

25.9± Acres

Wayne Township Auglaize County, Ohio



\$349,000



Farm/truck shop available in Wayne Township Auglaize County. Consisting of 2 buildings: a 30 x 80 pole building, built in 2007 with cleanout bay and pump station, a 60 x 75 heated shop, built in 2002 with two work bays and one wash bay. Apx. 20 acres of tillable farmland. Would make a great semi-truck shop or farm shop.



Devin Dye: 419-303-5891
devindye@gmail.com

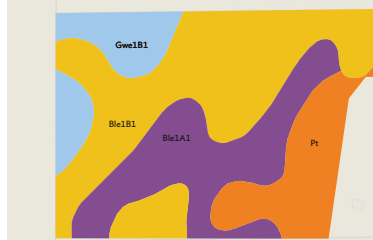
AcreValue
by Granular

Fields | Soil Survey February 24, 2018

1 field, 25 acres in Auglaize County, OH

TOWNSHIP/SECTION 5S 8E - 4

AVG NCCPI 55.4 COUNTY AVG 58.6



Google

Map data ©2018 Google

QUALITY 47

Source: NRCS Soil Survey

All fields

25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	11.77	46.6%	2	50.7
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	6.41	25.4%	2	54.2
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	3.97	15.7%	2	75.6
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	3.11	12.3%	2	49.7
		25.25			55.4




Aerial Map

1 field, 25 acres in Auglaize County, OH

TOWNSHIP/SECTION 5S 8E - 4

Auglaize County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)
	25.25	5S 8E - 4 APN: N4100401102	RITCHEY, DONALD A & KARLA R (02/27/2017)



Ron Spencer Real Estate
2895 Harding Hwy
Lima, OH 45804
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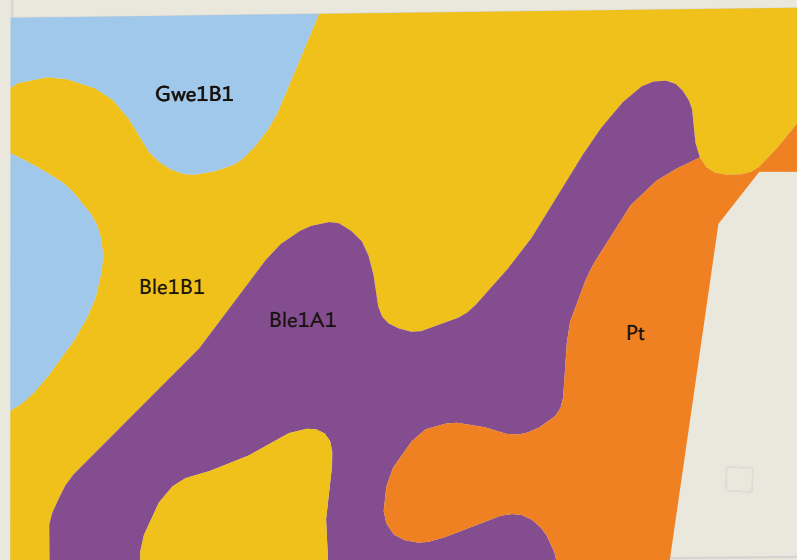




Soil Map

1 field, 25 acres in Auglaize County, OH

TOWNSHIP/SECTION 5S 8E - 4

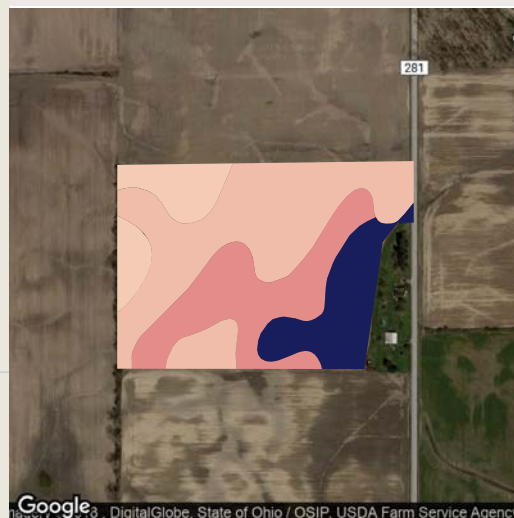


AVG NCCPI

55.4

COUNTY AVG

58.6



Google 3, DigitalGlobe, State of Ohio / OSIP, USDA Farm Service Agency

QUALITY 47 79

Map data ©2018 Google

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All fields

25 ac

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