



\$16,000/ac

LAND FOR SALE

69 ac Hardin Co., Goshen Twp



Apx. 69 acres-
to be surveyed



Zoned Agriculture



part of parcel
#140400070000

Ron Spencer
419-230-1111

**Apx. 69 ac bare land, Goshen Twp., Hardin Co.
Apx. 3,191' road frontage on 2 roads--TR 90 & CR 215.**

**Mostly all tillable. Tiled fair. Soils consist
mostly of Blount & Pewamo.**

**Property to be surveyed. Includes apx. 2 ac CRP land.
Annual Tax-TBD. Taxes are CAUV. Kenton SD**

SCHEDULE A SHOWING/CONTACT RON SPENCER



419-230-1111

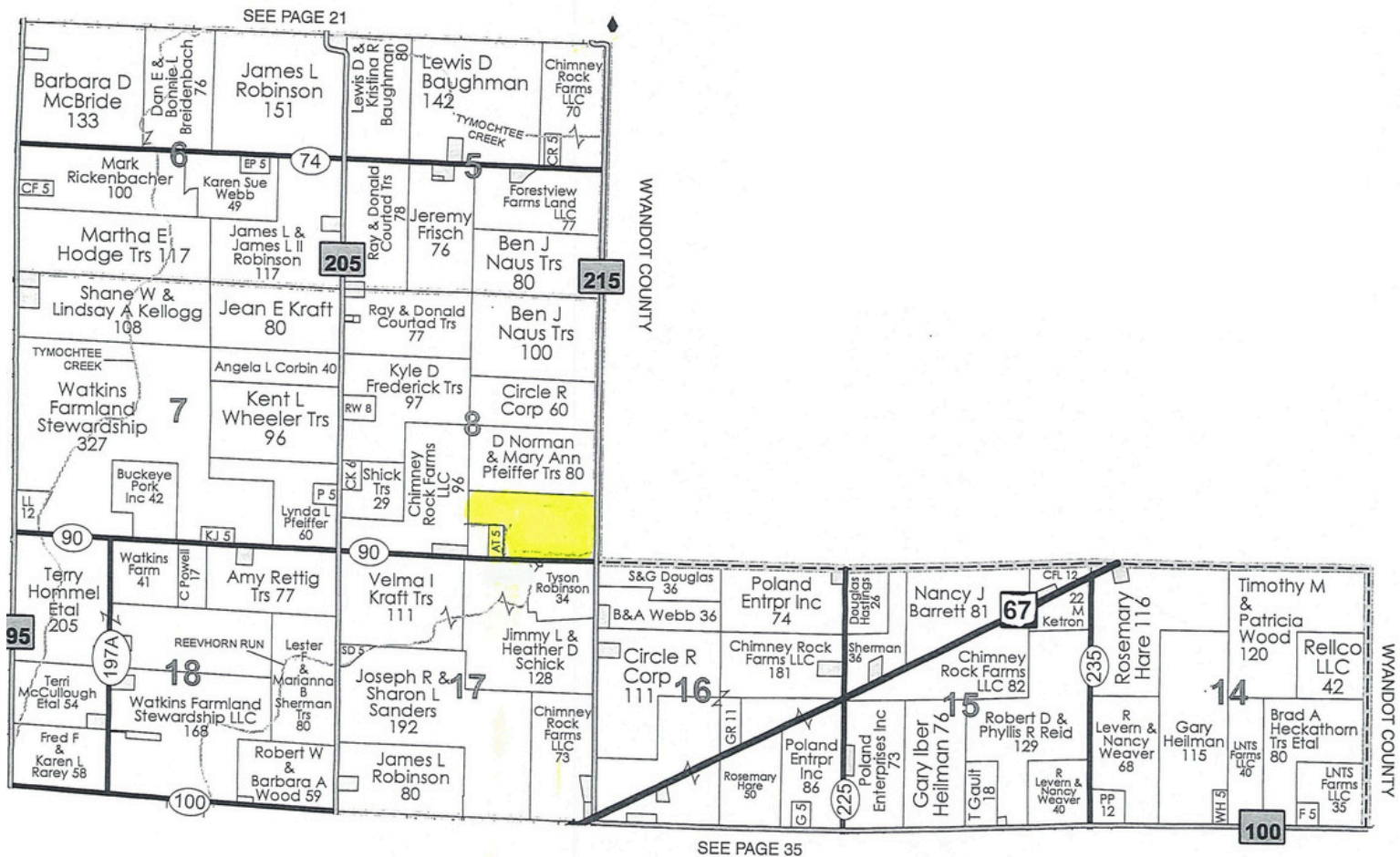


