



PRICED AT
\$14,000/ac

FARM LAND FOR SALE

📍 Apx. 124.83 ac Allen Co



ac 124.83 acres
📍 116 tillable acres
🏠 2 parcels
🌱 soil type: Pewamo, Glynwood, & Shoals

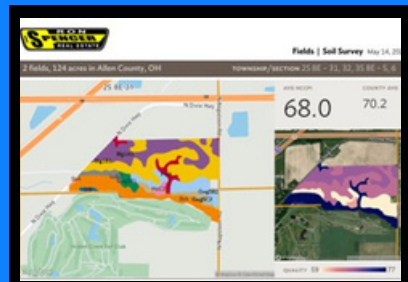
Randy Faulder
419-302-6455



aerial



street view



soil map

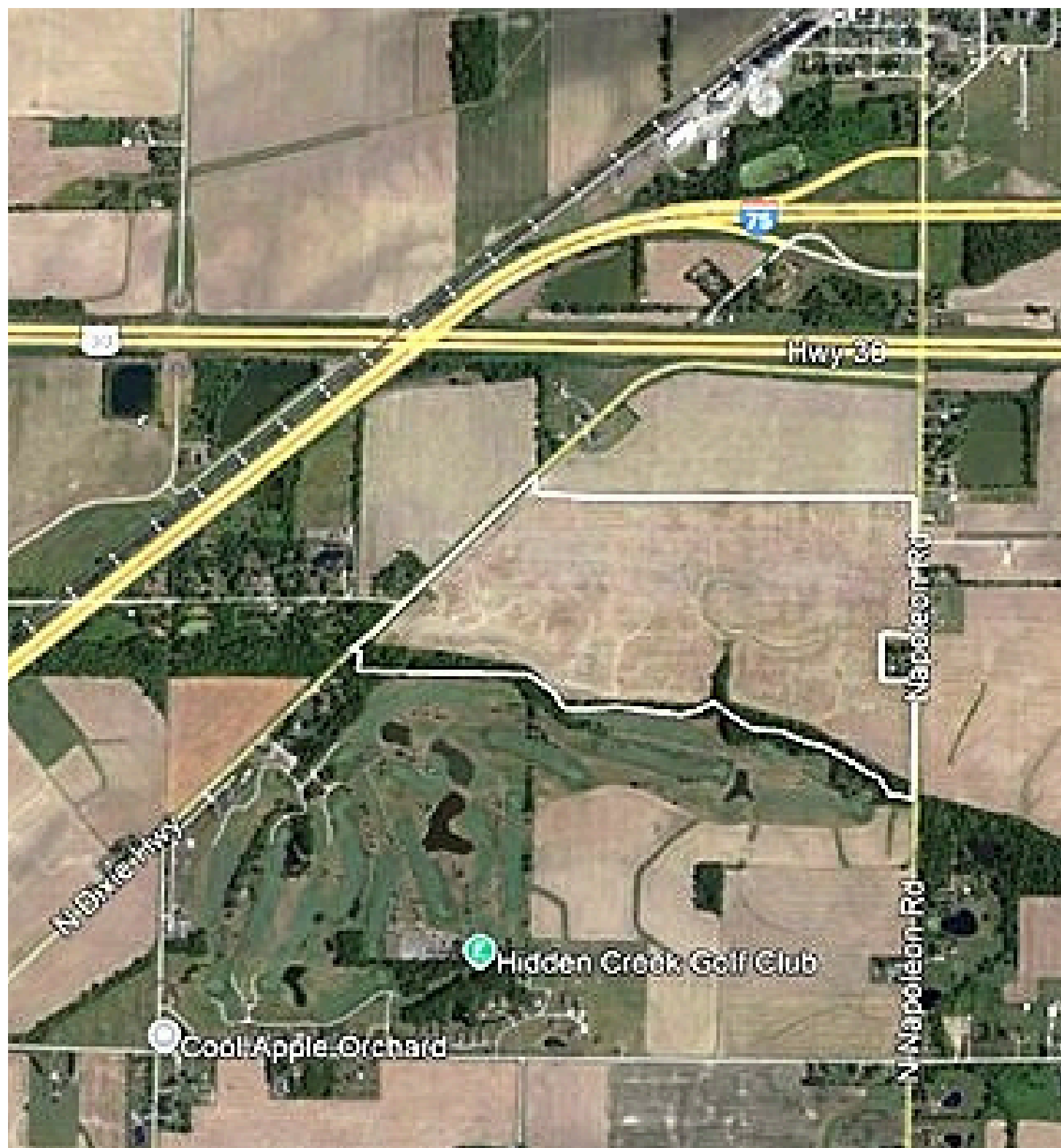
Apx. 124.83 ac, Section 6, Jackson Twp. & Section 31, Richland Twp., Allen Co.
Great road frontage on N. Napoleon Rd. & N. Dixie Hwy. Apx. 116 ac tillable, 4.78 ac wooded. Soils consist mostly of Pewamo, Glynwood & Shoals. Allen East & Bluffton SD. Taxes are CAUV. Annual Taxes-\$3,774.06

