

80 ACRE LAND AUCTION

HENRY COUNTY



HARRISON TOWNSHIP

**NOVEMBER
21ST AT
6:00PM**

AUCTION LOCATION:
**AMERICAN LEGION
POST 300
500 GLENWOOD AVE.
NAPOLEON, OH 43545**



**REAL ESTATE
& LAND COMPANY**

www.dyerealestate.com

#THELANDGUYS

**DEVIN DYE
419-303-5891**

**MATT BOWERS
567-204-7462**



AUCTION DESCRIPTION

This auction offers 1 tract consisting of very high quality soils; Mermill, Millgrove, and Hoytville.

This farm is in an excellent location and has various potential future uses. Located in a very strong agricultural and industrial area, this property has the potential for multiple future uses. This farm also has significant evidence of systematic tile. This is a very rare and great opportunity to purchase a high quality tract of land in Northwest Ohio.



LOCATION

This tract is located on the north side of County Road P just 1/4 of a mile east of the intersection of County Road 12 and County Road P. (Look for Auction Signs)

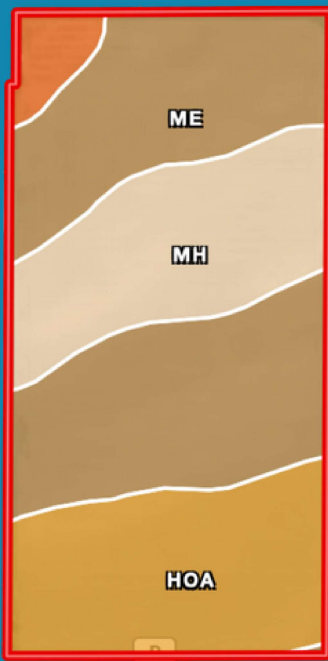


Owner: Liberty Oaks Properties LLC
 Parcel Number: 221700140400
 County: Henry
 Township: Harrison
 Section: Southwest 1/4 of section 17
 Total Acres: 80+/-
 Tillable Acres: 77 +/-
 NCCPI: 66.12



CROP	BASE ACRES	PLC YIELD
Wheat	4.3	52
Corn	50.7	160
Soybeans	21.32	46
<i>FARMLAND: 79.63</i>		<i>CROPLAND 76.32</i>

SOIL MAPS



AERIAL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Me	Mermill loam	38.67	48.02	0	65	2w
HoA	Hoytville clay loam, 0 to 1 percent slopes	20.6	25.58	83	64	2w
Mh	Millgrove loam	18.49	22.96	0	72	2w
HkA	Haskins fine sandy loam, 0 to 2 percent slopes	2.78	3.45	0	58	2w
TOTALS		80.54(*)	100%	21.23	66.12	2.0



REAL ESTATE & LAND COMPANY

"Your area leader in land auctions"



DEVIN DYE

BROKER/OWNER/AUCTIONEER

419-303-5891

MATT BOWERS

REALTOR/AUCTIONEER

567-204-7462

FOR ALL OTHER INFO, TERMS & CONDITIONS OR TO SEE OUR UPCOMING AUCTIONS/LATEST LISTINGS GO TO:

www.dyerealestate.com

“LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO”

21

November
2023
6:00 pm

Auction Location
American Legion Post 300
500 Glenwood Avenue,
Napoleon, OH 43543

