



PRICED AT
\$10,000,000

LAND FOR SALE



Apex. 199.79 ac Paulding Co

199.79 acres

Apex. 195 tillable acres

**2 parcels:
28-34S-013-00 &
28-33S-109-00**

soil type: Mostly Latty

**Ray Bonifas
419-235-2172**



view of property



Norfolk Southern RR



soil map

Apex. 199.79 ac, Section 33 & 34, Paulding Twp., Paulding Co.

Apex. 6100' road frontage on Co Rd. 82 & Co Rd. 87--just south of Briceton. Apex. 2,154' railway/Norfolk Southern RR along northside of parcel 28-34S-013-00 & windmill that generates additional annual income. Apex. 195 ac tillable. Soils consist mostly of Latty. Wayne Trace SD.

Taxes are CAUV. Annual Taxes-\$5,804.06

SCHEDULE A SHOWING/CONTACT RAY BONIFAS

419-235-2172

raybonifas32@gmail.com



www.rsre.com

AERIAL VIEW OF PROPERTY



SOIL MAP



SOIL MAP

| All Polygons 199.62 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	187.48	93.91	0	63	3w
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	5.86	2.94	0	56	3w
Lb	Latty silty clay loam	3.67	1.84	0	53	3w
Me	Mermill loam	2.61	1.31	0	69	2w
TOTALS		199.62(*)	100%	-	62.69	2.99

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 159.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	147.31	92.39	0	63	3w
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	5.86	3.68	0	56	3w
Lb	Latty silty clay loam	3.66	2.3	0	53	3w
Me	Mermill loam	2.61	1.64	0	69	2w
TOTALS		159.44(*)	100%	-	62.61	2.98

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 40.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	40.17	99.98	0	63	3w
Lb	Latty silty clay loam	0.01	0.02	0	53	3w
TOTALS		40.18(*)	100%	-	63.0	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.