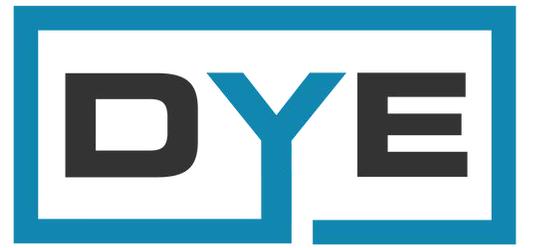


80.672 ACRES
HARDIN COUNTY



**REAL ESTATE
& LAND COMPANY**

LAND AUCTION



ATTENTION INVESTORS & FARMERS!
Wind Turbine Income | Great Location

Tuesday- August 15th, 2023

AUCTION LOCATION:

**Upper Scioto Valley
Auditorium**

**510 South Courtright St.
McGuffey, OH 45859**

TIME:

6:00 pm

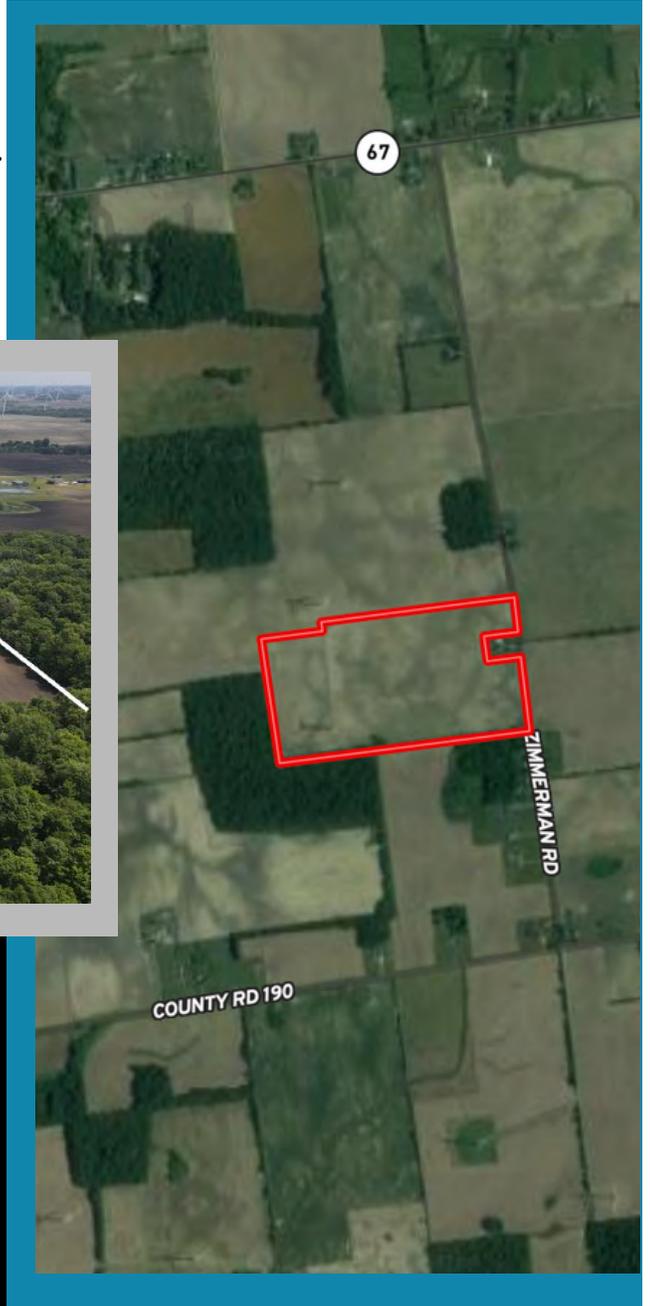
Devin Dye "The Land Guy"

Broker - Owner - Auctioneer

419-303-5891

www.dyerealestate.com

Don't miss the opportunity to purchase a very high-producing farm in Hardin County, Ohio. This Unique offering has multiple revenue sources; more than 96% of the farm is tillable, mature timber ready for harvest in the fence row areas and income from the wind turbine. The wind lease has 19 years remaining and is an excellent alternative revenue source in addition to the farm income. This farm consists of quality soil types with an NCCPI rating of 60.03, 60% Blount, 20% Glynwood, and 10% Pewamo. Don't miss the chance to place your bid on this rare opportunity in west central Ohio!



Total Acres: 80.672
Parcel Number:
452900090000
County: Hardin
Township: McDonald
Tillable Acres: Approx. 78
NCCPI: 60.03

