

Auction Opportunity – Bid Online or Live In Person!!

Tract 1–6.16 Acres Charming farmstead north of Mason Rd featuring a modern 4-bedroom home, metal shop, and livestock barn.

Tract 2 – 3.21 Acres All tillable land with 255' of frontage on the north side of Mason Rd.

Tract 3 – 3.21 Acres Excellent tillable land with 255' of frontage on the north side of Mason Rd.

Tract 4 – 6.43 Acres Corner tract with 510' of frontage on Mason Rd and 550' on Maple Ave! All tillable ground.

Tract 5 – 24.85 Acres Prime tillable land with 980' of frontage on the west side of Maple Ave and the back boundary at scenic Mills Creek.

Tract 6 – 8.72 Acres – Maple Ave. Frontage. This attractive tract features approximately 5± acres of productive tillable land and 3.5± acres of woods with a creek at the rear.

Tract 7 – 5.45 Acres – Maple Ave. Frontage. This Tract offers approximately 3.7± acres of tillable land and 1.6± acres of woods along a creek at the rear.

Tract 8–19.80 Acres – Billings Road Frontage. A prime agricultural tract featuring approximately 19± acres of tillable land and 650 feet of frontage on the east side of Billings Road.



Tract 9 – 26.18 Acres – Billings Road Frontage. This versatile parcel offers approximately 17.5± acres of productive tillable land and 1,001 feet of frontage on the east side of Billings Road.

Tract 10 – 9.19 Acres – Corner of Billings & Mason Roads.



Ken Bonnigson, CAI, Bonnigson & Associates 1570 McPherson Hwy. Clyde, OH 43410

113± Highly Versatile Acres in Erie County OH

July 26th, 2025 @ 10:07am

Auction bidding to be held on Location or Online!

Visit our Website for Complete Details Call the Office with Questions



(419) 547-7777 Bonnigson.com







Offered in 10 parcels and as a whole!

Home & Buildings - Tillable & Residential Possibilities Rare investment opportunity in a sought-after areal









Poock Land Auction

Saturday, June 26th @ 10:07 AM

Home & Buildings - Tillable & Residential Possibilities

Inspection Dates: Wed. July 9th 4p to 6p & Sun. July 13th 1p to 3p

Located at 9611 W Mason Road, Castalia, OH. Auction bidding be held on location or Online! Take OH-269 S/S Washington St. toward South Ave for 2.9 miles, turn east/left onto W Mason Rd go 1.9 miles to property. Watch for Bonnigson & Associates signs.

Real Estate: Auction Opportunity – Selling to the Highest Bidder!

This is your chance to bid on 113± highly versatile acres which 90± are FSA stated cropland acres with strong agricultural productivity and outstanding future potential. Most tracts extend to the center of Mills Creek, offering natural appeal alongside utility. The farmstead features a well-kept 4-bedroom, 1.5-bath home with an attached garage, a clear-span metal shop, and a tidy metal-sided livestock barn with space for pasture—perfect for farming, livestock, or a country lifestyle. With a combined 6,607′ of road frontage—2,201′ on Mason Rd., 2,191′ on Billings Rd., and 2,215′ on Maple Ave.—plus access to electric and Erie County rural water, the residential development potential is substantial. The property will be offered in multiple parcels and as a whole, selling in the manner that brings the highest return to the seller. This is a rare investment opportunity in a sought-after area—pick up a brochure from the info box and be ready to make it yours on auction day!

- **Tract 1 6.16 Acres Charming farmstead** north of Mason Rd featuring a modern 4-bedroom home, metal shop, and livestock barn. 755' of frontage with a large grass area stretching over to Mills Creek—perfect blend of comfort, space, and scenic beauty.
- **Tract 2 3.21 Acres All tillable land** with 255' of frontage on the north side of Mason Rd. Health Department site review approved for a building site—ideal for a homesite, small farm, or investment hold.
- **Tract 3 3.21 Acres Excellent tillable land** with 255' of frontage on the north side of Mason Rd. Health Department site review approved—ready for a new build, ag use, or smart investment.
- **Tract 4 6.43 Acres Corner tract** with 510' of frontage on Mason Rd and 550' on Maple Ave! All tillable ground with Health Department site review approval—ready for your dream home, hobby farm, or investment project.
- **Tract 5 24.85 Acres Prime tillable land** with 980' of frontage on the west side of Maple Ave and the back boundary at scenic Mills Creek. Productive ground with excellent access—ideal for farming, building, or investment!
- **Tract 6 8.72 Acres Maple Ave. Frontage.** This attractive tract features approximately $5\pm$ acres of productive tillable land and $3.5\pm$ acres of woods with a creek at the rear. With 350' of frontage on the west side of Maple Avenue, it offers a great mix of for farming, recreation, or a potential home site.
- **Tract 7 5.45 Acres Maple Ave. Frontage.** This Tract offers approximately 3.7± acres of tillable land and 1.6± acres of woods along a creek at the rear. With 314' of frontage on the west side of Maple Avenue, it combines productive farmland with a peaceful wooded setting—ideal for farming, recreation, or building.
- **Tract 8 19.80 Acres Billings Road Frontage.** A prime agricultural tract featuring approximately 19± acres of tillable land and 650 feet of frontage on the east side of Billings Road. The rear of the property includes 4.5± acres of woods and conservation area, offering additional natural value and privacy—ideal for farming, investment, or a country home site. **Tract 8 19.80** Acres with 17.5± of tillable land with 650′ of frontage on the east side of Billings Road. There is 4.5± acres of wood and conservation acres to the rear.

