

61+[±] ACRES AUCTION

Land

RUSH TOWNSHIP

CHAMPAIGN COUNTY

VILLAGE OF WOODSTOCK

OFFERED IN 3 TRACTS

INDIVIDUAL OR COMBINATION

TRACT 3
.303 ACRES

CITY LIMITS

WOODSTOCK

TRACT 1
42.79 +/- ACRES

TRACT 2
18.16 +/- ACRES

**JULY 18TH,
2023
6:00PM**

**AUCTION LOCATION:
THE WOODRUFF FARM
3143 E US HWY 36
URBANA, OH 43078**



**REAL ESTATE
& LAND COMPANY**

WWW.DYEREALSTATE.COM

#THE LAND GUYS

DEVIN DYE
BROKER/OWNER/
AUCTIONEER
419-303-5891

MATT BOWERS
REALTOR/AUCTIONEER
567-204-7462

TRACT 1



Owner: Proctor Run Development
County: Champaign
Parcel Number: H260800460000212,
H292600410010100
Township: Rush Township, Part is in the
village of Woodstock
Taxes: \$1,053.38
Total Acres: 42.898 acres
Tillable Acres: 41.911 acres
NCCPI: 63.71

Tract one is located partially in Rush Township and partially in the village of Woodstock, Ohio. This tract consists of approximately 43 acres total, with approximately 42 acres of tillable land. This tract also has approximately 10 acres in the northeast corner, part of Woodstock's village. This multi-use tract could be used as potential development or farmland. Don't miss this opportunity to add this property to your real estate land holdings.

TRACT 2



Owner: Proctor Run Development
County: Champaign
Parcel Numbers: H292600410000101,
H260800410002702, H292600410000103
Township: Rush Township, partially in the
village of Woodstock
Taxes: \$533.79
Total Acres: 18.17 acres
Tillable Acres: 13.912 acres
Wooded Acres: 3.87 Acres
NCCPI: 65.92

Tract two consists of approximately 18 acres total, with approximately 14 acres tillable and 4 acres wooded. This tract would make a great recreational/agricultural/development opportunity for its new owner. This tract has approximately 12.3 acres located in the village of Woodstock. Don't miss an opportunity to add this multi-use property to your investment portfolio.

TRACT 3



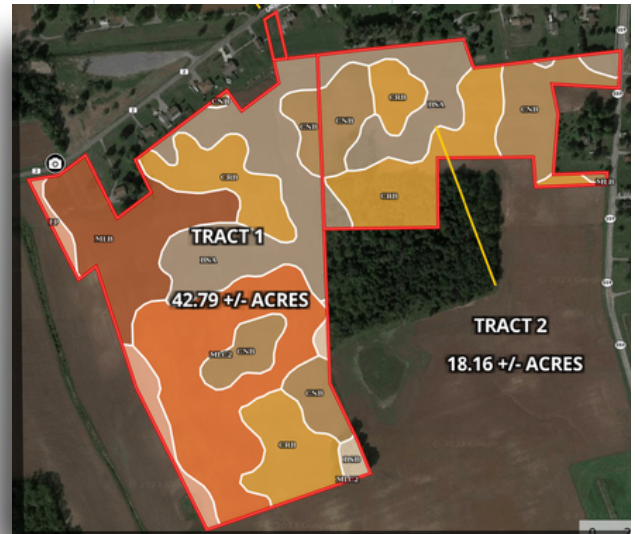
Owner: Bradley G. Herron
County: Champaign
Parcel Number: H292600410009901,
H292600410010401
Township: Rush Township, in the village of
Woodstock
Taxes: \$37.12
Total Acres: .303 acres

Tract 3 consists of two lots in the village of Woodstock that lay contiguous to one another. This tract could be used as a building lot or added to your purchase of Tract 1 for additional access.

SELLERS: PROCTOR RUN DEVELOPMENT,
BRAD HERRON

Property Overview:

This auction consists of three tracts with a mixture of farmland, potential development, and recreational opportunities. Located approximately 10 miles southwest of Marysville, Ohio. Central Ohio is one of the fastest growing communities in the United States. This property has multiple uses and will make a great investment for whoever purchases it.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BsA	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	14.6	23.95	0	71	2w
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	14.58	23.92	0	57	2e
MIC2	Miami silt loam, 6 to 12 percent slopes, eroded	11.65	19.11	0	55	3e
CnB	Celina silt loam, 2 to 6 percent slopes	10.3	16.9	0	69	2e
MIB	Miami silt loam, 2 to 6 percent slopes	7.21	11.83	0	72	2e
Lp	Lippincott silty clay loam, 0 to 2 percent slopes	1.93	3.17	0	56	2w
BsB	Brookston silty clay loam, 2 to 6 percent slopes	0.69	1.13	0	82	2w
TOTALS		60.96(*)	100%	-	64.03	2.19

FSA INFORMATION

CROP

WHEAT
CORN
SOYBEANS

BASE ACRES

11.37
22.65
22.61

PLC YIELD

52
125
39

FARMLAND:

62.79 ACRES

CROPLAND:

56.80 ACRES

WWW.DYEREALSTATE.COM



**JULY 18TH,
2023
6:00PM**

**AUCTION LOCATION:
THE WOODRUFF FARM**

3143 E US HWY 36
URBANA, OH 43078



FOR TERMS & CONDITIONS,
PLEASE CALL DEVIN DYE AT
419-303-5891 OR VISIT
WWW.DYEREALSTATE.COM

DEVIN DYE
BROKER/OWNER/
AUCTIONEER
419-303-5891

MATT BOWERS
REALTOR/AUCTIONEER
567-204-7462



2045 HEATHER DR.
LIMA, OH 45801

LAND AUCTION



*THE LAND GUYS
THE LAND GUYS
THE LAND GUYS
THE LAND GUYS
THE LAND GUYS
THE LAND GUYS
THE LAND GUYS*