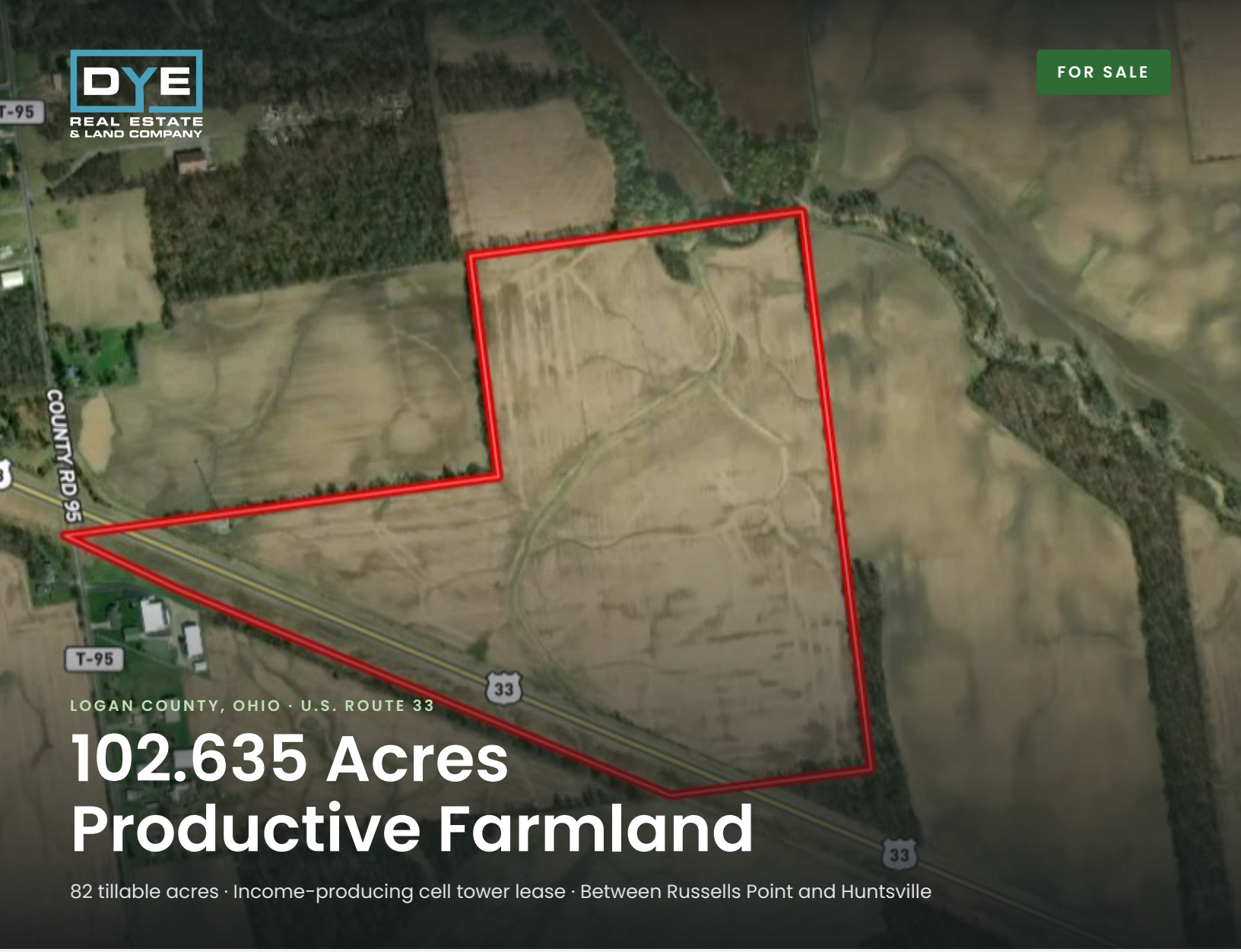



FOR SALE

LOGAN COUNTY, OHIO · U.S. ROUTE 33

# 102.635 Acres Productive Farmland

82 tillable acres · Income-producing cell tower lease · Between Russells Point and Huntsville

ASKING PRICE

**$12,500** per acre

Total asking price

**$1,282,938**

| 102.635 | 82 | 71.56 | $3,516 | $2,922 |
|---|---|---|---|---|
| total acres | tillable acres | weighted NCCPI soil rating | annual cell tower income | annual property taxes |

## About the property

A 102.635-acre Logan County farm with 82 tillable acres, located along U.S. Route 33 at County Road 95, south of Indian Lake. Nearly a third of the mapped cropland is Wetzel silty clay loam, rated 86 on NCCPI. An existing cell tower lease brings in $3,516 a year, which is more than the annual property taxes.



**Devin Dye**
Dye Real Estate & Land Company
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PROPERTY DETAILS

## At a glance

| | |
|---|---|
| Location | U.S. Route 33 at County Road 95 |
| County | Logan County, Ohio |
| Nearby | Russells Point, Huntsville, Indian Lake |
| Total acres | 102.635 |
| Tillable acres | 82 (about 80%) |
| Asking price per acre | $12,500 |
| Total asking price | $1,282,938 |
| Price per tillable acre | $15,646 |
| Annual property taxes | $2,922 |
| Cell tower lease | $293/month ($3,516/yr) |
| Weighted NCCPI | 71.56 |

