

# 40 +/- ACRE AUCTION

WOOD COUNTY | JACKSON TOWNSHIP



MAY 4TH AT 6:00PM

AMERICAN LEGION POST 539  
539 AMERICAN LEGION DRIVE  
NORTH BALTIMORE, OH 45872

DEVIN DYE  
"THE LAND GUY"

419-303-5891



**REAL ESTATE  
& LAND COMPANY**

[WWW.DYEREALESTATE.COM](http://WWW.DYEREALESTATE.COM)

# HIGHLIGHTS

**Farming rights for the 2023 farming season!**

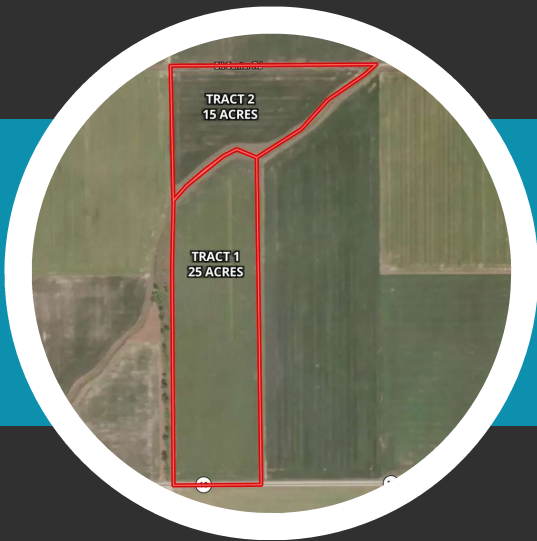
**100% Hoytville soils!**

**Primarily All Tillable!**

**Jackson Township**

**Section 22**

**Parcel Number: G24-309-220000002000**



## TRACT DESCRIPTIONS



### TRACT 1

Consists of 25 +/- acres located 1.5 miles West of SR 235 on SR 18 in Wood County, Ohio. This tract consists of 100% Hoytville soil. Primarily all tillable and very adequately drained. The open ditch on the north end of the field provides adequate drainage outlet.



### TRACT 2

Consists of 15 +/- acres located 1.5 miles West of SR 235, access from Oil Center Road. Also located in Wood County, Ohio. This tract consists of 100% Hoytville soil. Primarily all tillable and very adequately drained. The open ditch on the north end of the field provides adequate drainage outlet.



## HIGHLIGHTS

Two tracts of land totaling approximately 40 acres. This farm primarily consists of all tillable farmland except the open ditch, which serves as an excellent outlet for drainage purposes. Comprised of 100% Hoytville soils, this farm is productive and will make a great addition to your farming operation or investment portfolio. The buyer will receive the farming rights for the 2023 growing season. The farm's possession will occur after signing the purchase agreement and a successful deposit of the 10% earnest money immediately following the auction.

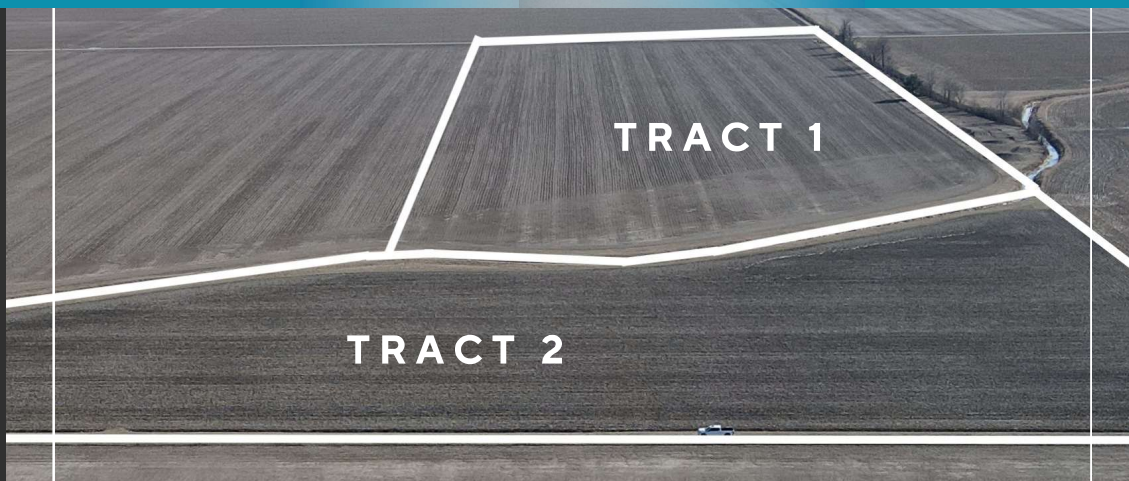
## SELLERS SHERYL & WALTER CONNOLLY TRUSTEES

