

Auglaize County

97.96 ACRE LAND

# AUCTION

INCLUDING A HOUSE

OFFERED IN 2 TRACTS, IN COMBINATION OR AS A WHOLE

*Your area leader in land auctions!*



OCTOBER 24TH AT 6:00PM

**AUCTION LOCATION:**

AUGLAIZE COUNTY FAIRGROUNDS (JR. FAIR BUILDING)  
1001 FAIRVIEW DR., WAPAKONETA, OH

CONTACT THE LAND GUYS:

**DEVIN DYE**  
419-303-5891



**MATT BOWERS**  
567-204-7462



**REAL ESTATE  
& LAND COMPANY**



[www.dyerealestate.com](http://www.dyerealestate.com)

# TRACT 1



This 17 acre tract is located completely within the village limits of Cridersville and offers a unique opportunity for prospective buyers. It currently has a 1,900 sq. ft. 4 bed 1 bath home with a two car detached garage, located on it. Tract 1 is currently zoned industrial and it directly borders the railway. This property has unlimited potential for future use. It currently has approximately 13.7 acres of tillable land with a NCCPI of 70.52 which makes this piece attractive from an agricultural production standpoint. This tract is a great investment by itself or in combination with tract 2.

#### PROPERTY LOCATION:

From exit 118 at I-75 go west on Main Street. Turn south on S. Waverly Street and the property is located on the west side of the dead end street.

**OWNER:** Estate of Beatrice K. Dunlap

**PARCEL NUMBER:** B0601902800

**COUNTY:** Auglaize

**TOWNSHIP:** Duchouquet

**TOTAL ACRES:** 17.96

**WOODED ACRES:** 1.32

**TILLABLE ACRES:** 13.77

**NCCPI:** 70.52

**Sq. Ft.:** 1,907

**Style:** Cape Cod

**Exterior Finish:** Brick

**Bedrooms:** 4

**Bathrooms:** 1

**Foundation Type:**

**Block Basement**

**Fuel Type:** Natural Gas

**Water Supply:** City Water

**Sewer Type:** Septic System

**Outbuilding:** Metal Shed

**INCLUDING A  
HOUSE**



**200 S. WAVERLY ST.  
CRIDERSVILLE, OH 45806**



FOR MORE INFO/MEASUREMENTS ON HOME  
GO TO [WWW.DYEREALESTATE.COM](http://WWW.DYEREALESTATE.COM)

This auction offers a unique opportunity to purchase both farmland and potential development property. With two tracts totaling just over 97 acres, buyers have the ability to purchase both small and large opportunities in the growing Auglaize County and Cridersville, Ohio community. This community is home to many new businesses and an exciting new development. Directly across I-75 from this property is the Crossroads of Northwest Ohio development. If you are looking for a steady investment in farmland with a great potential for future development, then look no further than this unique property offering.



## TRACT 2

**OWNER:** Estate of Beatrice K. Dunlap

**PARCEL NUMBER:** B0503500100

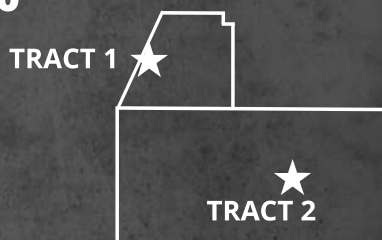
**COUNTY:** Auglaize

**TOWNSHIP:** Duchouquet

**TOTAL ACRES:** 80

**WOODED ACRES:** 10

**TILLABLE ACRES:** 70

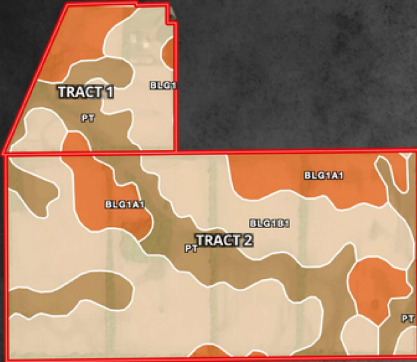
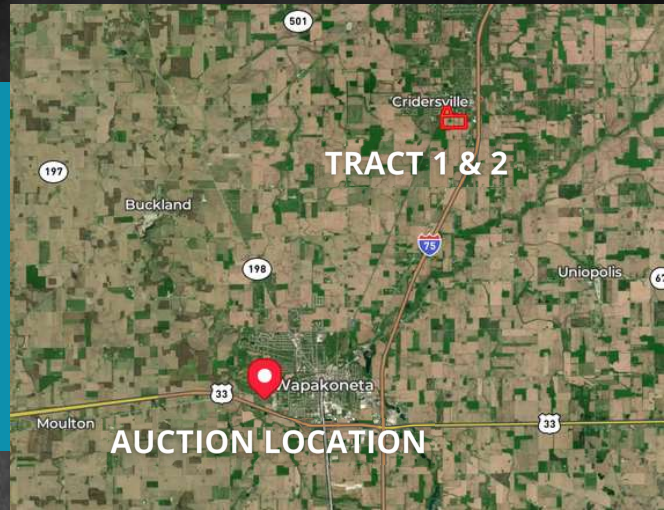


Tract 2 consists of a total of 80 acres located on the south edge of the Village of Cridersville. This unique tract is comprised of approximately 70 acres of tillable land with an NCCPI of 69.7 which is very strong for the area. The tract also consist of approximately 10 acres of wooded area. This tract also has the potential for development in the future. Located near the Crossroads of Northwest Ohio project, this could be a great additional development piece in the future. If you are looking for a dual use investment property look no further than this opportunity.

#### PROPERTY LOCATION:

From exit 118 on I-75 turn west on Main Street. Turn south on S. Dixie Highway, in approximately 3 tenths of a mile turn west on Coon Lane. Coon Lane is the access road to tract 2.

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# SOIL MAPS & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	54.16	53.8	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	26.48	26.3	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	19.91	19.78	0	69	2w
GzB	Glynwood-Urban land complex, 2 to 6 percent slopes	0.13	0.13	33	38	-
TOTALS		100.6 8(*)	100%	0.04	69.73	2.0

**FOR TERMS & CONDITIONS, SOIL MAPS, OR MORE INFORMATION GO  
 TO [WWW.DYEREALSTATE.COM](http://WWW.DYEREALSTATE.COM) OR  
 CONTACT ONE OF OUR "LAND GUYS" TODAY!**

*"All Things Agriculture"*

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