Timber Value

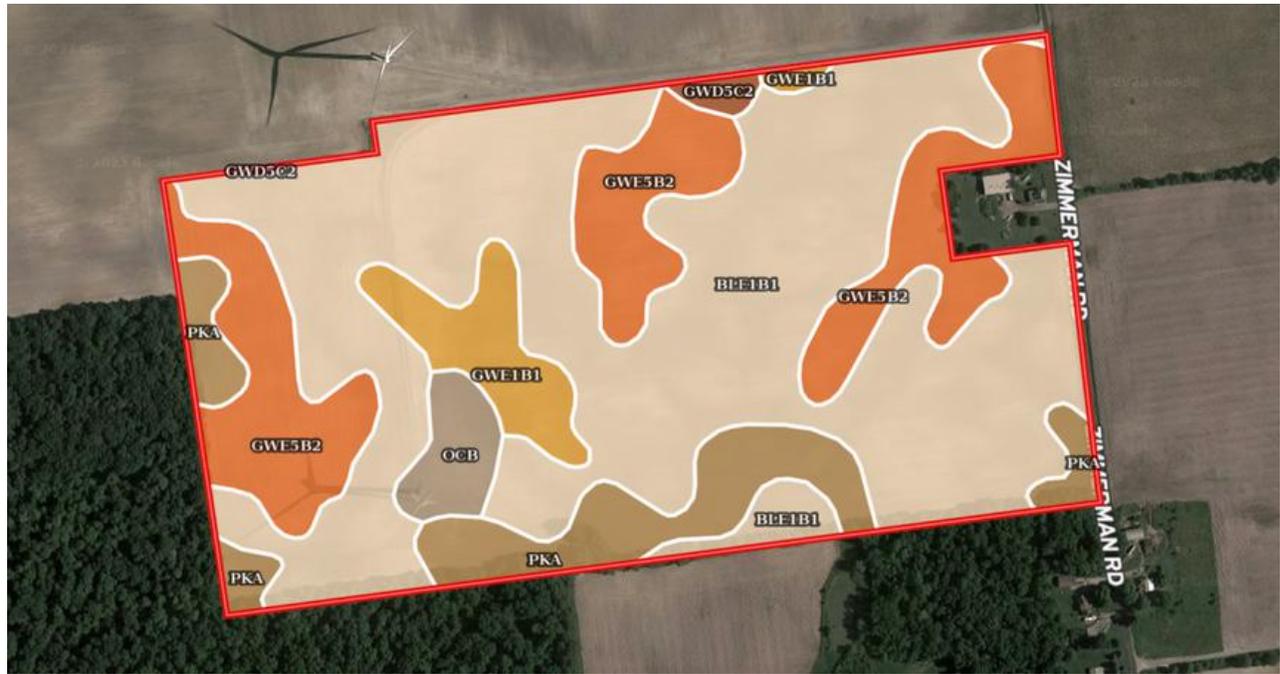
8,140 board feet of marketable hardwood timber. Consisting of more than 2,700 board feet of black walnut.

Wind Turbine

19 years remaining on the wind contract. Please contact us for more information regarding the wind contract.

Seller: Jerrold & Gerald Fleece

SOIL MAP & REPORT



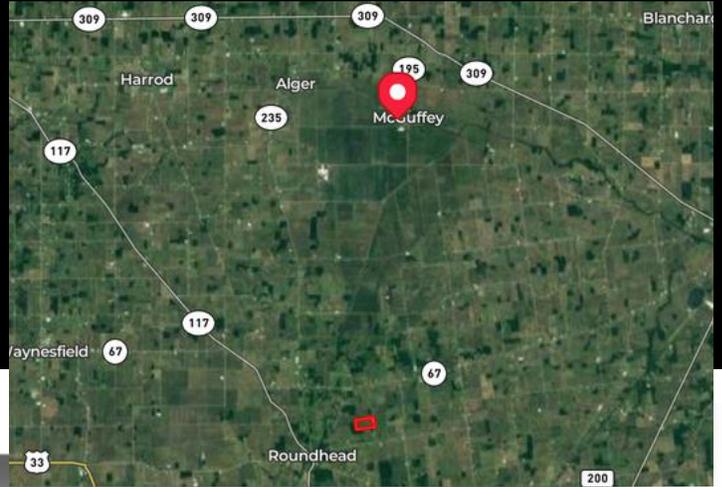
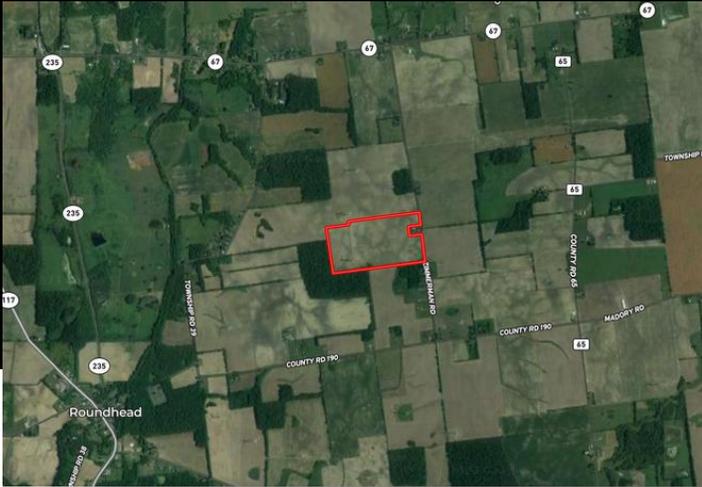
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	48.83	60.81	0	60	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	15.91	19.81	0	49	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	8.57	10.67	0	77	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	4.19	5.22	0	60	2e
OcB	Ockley loam, 2 to 6 percent slopes	2.17	2.7	0	78	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	0.63	0.78	63	49	4e
TOTALS		80.3(*)	100%	0.49	60.03	2.02

CROP	BASE ACRES	PLC YIELD
Wheat	10.4	47
Corn	22.9	150
Soybeans	20.4	42

FARMLAND: 80 ACRES
CROPLAND: 78.03 ACRES



**REAL ESTATE
& LAND COMPANY**



This property is located on the west side of County Road 55 in Hardin County, just east of Roundhead, Ohio. Eight tenths of a mile south of State Route 67.

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McGuffey, OH 45859



*Your area leader
in land auctions!*

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2045 Heather Dr.
Lima, OH 45804

Tuesday- August 15th, 2023
Upper Scioto Valley Auditorium 6:00pm

**FOR TERMS & CONDITIONS
PLEASE CONTACT
DEVIN DYE AT 419-303-5891
OR VISIT OUR WEBSITE AT
WWW.DYEREALESTATE.COM**