



PRICED AT
\$14,000/ac

FARM LAND FOR SALE

📍 Apx. 92.13 ac Allen Co

92.13
acres



Mostly all tillable



1 parcel



soil type: Blount,
Glynwood, Pewamo &
Shoals

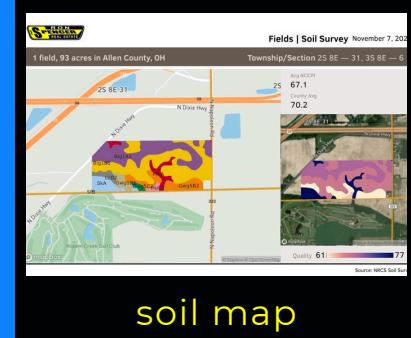
Randy Faulder
419-302-6455



aerial



street view



soil map

Apx. 92.13 ac, Section 31, Richland Twp., Allen Co.

Great road frontage on N. Napoleon Rd. & N. Dixie Hwy. Mostly all tillable.

Soils consist mostly of Blount, Glynwood, Pewamo & Shoals.

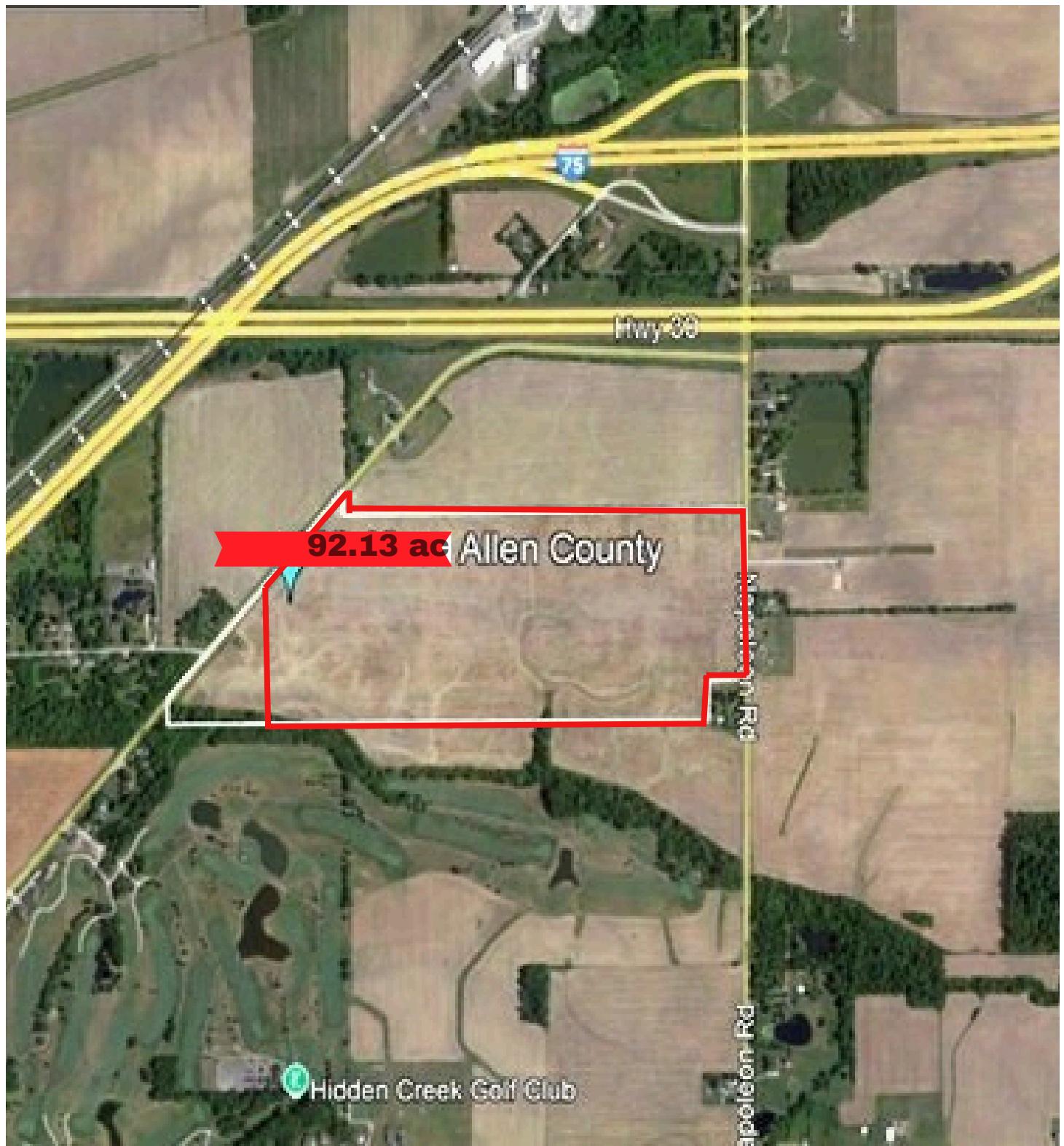
Bluffton SD. Taxes are CAUV. To be surveyed. Annual Taxes-TBD

