



PRICED AT  
**\$14,000/ac**

# FARM LAND FOR SALE

📍 Apx. 103.13 ac Allen Co



ac  
**103.13**  
acres



apx. 98 tillable  
acres



1 parcel



soil type: Blount,  
Glynwood, & Shoals

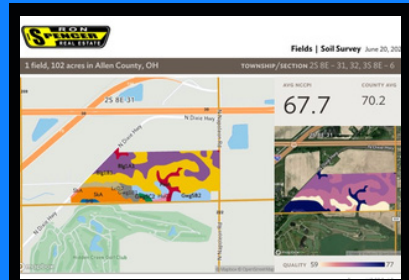
**Randy Faulder**  
419-302-6455



aerial



street view



soil map

Apx. 103.13 ac, Section 31, Richland Twp., Allen Co.

Great road frontage on N. Napoleon Rd. & N. Dixie Hwy. Apx. 98 ac tillable, 1.74 ac wooded. Soils consist mostly of Blount, Glynwood & Shoals.

Bluffton SD. Taxes are CAUV. Annual Taxes-\$3,281.87

SCHEDULE A SHOWING/CONTACT RANDY FAULDER



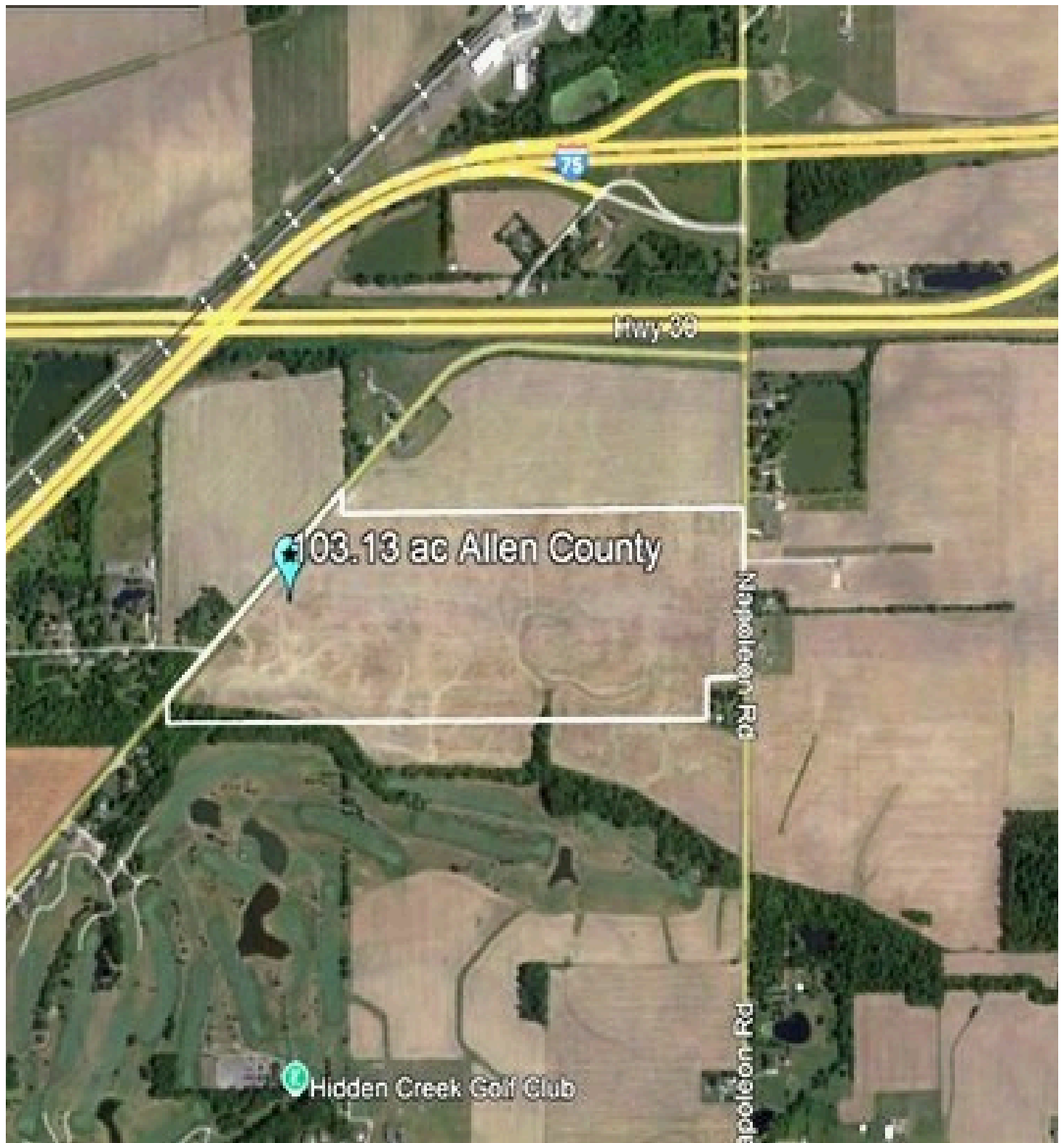
**419-302-6455**



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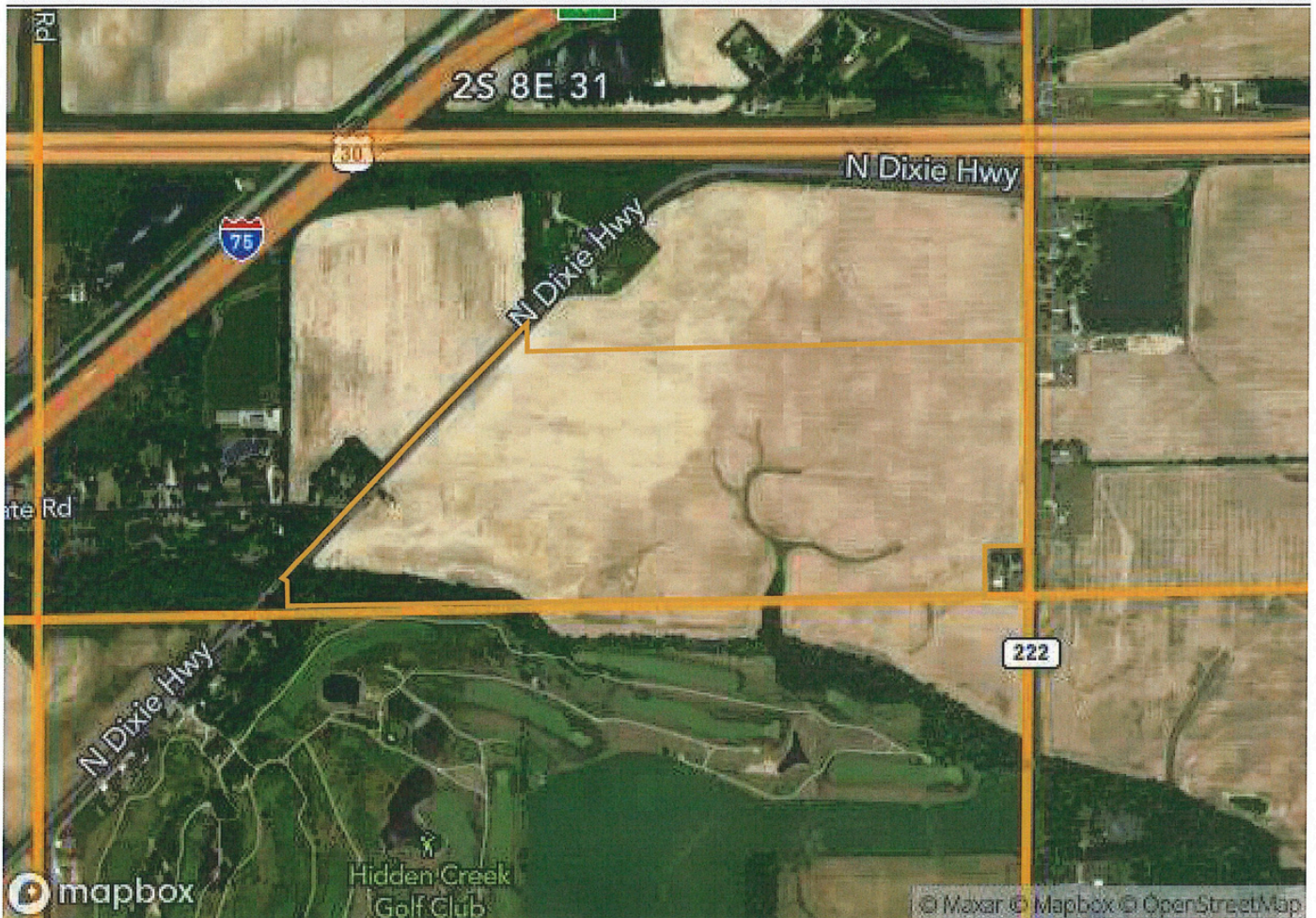


