

35.1± Acres

**Marion Township
Allen County, Ohio**

\$11,000/ Acre

35.14 Total Acres

Apx. 33.86 Tillable Acres

Access from Franklin St. Delphos, OH

Annual Taxes: \$1,367.90

**Parcel Numbers: 25190002001000,
25190002013000**



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

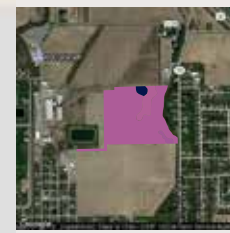
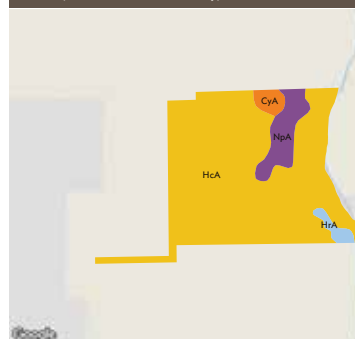
AcreValue
by Granular

Fields | Soil Survey March 3, 2018

1 field, 36 acres in Allen County, OH

TOWNSHIP/SECTION 25 SE - 19

AVG NCCPI 65.7 COUNTY AVG 59.9



Map data ©2018 Google

All fields

36 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	31.03	86.2%	2	65.3
NpA	Nappanee clay loam, 0 to 2 percent slopes	2.97	8.3%	3	64.5
CyA	Cygnnet loam, 0 to 3 percent slopes	0.92	2.6%	1	82.5
HrA	Houcktown loam, 0 to 2 percent slopes	0.66	1.8%	1	66.3
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	0.25	0.7%	2	65.3
NsA	Nappanee clay loam, 0 to 2 percent slopes	0.10	0.3%	3	64.5
CzA	Cygnnet loam, 0 to 3 percent slopes	0.05	0.1%	1	82.5
35.98					65.7