SCHEDULE A SHOWING/CONTACT RANDY FAULDER

419-302-6455 randy@rsre.com



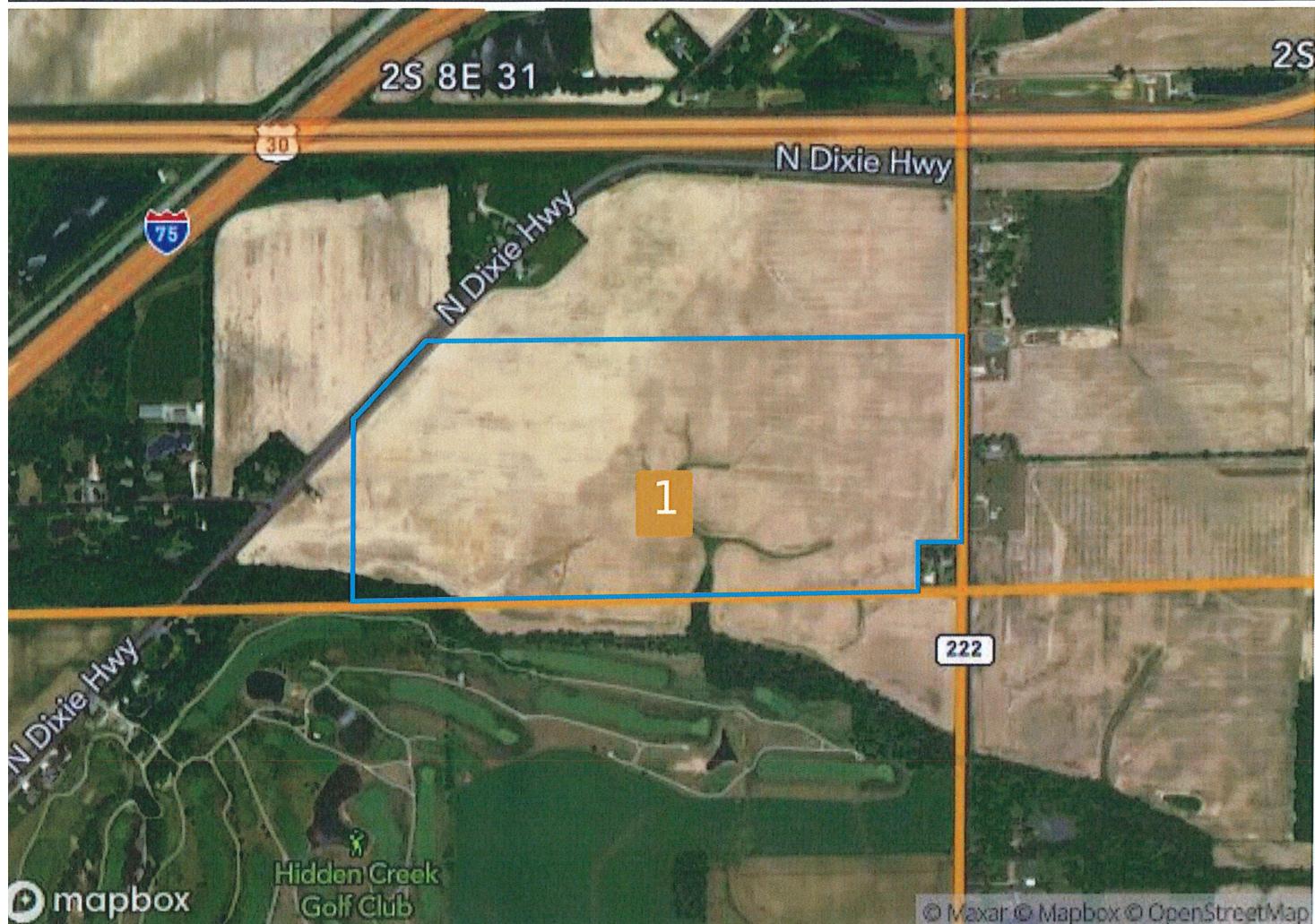
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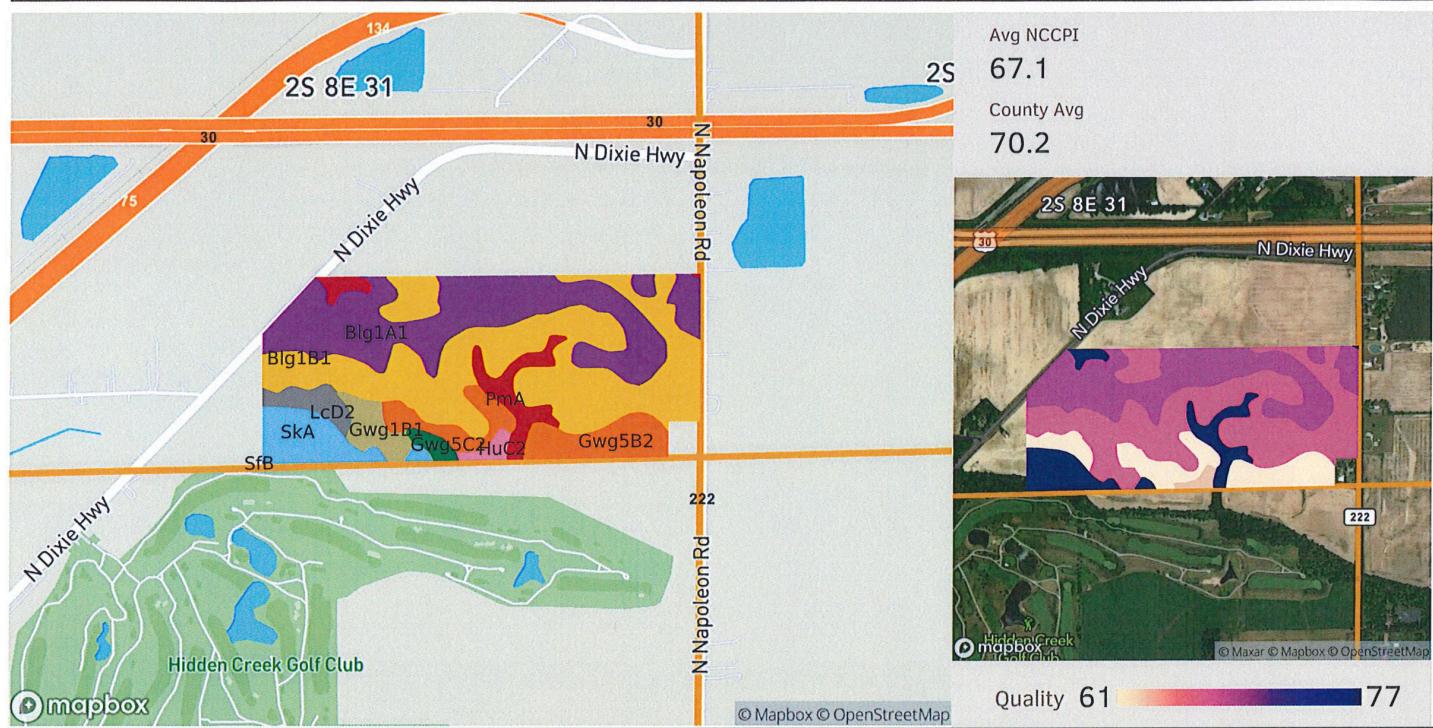