Tract 9 – 26.18 Acres – Billings Road Frontage. This versatile parcel offers approximately 17.5± acres of productive tillable land and 1,001 feet of frontage on the east side of Billings Road. The rear portion includes 4± acres of woods and conservation area, providing a mix of income-producing farmland and natural habitat—perfect for farming, recreation, or a rural homestead.

Tract 10 – 9.19 Acres – Corner of Billings & Mason Roads. Nearly all tillable, this 9.19± acre corner tract features 540 feet of frontage on the east side of Billings Road and 482 feet along Mason Road. Offering excellent access and visibility, it is an ideal piece for farming, a potential homesite, or future development.

Possession: The purchaser of Tract 1, the home & buildings, will have possession at the time of closing. Land possession will be after the current tenant farm operator has the current growing crop harvested.

Taxes/Legal: Erie County parcel 33-01202.000. Current annual taxes based on CAUV are \$3,736.74. The property is in Margaretta Township, Margareta Local Schools.

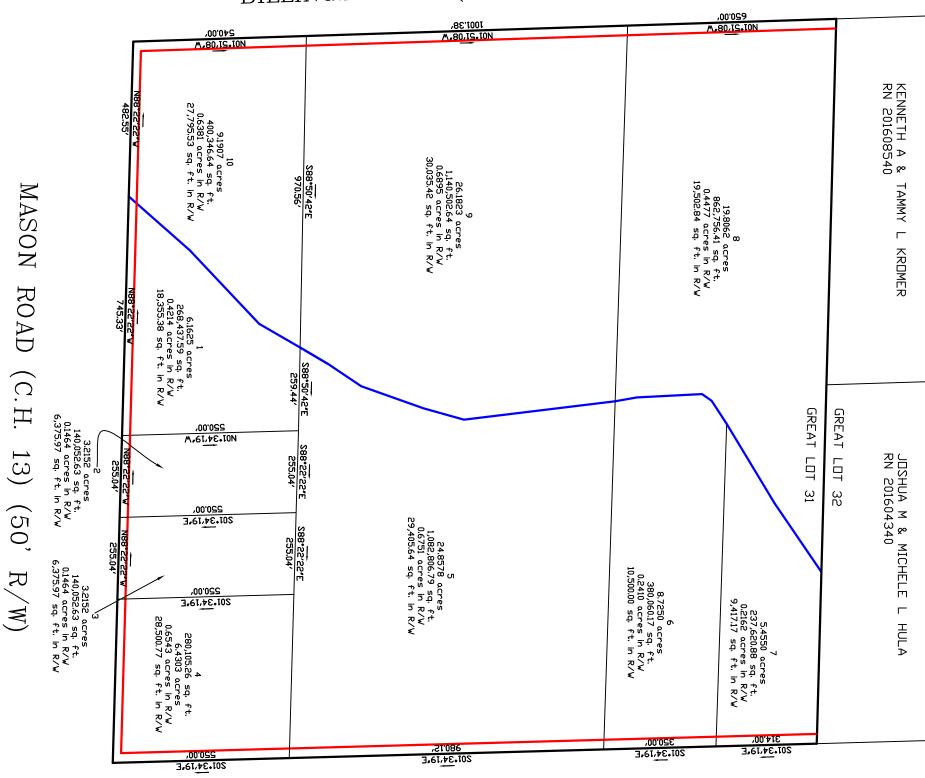
Terms: The successful purchaser(s) will be required a non-refundable down payment of \$15,000 – Tract #1, \$5,000 – Tracts #2 & #3, \$7,500 – Tract #4, \$15,000 – Tract #5, \$5,000 – Tracts #6 & #7, \$10,000 – Tract #8, \$15,000 – Tract #9, \$7,500 – Tract #10 at the auction with the balance due at closing. The property will close on or before September 9. A 3% buyer's premium will be added to the final bid to determine the purchase price. Any desired inspections need to be completed prior to bidding.

