

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-400006.0000
B60

AGR
2025

sale

2022 HE WARD FARMS LLC
2023 HE WARD FARMS LLC
2024 HE WARD FARMS LLC
2025 HE WARD FARMS LLC
SR 309

2013-01-02
2013-01-02
2013-01-02
2013-01-02 PT N2 PT NW4 FRAC S3
9AF 214.791A
\$0

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	214.7910	214.7910	214.7910	214.7910	
Land100%	1013090	1107230	1107230	1107230	1107240
Bldg100%				0	
Totl100%	1013090t	1107230t	1107230t	1107230t	1107240t
Cauv100%	162170	365570	365570	365570	365580
Tax Value:					
Land 35%	56760	127950	127950	127950	387530
Bldg 35%					0
Totl 35%	56760t	127950t	127950t	127950t	387530t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2601.08	5122.56	5427.26	5422.22	
Cauv Sav	13647.98	10392.44	11010.64	11000.36	
Sp-Asmnt	89.14	89.14	104.74	104.74	

July 30, 2007 put in the Black Swamp Conservancy
334000040000 8.71A
334000050000 110.72A
334000130000 2.225A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
2	9	2013-01-02	HE WARD FARMS LLC	9AF *	0	218770	0
288	13	2007-07-31	WYNDHAM BERNIECE R TRUST	13 *	0	147000	0
287	13	2007-07-31	WYNDHAM BERNIECE R	13 *	0	147000	0
286	13	2007-07-31	WYNDHAM BERNIECE R	13 *	0	147000	0
430	4	2002-10-10	WYNDHAM BERNIECE R ETAL	4WD *	0	104600	0
402	9	1997-09-25	WARD GLADYS J REVOCABLE	9WD *	0	82910	0

Year	Land	Bldg	Total	Net Tax
2021	65400	0	65400	3008.16
2020	65400	0	65400	2605.22

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			

XA/2025

SR 309

PUB ELECTRIC
PUB GAS
PUB WATER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	3.2399	6030	19540	2660	8620
C 2	BOB BLOUNT SILT LOAM, 2	46.9367	5770	270820	2360	110770
C 8	EE EEL SILT LOAM, OCCA	.1984	5550	1100	2460	490
C 11	FPC2 FOX CLAY LOAM, 6-12%	.8898	4370	3890	350	310
C 14	GWB GLYNWOOD SILT LOAM	49.8379	5400	269120	1750	87220
C 16	GYC2 GLYNWOOD CLAY LOAM	15.0358	4750	71420	1050	15790
C 19	KAB KENDALLVILLE SILT L	6.3813	5800	37010	2090	13340
C 33	NE NEWARK SILT LOAM OC	2.3417	5800	13580	2280	5340
C 35	OCA OCKLEY LOAM, 0-2% S	2.2332	5900	13180	2630	5870
C 36	OCB OCKLEY LOAM, 2-6% S	10.0173	5700	57100	2350	23540
C 39	PM PEWAMO SILTY CLAY L	4.4665	6490	28990	3560	15900
C 47	SO SLOAN SILT LOAM, FR	.7347	6490	4770	2920	2150
C 51	WSTL WASTE LAND	13.0000	120	1560	50	650
W 8	EE EEL SILT LOAM, OCCA	1.5051	3990	6010	1460	2200
W 11	FPC2 FOX CLAY LOAM, 6-12%	1.1142	420	470	230	260
W 16	GYC2 GLYNWOOD CLAY LOAM	.4501	1460	660	230	100
W 19	KAB KENDALLVILLE SILT L	.6318	3450	2180	1090	690
W 33	NE NEWARK SILT LOAM OC	11.5007	2900	33350	390	4490
W 36	OCB OCKLEY LOAM, 2-6% S	.5020	3960	1990	1350	680
W 47	SO SLOAN SILT LOAM, FR	2.7279	4560	12440	1030	2810
980	ROAD	.9889				
C 26	MF MILFORD SILTY CLAY	10.2833	6900	70950	3800	39080
W 1	BOA BLOUNT SILT LOAM 0-	.2868	3610	1040	770	220
W 2	BOB BLOUNT SILT LOAM, 2	.3300	3130	1030	470	160
C 50	WE WESTLAND CLAY LOAM	4.4325	7650	33910	4060	18000
W 50	WE WESTLAND CLAY LOAM	.6212	6340	3940	2170	1350
C 2	BOB BLOUNT SILT LOAM, 2	1.3851	5770	7990	230	320
C 8	EE EEL SILT LOAM, OCCA	1.1212	5550	6220	230	260
C 11	FPC2 FOX CLAY LOAM, 6-12%	1.4001	4370	6120	230	320
C 14	GWB GLYNWOOD SILT LOAM	.0712	5400	380	230	20
C 16	GYC2 GLYNWOOD CLAY LOAM	.1749	4750	830	230	40
C 19	KAB KENDALLVILLE SILT L	1.5498	5800	8990	230	360
C 33	NE NEWARK SILT LOAM OC	7.0990	5800	41170	230	1630