1 field, 93 acres in Allen County, OH
Township/Section 2S 8E — 31, 3S 8E — 6

Allen County, OH

Field	Acres	Tax Amount	Assessed Value	Location	Owner (Last Updated)	Owner Address	Legal Description
1	93.10			2S 8E -- 31 , 3S 8E -- 6	DAVIS, ALAN L & RODNEY J (May 14, 2025)	N/A	Unknown



1 field, 93 acres in Allen County, OH
Township/Section 2S 8E — 31, 3S 8E — 6


Source: NRCS Soil Survey

Field 1

93 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	36.40	39.1%	2	66.5
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	28.06	30.1%	2	68.7
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	9.77	10.5%	2	55.7
Ska	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	5.98	6.4%	2	79.7
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	5.26	5.7%	2	76.5
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.06	3.3%	2	66.5
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	2.50	2.7%	4	58.9
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	1.08	1.2%	3	56.1
Huc2	Houcktown-Glynwood complex, 6 to 12 percent slopes, eroded	0.97	1.0%	3	62.3



Fields | Soil Survey November 7, 2025

1 field, 93 acres in Allen County, OH

Township/Section 2S 8E — 31, 3S 8E — 6

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
SfB	Shawtown loam, 2 to 6 percent slopes	0.02	0.0%	2	74.4
		93.10			67.1