1 field, 102 acres in Allen County, OH

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

## Allen County, OH

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	101.83	1,951.71	227,090.00	2S 8E - 31, 32, 3S 8E - 6 APN: 28310004007000	DAVIS, ALAN L & RODNEY J Q	15494 BUCKLAND HOLDEN RD, WAPAKONETA, OH 45895	PT SE1/4 & PT SW1/4 RTS 08-02-31

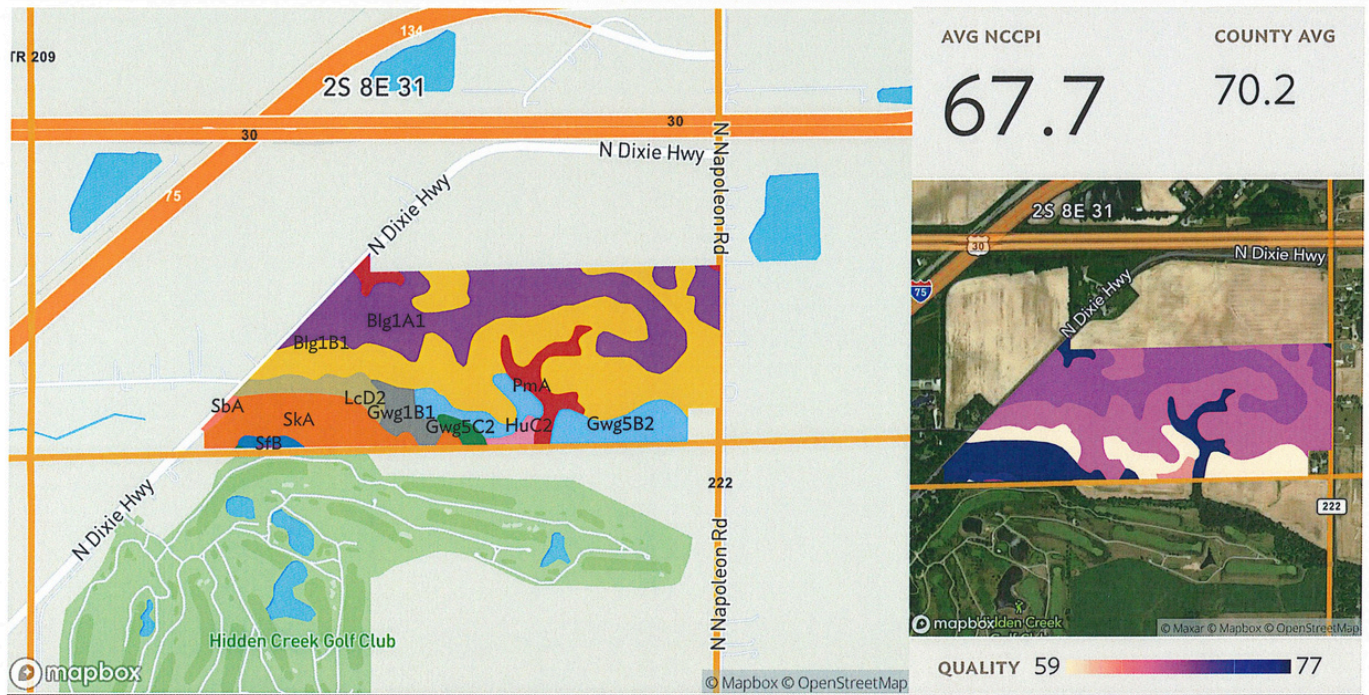






1 field, 102 acres in Allen County, OH

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






## Field 1

Source: NRCS Soil Survey

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



1 field, 102 acres in Allen County, OH			TOWNSHIP/SECTION 2S 8E – 31, 32, 3S 8E – 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		





Common Land Unit

Cropland Non-cropland CRP

Farm 9523  
Tract 13208

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Crop Year



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