LAND LISTING

FARM

$449,900 · $12,601/AC



35.703 ACRES

HANCOCK COUNTY, OHIO

$449,900	35.703	28	5
$12,601 / ACRE	TOTAL ACRES	TILLABLE ACRES	WOODED ACRES

78% Tillable

CORY RAWSON Schools

UNION Township



Devin Dye
THE LAND GUY
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DYE REAL ESTATE & LAND COMPANY

SCAN FOR DETAILS

DYE LAND DIVISION

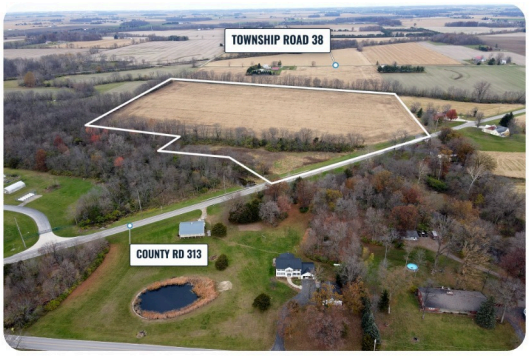
PROPERTY OVERVIEW · 35.703± ACRES

35± acres located in Hancock County featuring highly productive soils with an NCCPI rating of 75.42. This farm offers adequate road frontage and a new entrance off State Route 313. The property includes approximately 2 acres enrolled in CRP and approximately 28 tillable acres, with the balance in wooded acreage.

Whether you're looking to expand your farming operation or add a quality asset to your investment portfolio, this farm presents an excellent opportunity. Don't miss your chance to purchase a desirable small tract of land in Northwest Ohio.









HIGHLY PRODUCTIVE SOILS

PROPERTY INFORMATION

FARM

35.703± ACRES · HANCOCK COUNTY, OHIO



COUNTY
Hancock

TOWNSHIP
UNION

SCHOOL DISTRICT
CORY RAWSON

PARCEL #
44-0001018685

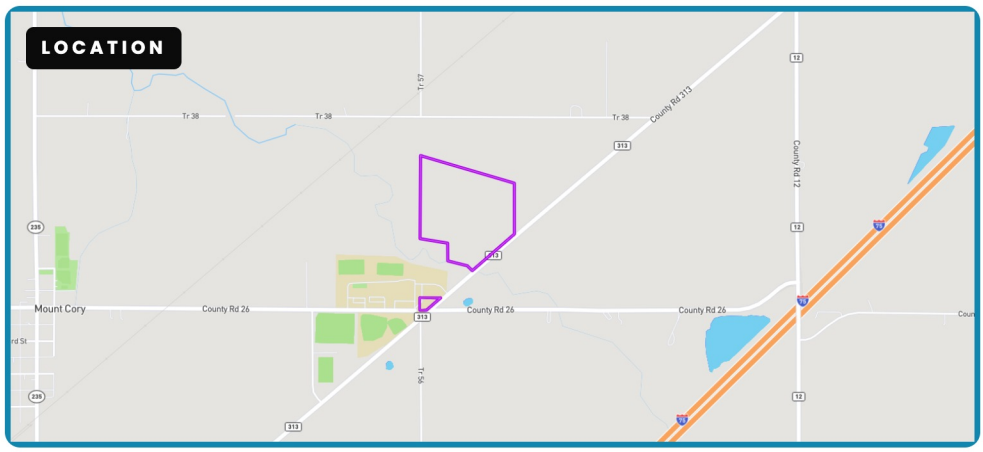
TOTAL ACRES
35.703±

TILLABLE
28±

WOODED
5±

PRICE
$449,900 ($12,601/ac)

