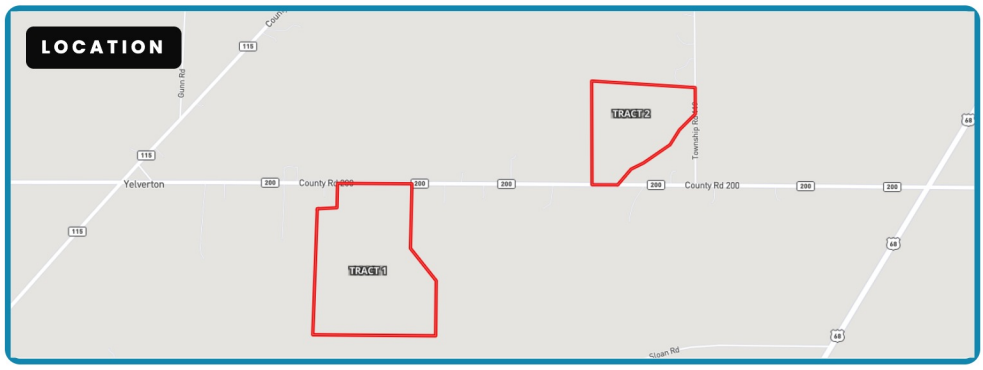
TILLABLE
132±

WOODED
5±

TAXES
$4,279.69

DYE REAL ESTATE & LAND COMPANY

GPS locations: 40.54865, -83.69795 & 40.55345, -83.68275





LAND USE

Tillable	132 ac	95%
Wooded	5 ac	4%
Other roads, ditches, yard	2.64 ac	2%

AT A GLANCE

$30.65
TAXES / ACRE

SOIL MAP & REPORT





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	20.08	42.85	0	67	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	9.31	19.87	0	76	2w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	8.24	17.58	65	56	3e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	5.62	11.99	0	69	2w
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	3.61	7.7	0	56	2e
TOTALS		46.86(*)	100%	11.43	66.25	2.18

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	37.03	41.18	0	67	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	36.19	40.25	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	9.04	10.05	0	69	2w
Mnl3A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	6.48	7.21	79	63	3w
FoB	Fox silt loam, till plain, 2 to 6 percent slopes	1.17	1.3	0	66	2e
TOTALS		89.91(*)	100%	5.69	70.51	2.07

FOR MORE INFO VISIT

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