SCHEDULE A SHOWING/CONTACT RANDY FAULDER

📞 419-302-6455 📧 randy@rsre.com



www.rsre.com







Fields | Ownership May 14, 2025

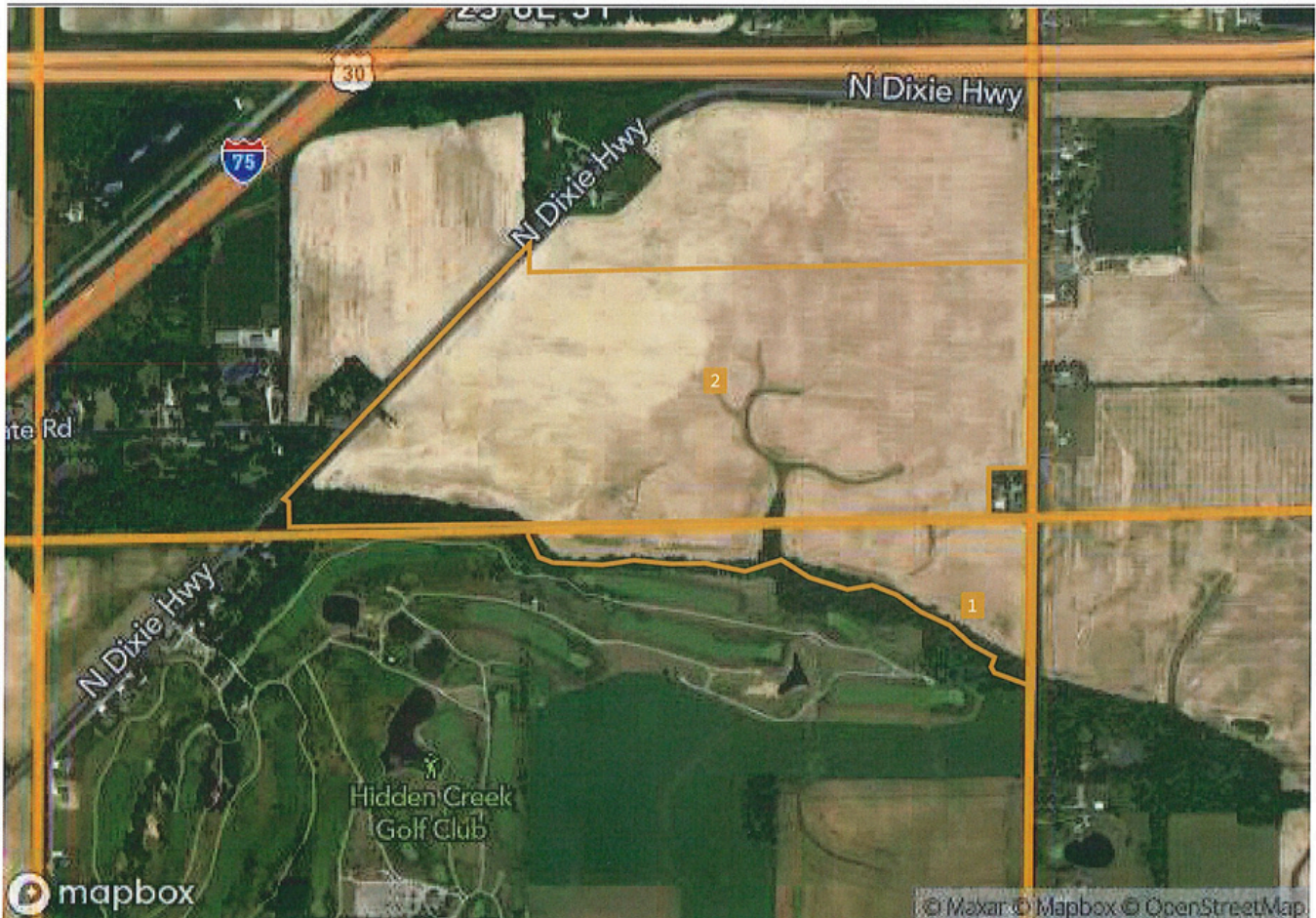
2 fields, 124 acres in Allen County, OH

TOWNSHIP/SECTION 2S 8E - 31, 32, 3S 8E - 5, 6

Allen County, OH

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	21.70	304.69	41,690.00	2S 8E - 31, 3S 8E - 5, 6 APN: 38060001001001	DAVIS, ALAN L & RODNEY J (11/27/2024)	15494 BUCKLAND HOLDEN RD, WAPAKONETA, OH 45895	PT NE1/4-.05 AC CO RD EASE RTS 08-03-06
2 	101.83	1,951.71	227,090.00	2S 8E - 31, 32, 3S 8E - 6 APN: 28310004007000	DAVIS, ALAN L & RODNEY J (11/27/2024)	15494 BUCKLAND HOLDEN RD, WAPAKONETA, OH 45895	PT SE1/4 & PT SW1/4 RTS 08-02-31