DYE REAL ESTATE & LAND COMPANY





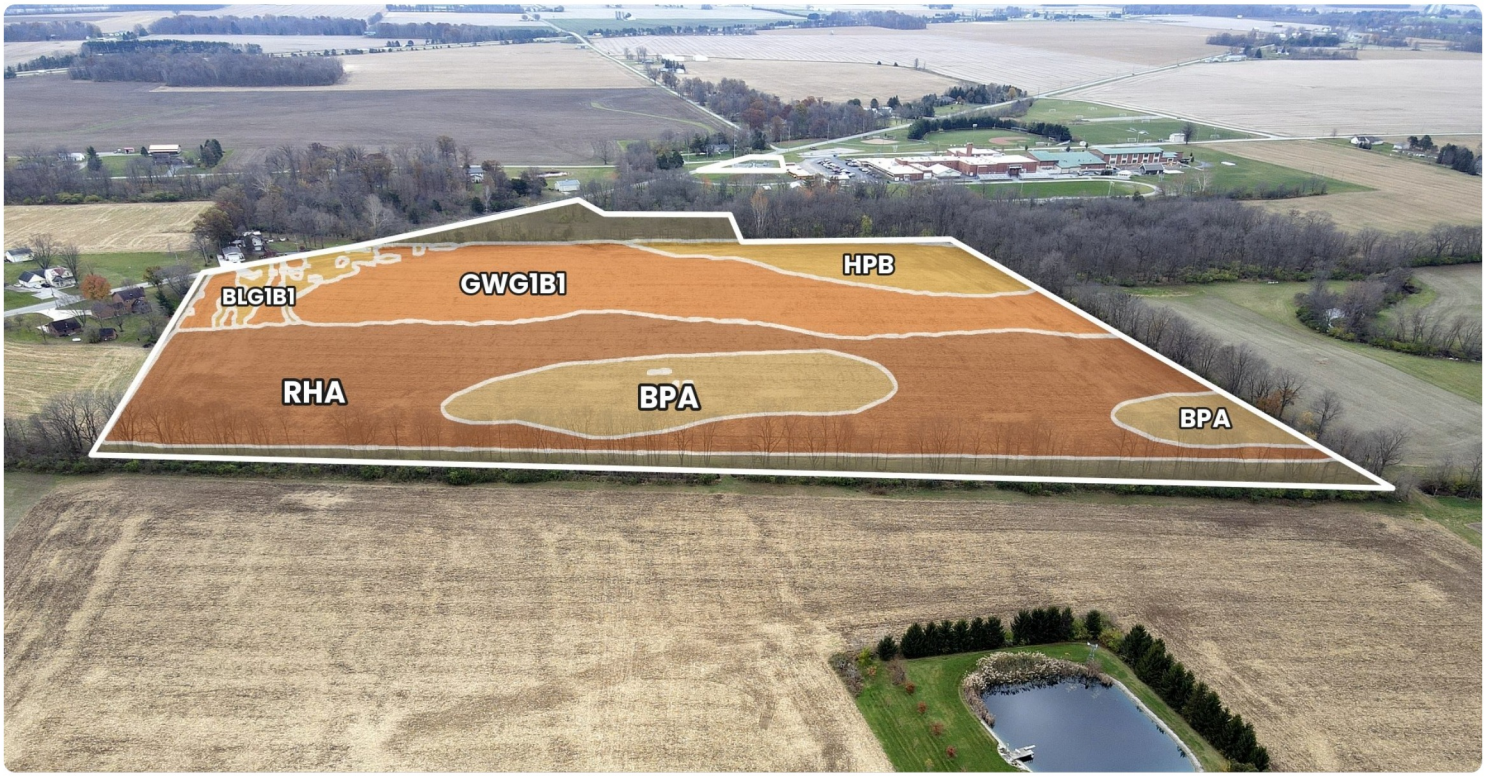
LAND USE

Tillable	28 ac	78%
Wooded	5 ac	14%
Other roads, ditches, yard	2.7 ac	8%

AT A GLANCE

$12,601
PRICE / ACRE

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RhA	Rensselaer loam, till substratum, 0 to 1 percent slopes	10.69	36.65	83	88	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	9.68	33.18	0	67	2e
HpB	Houcktown loam, 2 to 6 percent slopes	3.95	13.54	67	69	2e
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	3.15	10.8	72	71	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	1.71	5.86	0	67	2e
TOTALS		29.18(*)	100%	47.26	75.42	2.0

FOR MORE INFO VISIT

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