

PRICED AT \$1,250,000





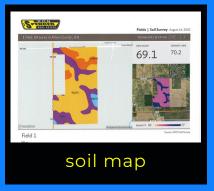




soil type: Blount, Pewamo & Glynwood Ray Bonifas 419-235-2172







Apx. 58.86 ac, Section 2, Richland Twp., Allen Co.

Great road frontage on Tom Fett & Augsburger Rd. Great for farming or high development potential. Mostly all tillable. Systematically tiled every 50'. Soils consist mostly of Blount, Pewamo & Glynwood. Bluffton SD. Taxes are CAUV. Annual Taxes-\$1,940.12

SCHEDULE A SHOWING/CONTACT RAY BONIFAS



419-235-2172



raybonifas 32@gmail.com







1 field, 59 acres in Allen County, OH

TOWNSHIP/SECTION 2S 8E - 2, 3

Allen County, OH

ffton Rd

mapbox

FIEL	D ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION	
1 [59.05	1,073.52	131,080.00	2S 8E - 2, 3 APN: 28020003002000	SCHUMACHER, THOMAS J & S JOYCE	11550 PHILLIPS RD, BLUFFTON, OH 45817	PT SW1/4015 AC TWP RD EASE RTS 08-02-02 NSRNT	
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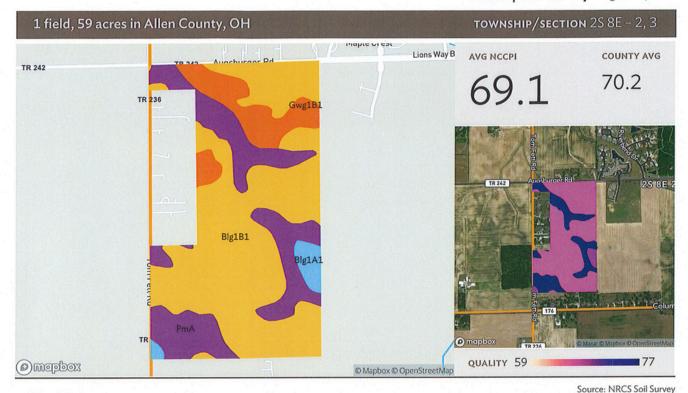
TR 236

Maxar Mapbox O OpenStreetMap





Fields | Soil Survey August 14, 2025



Field 1

59 ac.

	SOIL	SOIL DESCRIPTION	ACRES PER	CENTAGE OF	SOIL	NCCPI
1	CODE	of the state of th		FIELD	CLASS	
	Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	35.36	59.9%	2	66.5
100	PmA	Pewamo silty clay loam, 0 to 1 percent slopes	15.16	25.7%	2	76.5
	Gwg1B	1Glynwood silt loam, ground moraine, 2 to 6 percent slopes	6.85	11.6%	2	66.5
	Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	1.67	2.8%	2	68.7
E			59.05			69.1