Owner: Poock Real Estate

Auctioneers



Ken Bonnigson, CAI, Ken Bonnigson, Jr., Dean A. Smith 419/547-7777 www.bonnigson.com — info@bonnigson.com



MAPLE AVENUE (T.R. 103) (60' R/W

I HEREBY DECLARE THAT I I PROPERTY DURING
AS PER LEGAL DESCRIPTION
SUBJECT TO ALL LEGAL HIGH
LEASES OF RECORD AND OF OFFICES. THE BEARINGS RE
THE OHIO NORTH STATE PLA OTHERWISE NOTED. OF RECORDS IN RESPECTIVE UTILITY HAVE SURVEYED THE

JAMES DALE

BARNES,

P.S.

8411

DATE

REFERRED TO HEREON ARE BASED ON LANE COORDINATE SYSTEM.

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAYEMENT SURFACE AND IN GOOD CONDITION, UNLESS

ABOVE DESCRIBED

THIS SURVEY IS

DEED VOLUMES AND PAGES / 1902 MARGARETTA TAX MAP AS **SHOWN**

SET FOUND REFERENCES EGEND **⊗**∩≤ ¬ ∪ • ▶ ■ II 300 PLAT STONE 5/8"øx30" MAG NAIL MONUMENT DESCRIPTION SURVEY RE OUTSIDE DIA CALCULATE MONUMENT FENCE POS IRON ROD DRILL HOLE IRON PIPE RAILROAD SPIKE MEASURED AMETER CORD IRON ROD BOX JAMES DALE

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SURVEY F O R : MARL ENEPOOCK

SITUATED IN ALL OF GREAT LOT 31 OF SECTIN 1, MARGARETTA TOWNSHIP, TOWN-6-NORTH, RANGE 24-WEST, ERIE COUNTY, OHIO

<u>BARNES</u> SURVEYING

10312 MASON ROAD, CASTALIA, OHIO 44824-9218 OFFICE: (419) 684-7742 CELL: (419) 871-1780

OHIO **ERIE**

United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4295

Prepared: 6/5/25 7:15 AM CST

Crop Year: 2025

Operator Name

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

CRP Contract Number(s) : None Recon ID : None **Transferred From** : None ARCPLC G/I/F Eligibility : Eligible

			F	arm Land D	ata				
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
109.04	90.40	90.40	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP	Cropland Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	90.40)	2.	40	0.00	0.00	0.00	0.00

	Crop Election Choice	
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

		DCP Crop Data		
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	12.80	0.00	45	
Corn	34.40	0.00	115	
Soybeans	45.50	0.00	28	

TOTAL 92.70 0.00

NOTES

Tract Number : 9046

: IN-TRANSFER FROM SANDUSKY CO Description

FSA Physical Location : OHIO/ERIE : OHIO/ERIE **ANSI Physical Location**

BIA Unit Range Number

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations

Owners MARLENE A POOCK

Other Producers : None Recon ID : None

			Tract Land Data	1			
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
109.04	90.40	90.40	0.00	0.00	0.00	0.00	0.0

OHIO **ERIE**

United States Department of Agriculture Farm Service Agency

Form: FSA-156EZ

Abbreviated 156 Farm Record

FARM: 4295

Prepared: 6/5/25 7:15 AM CST

Crop Year: 2025

Tract 9046 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	90.40	2.40	0.00	0.00	0.00	0.00

DCP Crop Data							
Crop Name	Base Acres CCC-505 CRP Reduction Acres PLC		PLC Yield				
Wheat	12.80	0.00	45				
Corn	34.40	0.00	115				
Soybeans	45.50	0.00	28				