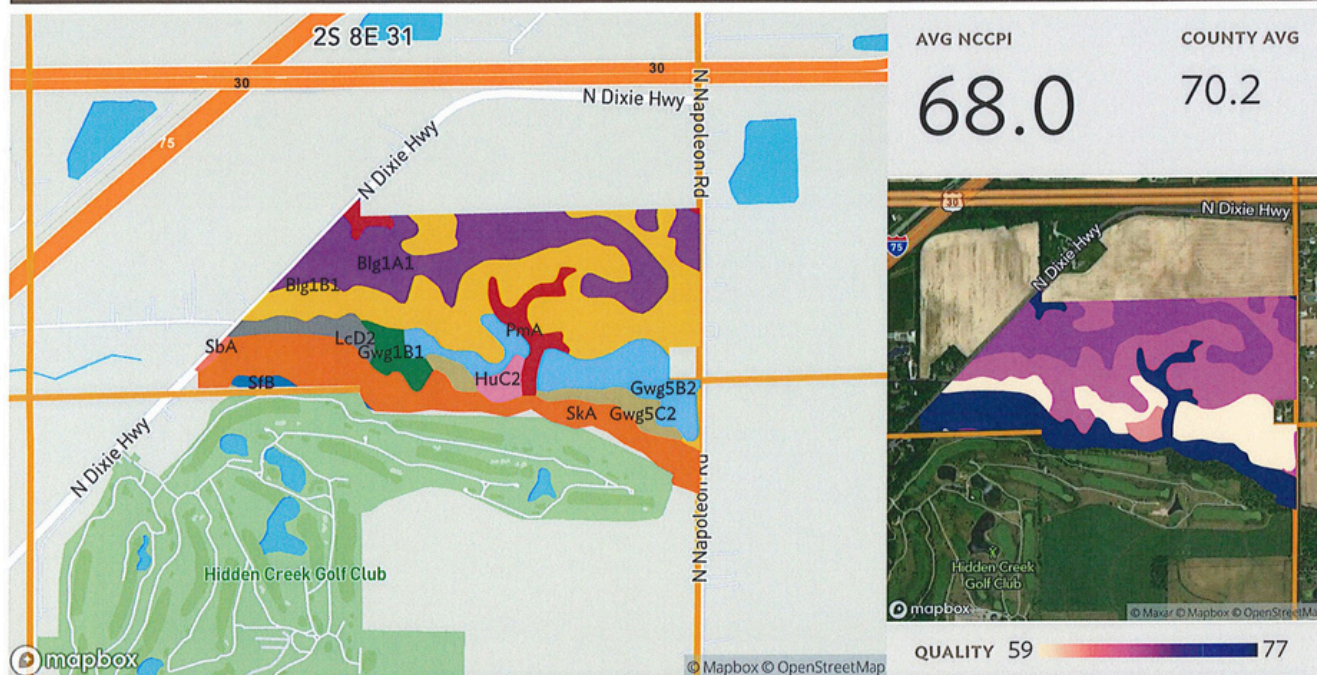
123.53





2 fields, 124 acres in Allen County, OH

TOWNSHIP/SECTION 2S 8E - 31, 32, 3S 8E - 5, 6



Source: NRCS Soil Survey




All fields

124 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	38.21	30.9%	2	66.5
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	28.28	22.9%	2	68.7
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	22.39	18.1%	2	79.7
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	14.27	11.6%	2	55.7
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	5.63	4.6%	2	76.5
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	4.66	3.8%	3	56.1
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	3.81	3.1%	4	58.9
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.15	2.6%	2	66.5



Fields | Soil Survey May 14, 2025

2 fields, 124 acres in Allen County, OH		TOWNSHIP/SECTION 2S 8E – 31, 32, 3S 8E – 5, 6			
	HuC2 Houcktown-Glynwood complex, 6 to 12 percent slopes, eroded	1.91	1.5%	3	62.3
	SfB Shawtown loam, 2 to 6 percent slopes	0.79	0.6%	2	74.4
	SbA Saranac silty clay loam, 0 to 2 percent slopes, frequently flooded	0.42	0.3%	3	83.7
		123.53			68.0



2 fields, 124 acres in Allen County, OH

TOWNSHIP/SECTION 2S 8E - 31, 32, 3S 8E - 5, 6



Source: NRCS Soil Survey

Field 1

22 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	11.74	54.1%	2	79.7
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	4.64	21.4%	2	55.7
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	3.58	16.5%	3	56.1
