

**HALDERMAN**  
REAL ESTATE  
HLS# CLS-11524 (14)  
800.424.2324 | www.halderman.com

JEFFERSON TWP • PREBLE COUNTY • OHIO

**150<sup>+/-</sup> ACRES**

**FOR SALE**

**58.5<sup>+/-</sup> TILLABLE • 25<sup>+/-</sup> WOODED  
65<sup>+/-</sup> PASTURE /WOODS • 1<sup>+/-</sup> ACRE HOMESITE**



**GENTLEMAN'S FARM - SMALL CATTLE OPERATION • ROLLING PASTURE & SPRING-FED POND SITE  
BEAUTIFUL PROPERTY WITH HOME & OUTBUILDINGS • LOCATED IN A SECLUDED QUIET AREA**



**PROPERTY ADDRESS:  
9295 St. Rte. 121  
New Paris, OH 45347**



**CRAIG SPRINGMIER**  
Eaton, OH  
**937.533.7126**  
craigs@halderman.com

**MID - LATE 1800'S FARMHOUSE**

**HOME: 2,144 SQ FT, 3 BEDROOMS, 1 BATH**

**BANK BARN: 60' x 50'**

**DETACHED GARAGE: 22' x 16',**

**SHED: 56' x 20'**

Dick Brown Rd



# PROPERTY INFORMATION

**LOCATION: 4 MILES NE OF RICHMOND OFF OF SR 121, N OF NEW PARIS, OHIO**

**ZONING: AGRICULTURAL**

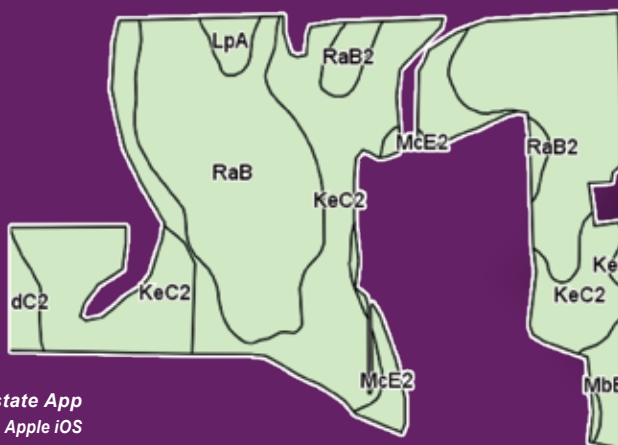
**TOPOGRAPHY: GENTLY ROLLING - ROLLING**

**SCHOOLS: NATIONAL TRAIL SCHOOL DISTRICT**

**ANNUAL TAXES: \$2,207.10**



## SOILS INFORMATION



Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
KeC2	Kendallville-Eldean silt loams, 6 to 12 percent slopes, eroded	25.8	90	31
RaB	Rainsville silt loam, 2 to 6 percent slopes	16	130	45
RaB2	Rainsville silt loam, 2 to 6 percent slopes, eroded	11.2	128	40
MbB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.6	115	40
McE2	Miami-Kendallville silt loams, 18 to 25 percent slopes, eroded	1.4		
MdC2	Miami loam, 6 to 12 percent slopes, eroded	1.3	100	34
LpA	Lippincott silty clay loam, 0 to 2 percent slopes	0.9	133	46
KeD2	Kendallville-Eldean silt loams, 12 to 18 percent slopes, eroded	0.2	72	25
Weighted Average			107.7	36.4

**NEW!**  
Halderman Real Estate App  
Available on Android & Apple iOS