### TRACT 1

Total Acres: 25  
Tillable Acres: 24  
NCCPI: 58

### TRACT 2

Total Acres: 15  
Tillable Acres: 12  
NCCPI: 58



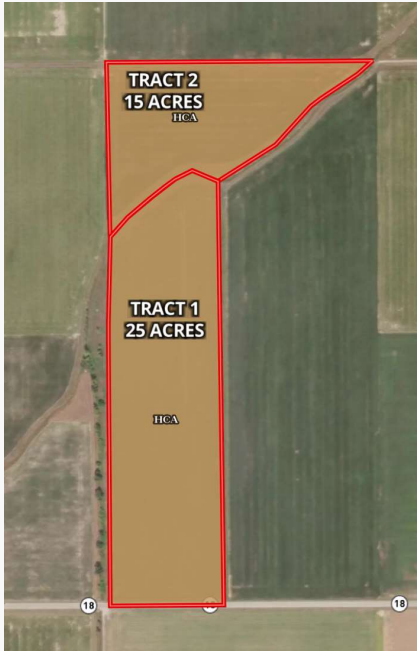
### CRP INFORMATION

1.22 TOTAL ACRES OF CRP  
CONTRACT ENDS 9-30-30

THE ANNUAL CONTRACT PAYMENT  
IS \$357 PER YEAR.

THE BUYER WILL RECEIVE A PRORATED AMOUNT  
OF THIS YEAR'S PAYMENT AND MUST MAINTAIN  
THE CONTRACT UNTIL IT IS FINISHED.

# SOIL MAPS



## All Polygons 37.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	37.84	100.0	82	58	2w
TOTALS		37.84(*)	100%	82.0	58.0	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.

## Boundary 24.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	24.84	100.0	82	58	2w
TOTALS		24.84(*)	100%	82.0	58.0	2.0

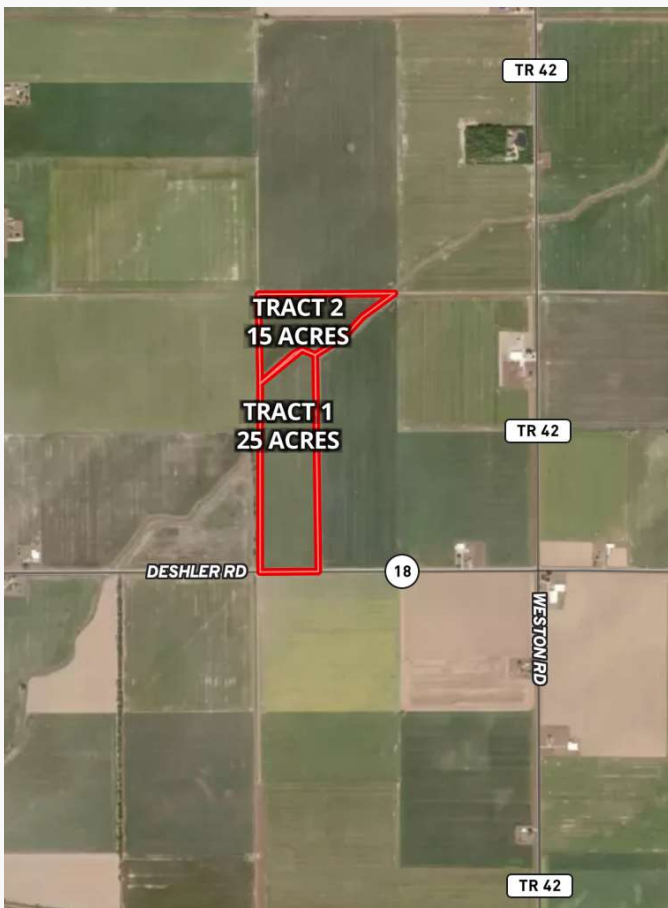
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Boundary 13.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	13.0	100.0	82	58	2w
TOTALS		13.0(*)	100%	82.0	58.0	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.

FOR TERMS & CONDITIONS, PLEASE CALL  
DEVIN DYE AT 419-303-5891 OR VISIT  
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LICENSED AND BONDED IN FAVOR OF THE STATE OF OHIO

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