HuC2	Houcktown-Glynwood complex, 6 to 12 percent slopes, eroded	0.99	4.6%	3	62.3
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.32	1.5%	2	66.5
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	0.27	1.3%	2	76.5
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	0.11	0.5%	2	66.5
SfB	Shawtown loam, 2 to 6 percent slopes	0.02	0.1%	2	74.4



Fields | Soil Survey May 14, 2025

2 fields, 124 acres in Allen County, OH

TOWNSHIP/SECTION 2S 8E - 31, 32, 3S 8E - 5, 6

21.70

69.6



2 fields, 124 acres in Allen County, OH

TOWNSHIP/SECTION 2S 8E - 31, 32, 3S 8E - 5, 6



Source: NRCS Soil Survey

Field 2

102 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	37.89	37.2%	2	66.5
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	28.28	27.8%	2	68.7
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	10.65	10.5%	2	79.7
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	9.63	9.5%	2	55.7
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	5.36	5.3%	2	76.5
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	3.81	3.7%	4	58.9
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.04	3.0%	2	66.5
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	1.08	1.1%	3	56.1



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TOWNSHIP/SECTION 2S 8E - 31, 32, 3S 8E - 5, 6

■	HuC2	Houcktown-Glynwood complex, 6 to 12 percent slopes, eroded	0.91	0.9%	3	62.3
■	SfB	Shawtown loam, 2 to 6 percent slopes	0.76	0.7%	2	74.4
■	SbA	Saranac silty clay loam, 0 to 2 percent slopes, frequently flooded	0.42	0.4%	3	83.7
			101.83			67.7