

# 35.26 ACRES LAND LISTING



REAL ESTATE  
& LAND COMPANY



**Sandusky  
County  
Rice  
Township**

**DEVIN DYE**

BROKER - OWNER - AUCTIONEER

419-303-5891

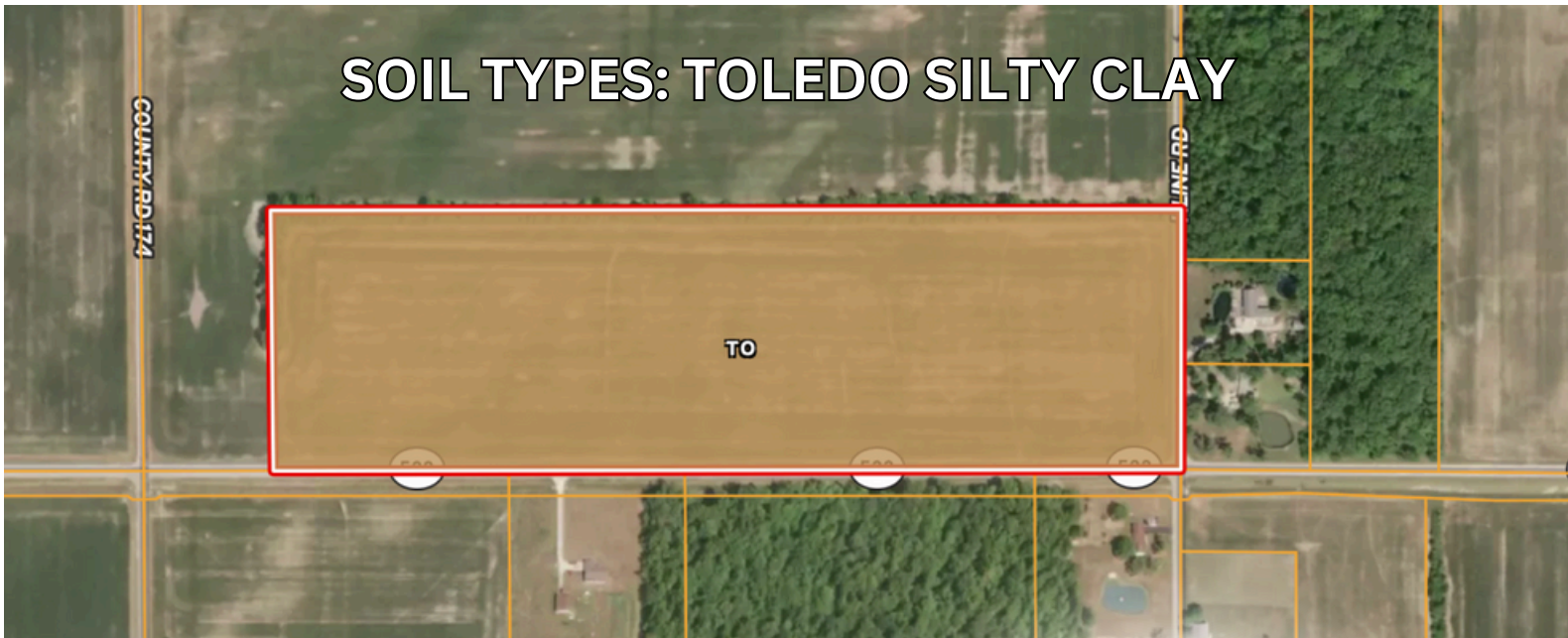
Tillable: 33.9  
School District:  
Fremont CSD  
Annual Real Estate  
Taxes: \$720.26  
NCCPI: 67  
Parcel Number:  
31-26-00-0013-00

**ASKING PRICE:  
\$385,000.00**

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

# DESCRIPTION

Very nice 35.26 acre farm with a NCCPI soil rating of 67. This 35.26 acre property has approximately 3,000 feet of road frontage. This would make a great place to build a home or a small addition to your farming operation.



## FSA INFO BREAKDOWN

CROP	BASE ACRES	PLC YIELD
CORN	3	163
SOYBEANS	28.5	44

**FARMLAND ACRES: 35.26**

**CROPLAND ACRES: 33.9**



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