TOTAL 92.70 0.00

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

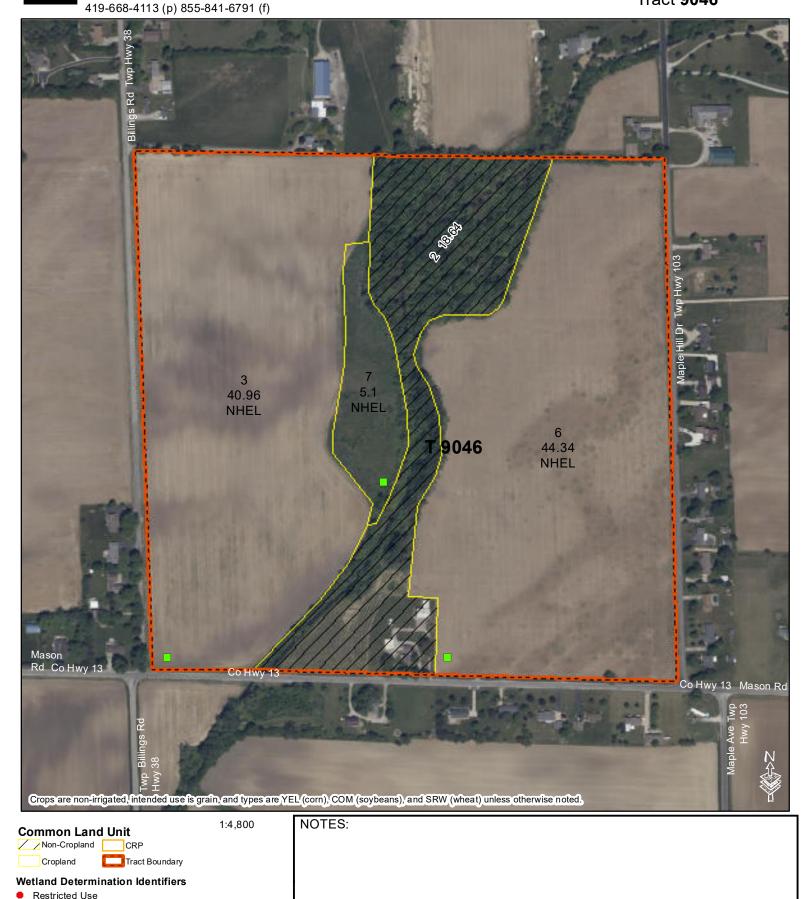
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Limited Restrictions

Exempt from Conservation Compliance Provisions

Farm **4295** Tract **9046**



Map Created April 30, 2025

Tract Cropland Total: 90.40 acres

Marlene Poock, No notes

Sandusky County, Ohio, AC +/-





All Polygons 112.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	37.77	33.6	0	51	3s
KbA	Kibbie fine sandy loam, 0 to 2 percent slopes	22.69	20.18	0	78	2w
DuB	Dunbridge loamy sand, 2 to 6 percent slopes	12.37	11.0	0	54	3e
MnA	Milton silt loam, 0 to 2 percent slopes	11.47	10.2	0	67	2s
RaA	Randolph silt loam, 0 to 2 percent slopes	8.92	7.93	0	70	3w
CcA	Castalia very channery loam, 0 to 2 percent slopes	7.6	6.76	0	27	3s
MbB	Marblehead loam, 0 to 6 percent slopes	6.16	5.48	0	1	6s
RhA	Ritchey loam, 0 to 2 percent slopes	2.81	2.5	0	45	3s
TuA	Tuscola fine sandy loam, 0 to 2 percent slopes	1.34	1.19	0	75	1
MmA	Millsdale silty clay loam, 0 to 1 percent slopes	1.24	1.1	0	70	3w
TOTALS		112.3 7(*)	100%	1	55.83	2.84

^(*) 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 21.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	14.48	68.89	0	51	3s
KbA	Kibbie fine sandy loam, 0 to 2 percent slopes	5.03	23.93	0	78	2w
MnA	Milton silt loam, 0 to 2 percent slopes	1.51	7.18	0	67	2s
TOTALS		21.02(100%	-	58.61	2.69

^(*) 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 23.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
KbA	Kibbie fine sandy loam, 0 to 2 percent slopes	13.66	57.76	0	78	2w
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	8.64	36.53	0	51	3s
TuA	Tuscola fine sandy loam, 0 to 2 percent slopes	1.34	5.67	0	75	1
TOTALS		23.64(100%	-	67.93	2.31

^(*) 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 9.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
KbA	Kibbie fine sandy loam, 0 to 2 percent slopes	4	42.92	0	78	2w

RaA	Randolph silt loam, 0 to 2 percent slopes	2.98	31.97	0	70	3w
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	1.99	21.35	0	51	3s
MmA	Millsdale silty clay loam, 0 to 1 percent slopes	0.34	3.65	0	70	3w
TOTALS		9.31(*	100%	-	69.3	2.57

