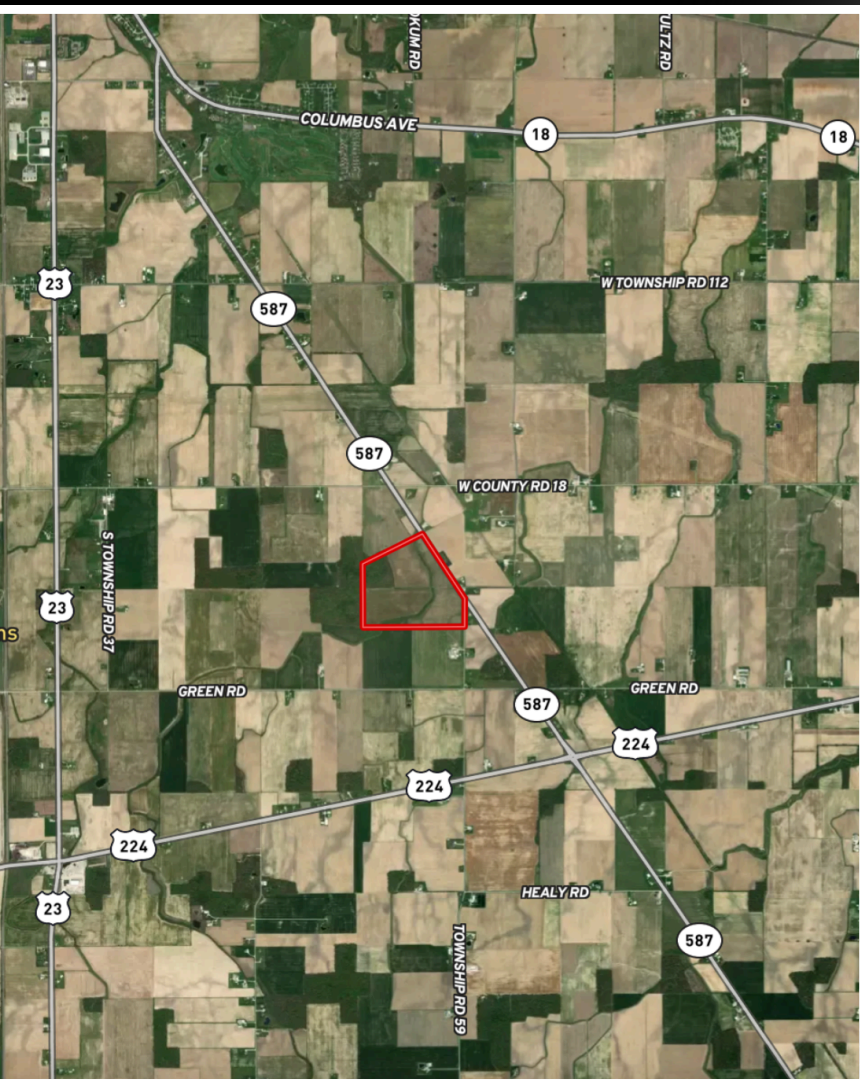


# 112 ACRE LAND LISTING

Seneca County | Loudon Township



## INFORMATION:

- County: Seneca
- Township: Loudon
- School District: Hopewell Loudon
- Parcel Number: 134000537600000 & 134000537680000
- Annual Real Estate Taxes: \$3,203.00
- Total Acres: 112.66
- Tillable: 86.38
- Wooded: 16.79
- Waterway: 9.98
- Waste: 0.51
- NCCPI: 67.93

**CONTACT TODAY FOR MORE INFO!**

Devin Dye | 419-303-5891 | [devin@dyerealestate.com](mailto:devin@dyerealestate.com) | [www.dyerealestate.com](http://www.dyerealestate.com)

# DESCRIPTION:

Beautiful 112.66-acre farm offering a versatile blend of farm and recreational land, perfect for farming or investment, complemented by 16.79 wooded acres perfect for recreation and hunting. The property features extensive road frontage, providing excellent access and potential building sites. Located within the highly desirable Hopewell Louden Schools district, this farm is ideal for agricultural, recreation, or future building sites. Don't miss this exceptional opportunity!



Located approximately one mile north of the intersection of 587 and US Route 224. Located at the intersection of Township Road 59 and 587.

## SOIL MAPS & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	52.67	46.66	0	67	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	46.23	40.95	0	69	2w
Pa	Pandora silt loam, 0 to 2 percent slopes	12.99	11.51	0	67	2w
Le	Lenawee silty clay loam	0.91	0.81	0	80	2w
HkB	Haskins loam, 2 to 6 percent slopes	0.09	0.08	0	73	2e
TOTALS		112.89(*)	100%	-	67.93	2.0



**DEVIN DYE**  
**THE LAND GUY**  
 BROKER | OWNER | AUCTIONEER  
**419-303-5891**



[www.dyerealestate.com](http://www.dyerealestate.com)