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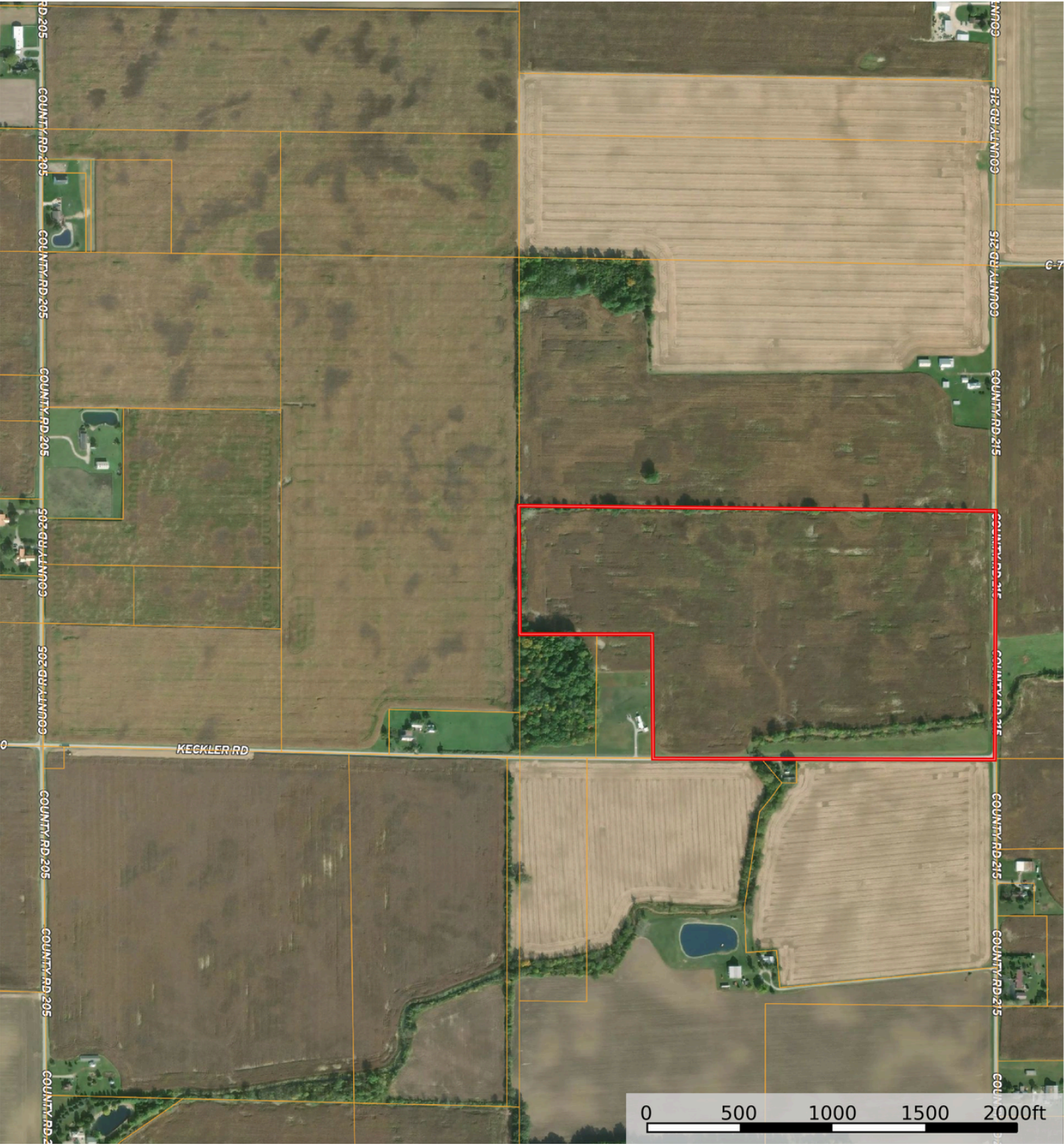
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VIEW OF FARM GROUND



AERIAL VIEW OF FARM



SOIL MAPS

Apx. 69 ac Hardin Co Goshen Twp CR 215
Ohio, AC +/-



SOIL MAPS

|  Boundary 68.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	43.71	63.39	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	19.42	28.17	0	69	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	5.81	8.43	0	67	2e
TOTALS		68.94(*)	100%	-	73.26	2.0

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water