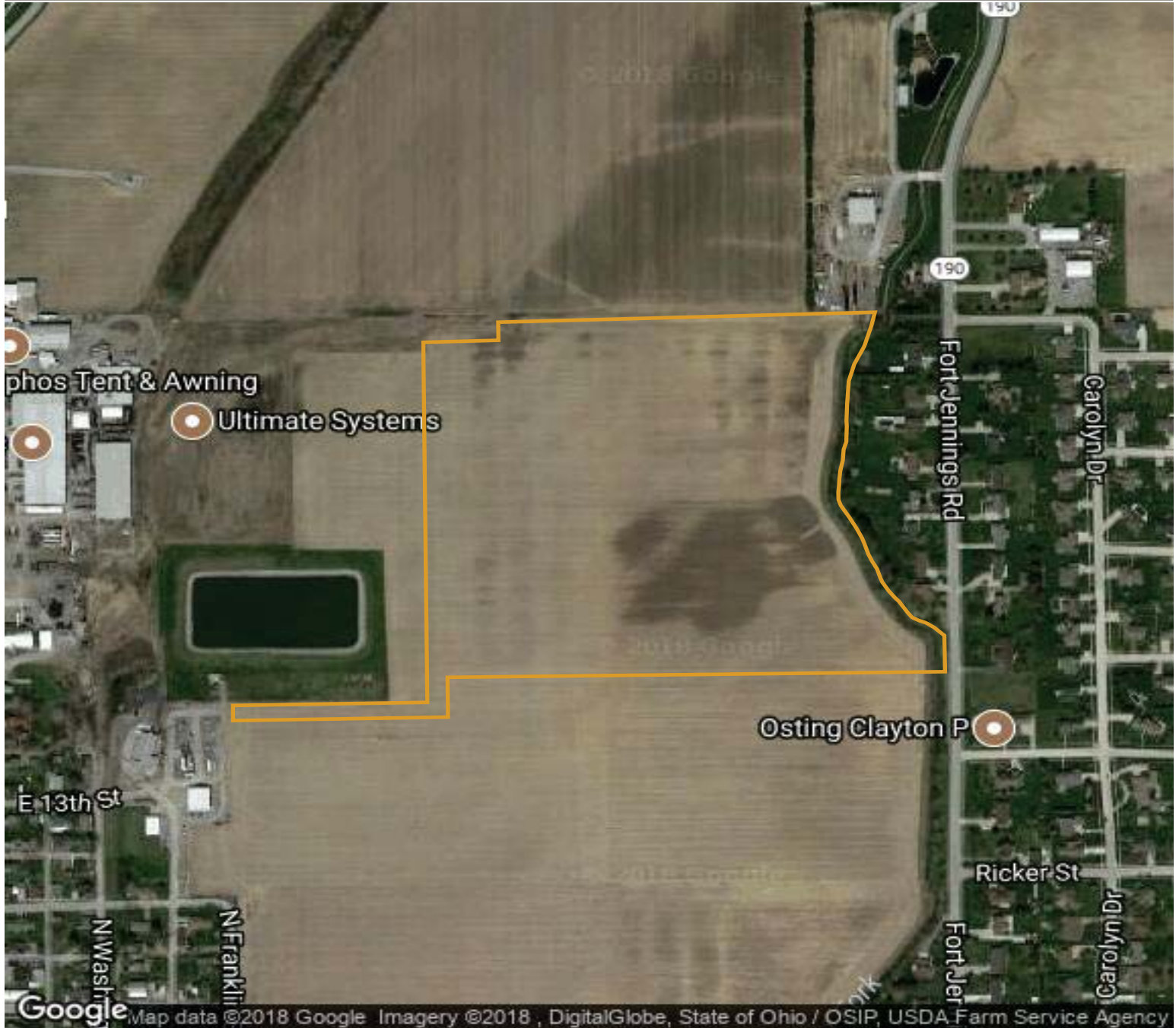


Aerial Map

TOWNSHIP/SECTION 2S 5E - 19

Allen County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	35.98	2S 5E - 19 APN: 25190002001000	KNIPPEN, ALICE C (01/26/2017)	6640 KIGGINS RD, DELPHOS, OH 45833



Ron Spencer Real Estate
2895 Harding Hwy
Lima, OH 45804
www.rsre.com

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Soil Map

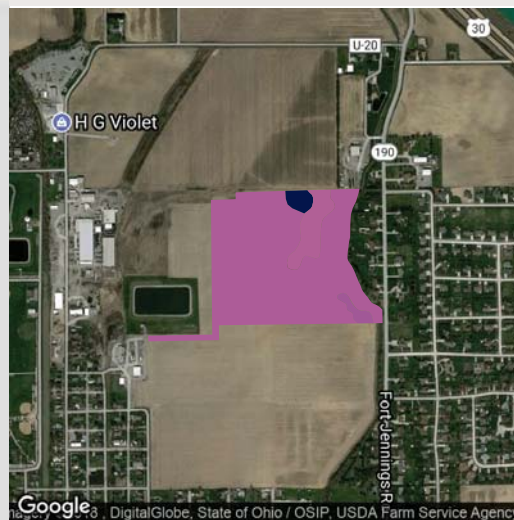
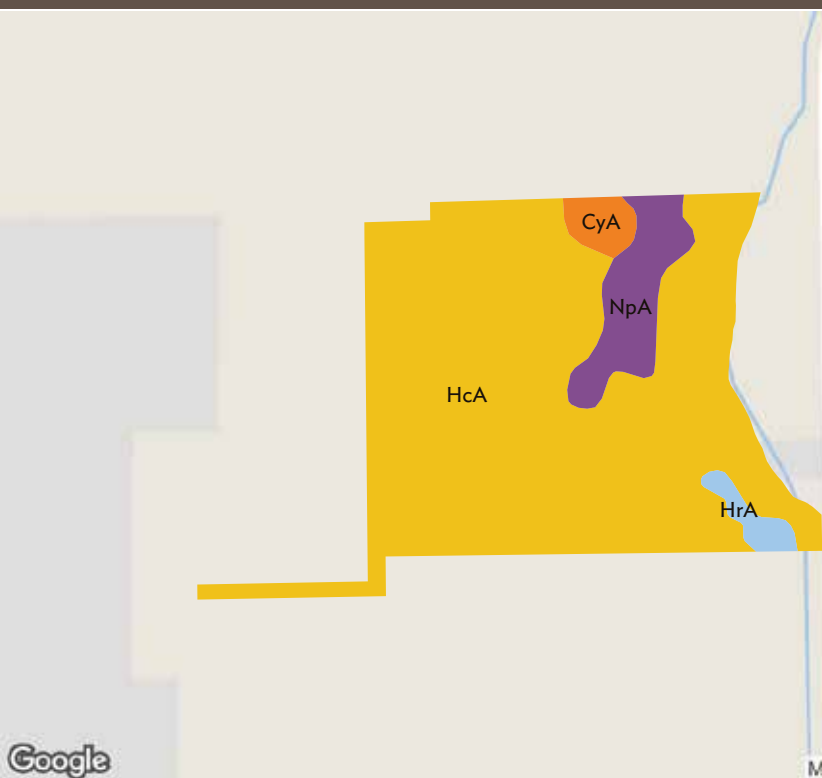
TOWNSHIP/SECTION 2S 5E - 19

AVG NCCPI

COUNTY AVG

65.7

59.9



QUALITY 46 85

All fields

Source: NRCS Soil Survey

36 ac

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