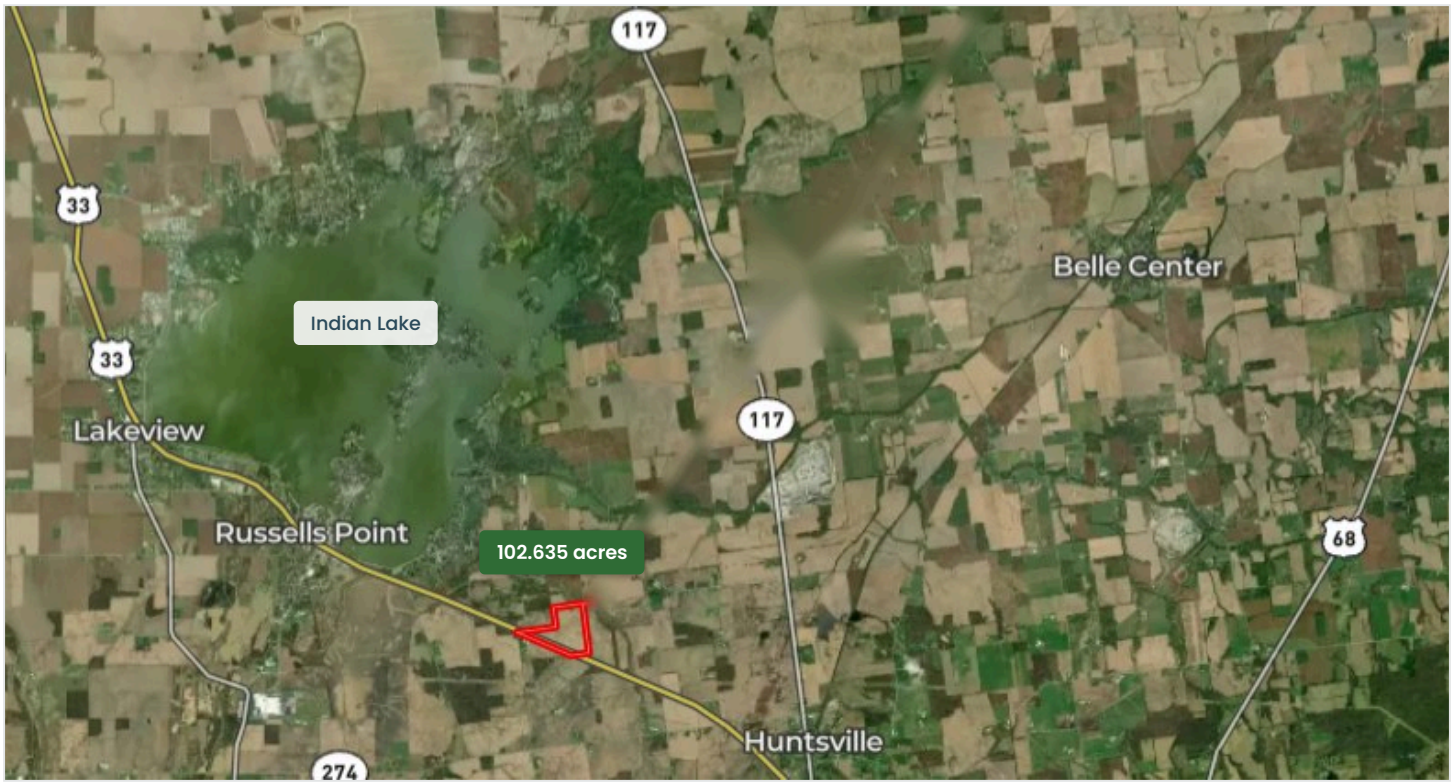
HIGHLIGHTS

## Why it stands out

- **Strong soils.** Weighted NCCPI of 71.56, with 73% of mapped cropland rated 70 or higher.
- **Income from day one.** The existing cell tower lease pays $3,516 a year, which covers the $2,922 property tax bill with $594 left over.
- **Highway access.** Located along U.S. Route 33 at County Road 95, with easy movement of equipment and grain.
- **High tillable share.** 82 of 102.635 acres are tillable, about 80% of the farm.

LOCATION

## South of Indian Lake, along U.S. Route 33



SOIL PRODUCTIVITY

## Soil map and NCCPI ratings

NCCPI (National Commodity Crop Productivity Index) is a USDA-NRCS rating from 0 to 100. It estimates a soil's natural ability to produce non-irrigated commodity crops, and higher scores mean more productive ground.

**71.56** weighted NCCPI




| CODE | SOIL DESCRIPTION | ACRES | SHARE | NCCPI | CLASS |
|---|---|---|---|---|---|
| **NaA** | Nappanee silt loam, 0–2% slopes | 32.64 | 36.8% | **72** | 3w |
| **Wv** | Wetzel silty clay loam | 28.37 | 32.0% | **86** | 2w |
| **ScC2** | St. Clair silt loam, 6–12%, eroded | 12.84 | 14.5% | **49** | 3e |
| **NaB** | Nappanee silt loam, 2–6% slopes | 9.99 | 11.3% | **58** | 3e |
| **Ag** | Algiers silt loam, 0–2%, flooded | 3.99 | 4.5% | **74** | 2w |
| **Mnl3A** | Minster silty clay loam, 0–1% | 0.92 | 1.0% | **63** | 3w |
| | **Weighted average · mapped cropland** | **88.75** | **100%** | **71.56** | |




Source: Land id® soil report. The 88.75 mapped acres are the cropland area digitized for the soil report and differ slightly from the 82 tillable acres. "Class" is the NRCS land capability class.

AERIAL VIEW

## Property boundary




Boundary lines are approximate and for illustration only.

### Property summary

| | |
|---|---|
| Total acres | 102.635 |
| Tillable acres | 82 |
| Asking price | $12,500/acre · $1,282,938 |
| Cell tower income | $3,516/yr |

### Next steps

To schedule a showing, request the soil report or tower lease details, or talk through a purchase or a 1031 exchange, contact Devin Dye.



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The information in this brochure was obtained from sources deemed reliable but is not guaranteed. Acreage, soil data, taxes and income figures should be independently verified. Offering subject to prior sale, price change or withdrawal without notice.