



REAL ESTATE
& LAND COMPANY

New

LANDLISTING

39.609± ACRES

SENECA COUNTY

Township: Scipio

Total Acres: 39.609

Tillable: 22 +/- Acres

Wooded: 16 +/- Acres

School District: Seneca East

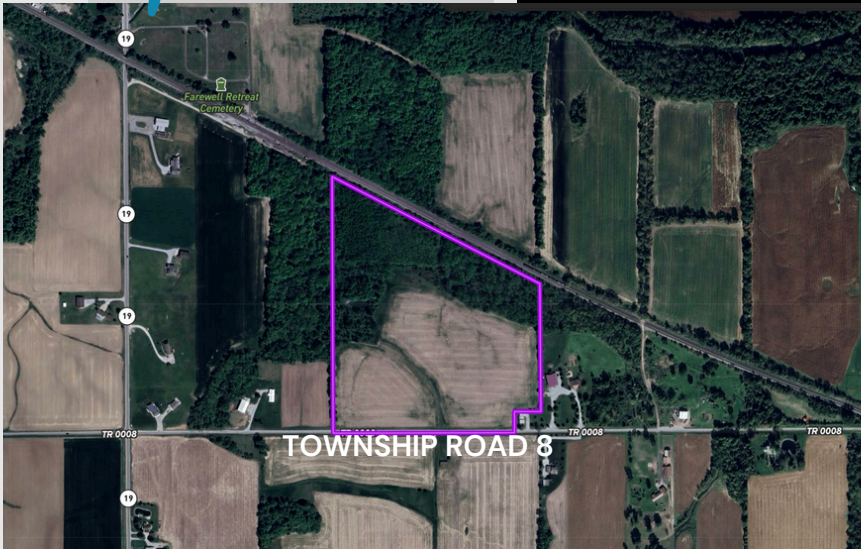
NCCPI: 65.1

Location: Located three tenths of a mile east of State Route 19 on the north side of Township Road 8

www.dyerealestate.com

ASKING PRICE:

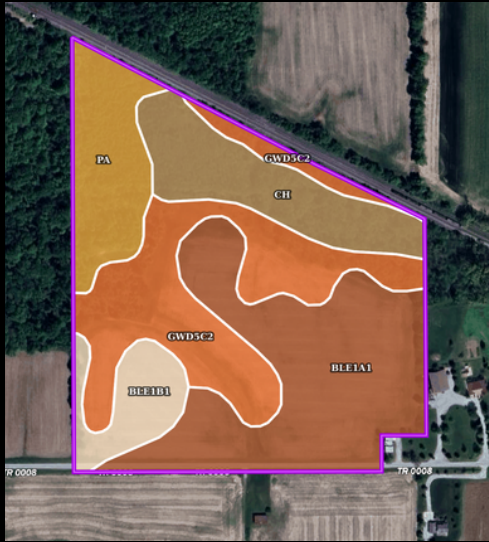
\$9,500/ACRE



39.609 acres located in Scipio Township in Seneca County, Ohio. This farm has approximately 22 acres of tillable land that will provide investment income for the owner and also has nearly 16 acres of wooded land for recreational enjoyment. This property also has conservation reserve programs that produce additional income. There is an abundance of wildlife sign in the timber areas that will make this an excellent addition to your hunting properties. With this properties beautiful rolling hills and picturesque landscape, the property is ideal for farming, investment, and recreational use.

Matt Bowers 567-204-7462

SOILMAP

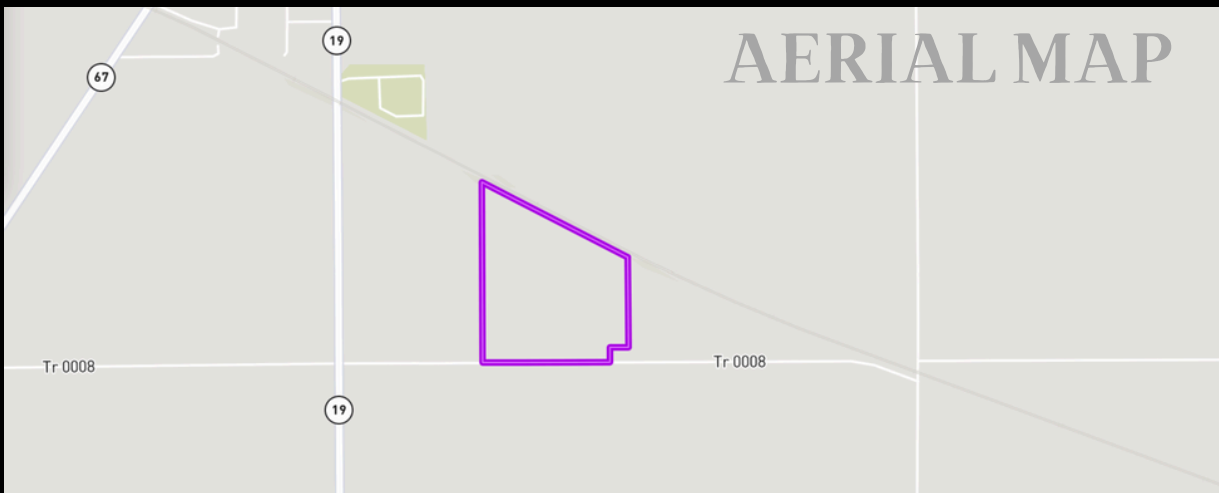


CRP INFORMATION

Contract 1: 4.12 acres enrolled,
Contract Period 10/1/16 - 9/30/31
Rental Rate Per Acre \$396.11,
Annual Contract Payment \$1,632

Contract 2: 1.05 acres enrolled,
Contract Period 10/1/16-9/30/31
Rental Rate Per Acre \$250.87,
Annual Contract Payment \$263.41

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	13.83	34.73	0	69	2w
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	11.56	29.03	63	56	4e
Ch	Chagrin silt loam, occasionally flooded	6.16	15.47	0	87	2w
Pa	Pandora silt loam	5.26	13.21	0	74	2w
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	3.02	7.58	0	67	2e
TOTALS		39.83(*)	100%	18.29	68.54	2.58



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