(*) 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 6.24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	2.84	45.44	0	51	3s
MnA	Milton silt loam, 0 to 2 percent slopes	1.35	21.6	0	67	2s
RaA	Randolph silt loam, 0 to 2 percent slopes	1.12	17.92	0	70	3w
MmA	Millsdale silty clay loam, 0 to 1 percent slopes	0.9	14.4	0	70	3w
DuB	Dunbridge loamy sand, 2 to 6 percent slopes	0.03	0.48	0	54	3e
TOTALS		6.24(*	100%	-	60.53	2.78

(*) 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 2.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
MnA	Milton silt loam, 0 to 2 percent slopes	1.99	66.33	0	67	2s
RaA	Randolph silt loam, 0 to 2 percent slopes	0.81	27	0	70	3w
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	0.19	6.33	0	51	3s
TOTALS		2.99(*	100%	-	66.57	2.33

(*) 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 3.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
MnA	Milton silt loam, 0 to 2 percent slopes	2.43	80.2	0	67	2s
RaA	Randolph silt loam, 0 to 2 percent slopes	0.61	20.13	0	70	3w
TOTALS		3.04(*	100%	-	67.83	2.2

(*) 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 6.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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RaA	Randolph silt loam, 0 to 2 percent slopes	3.24	46.55	0	70	3w
CcA	Castalia very channery loam, 0 to 2 percent slopes	2.28	32.76	0	27	3s
MnA	Milton silt loam, 0 to 2 percent slopes	1.44	20.69	0	67	2s
TOTALS		6.96(*)	100%	-	55.29	2.79

(*) 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 24.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
DuB	Dunbridge loamy sand, 2 to 6 percent slopes	8.93	36.48	0	54	3e
CcA	Castalia very channery loam, 0 to 2 percent slopes	5.32	21.73	0	27	3s
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	3.77	15.4	0	51	3s
MnA	Milton silt loam, 0 to 2 percent slopes	2.75	11.23	0	67	2s
RhA	Ritchey loam, 0 to 2 percent slopes	2.71	11.07	0	45	3s
MbB	Marblehead loam, 0 to 6 percent slopes	0.83	3.39	0	1	6s
RaA	Randolph silt loam, 0 to 2 percent slopes	0.16	0.65	0	70	3w
TOTALS		24.47(100%	1	46.39	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 9.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	3.58	39.73	0	51	3s
MbB	Marblehead loam, 0 to 6 percent slopes	3.27	36.29	0	ı	6s
DuB	Dunbridge loamy sand, 2 to 6 percent slopes	2.06	22.86	0	54	3e
RhA	Ritchey loam, 0 to 2 percent slopes	0.1	1.11	0	45	3s
TOTALS		9.01(*	100%	-	33.11	4.09

(*) 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 5.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	2.28	40.0	0	51	3s
MbB	Marblehead loam, 0 to 6 percent slopes	2.06	36.14	0	-	6s
DuB	Dunbridge loamy sand, 2 to 6 percent slopes	1.35	23.68	0	54	3e
TOTALS		5.69(*)	100%	-	33.19	4.09

(*) 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.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- $\left(s\right)$ soil limitations within the rooting zone $\left(w\right)$ excess of water

National Flood Hazard Layer FIRMette

32°47'45"W 41°22'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Regulatory Floodway

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Zone A, V, A99



Chance Flood Hazard Zone X **Future Conditions 1% Annual** areas of less than one square mile Zone X 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average

depth less than one foot or with drainage





Area with Reduced Flood Risk due to



Levee. See Notes. Zone X



Area with Flood Risk due to Levee Zone D



Area of Undetermined Flood Hazard Zone D

STRUCTURES | 1 1 1 1 1 1 1 Levee, Dike, or Floodwall GENERAL | - -- - Channel, Culvert, or Storm Sewer



^{ംപെ} Base Flood Elevation Line (BFE) Coastal Transect Baseline Limit of Study Jurisdiction Boundary



Hydrographic Feature

FEATURES

OTHER



No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

accuracy standards The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below. This map complies with FEMA's standards for the use of

authoritative NFHL web services provided by FEMA. This map was exported on 6/18/2025 at 12:25 AM and does not become superseded by new data over time. time. The NFHL and effective information may change or reflect changes or amendments subsequent to this date and The flood hazard information is derived directly from the

legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for regulatory purposes. unmapped and unmodernized areas cannot be used for elements do not appear: basemap imagery, flood zone labels, This map image is void if the one or more of the following map

250

500

1,000

1,500

2,000

Basemap Imagery Source: USGS National Map 2023

