

**\$650,000**



**9665-9685 Harding Hwy., Harrod  
Allen East SD  
GREAT PROPERTY W/ 2 HOMES ON 40 ACRES!  
PROPERTY HAS MUCH TO OFFER!**



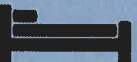
Great property w/ 2 homes on 40 acres, 37 plus tillable acres.  
1st home offers 1BR/1BTH, totally remodeled new kitchen, bath,  
laundry, new flooring, apx. 1568 sq.ft. & walk-out sun room.  
24x24 garage w/ lean-to & 20x22 garage. 2 outbldgs: 62x30  
w/ electric & 62x36 w/ overhead door.

2nd home offers 2BR/1BTH on basement, apx. 1044 sq.ft., built  
1920, sunroom, whole house generator & asphalt drive.

**RANDY FAULDER**  
**419-302-6455**



1-2



2



**1568  
1044**






1 field, 40 acres in Allen County, OH

TOWNSHIP/SECTION 3S 8E – 34

## Allen County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	40.13	3S 8E – 34 APN: 38340004002000	WARNOCK FARMS & RENTALS LLC (07/29/2020)	9685 HARDING HWY, HARROD, OH 45850



1 field, 40 acres in Allen County, OH

TOWNSHIP/SECTION 3S 8E – 34

AVG NCCPI

COUNTY AVG

54.2

59.9



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**QUALITY 46**  **85**

## All fields

Source: NRCS Soil Survey

40 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	19.53	48.7%	2	50.7
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	8.69	21.7%	2	54.2
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	4.74	11.8%	2	75.6
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	3.12	7.8%	2	49.7
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	1.85	4.6%	2	29.7
Ska	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	1.67	4.2%	2	78.4
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	0.53	1.3%	4	29.4
<b>40.13</b>					<b>54.2</b>