



REAL ESTATE & LAND COMPANY

# 144 ACRE LAND AUCTION

*Putnam County*

"The Land Guys"

Devin Dye

419-303-5891

Matt Bowers

567-204-7462

## 144 Acre Land Auction

**Putnam County  
Monroe Township**



REAL ESTATE & LAND COMPANY

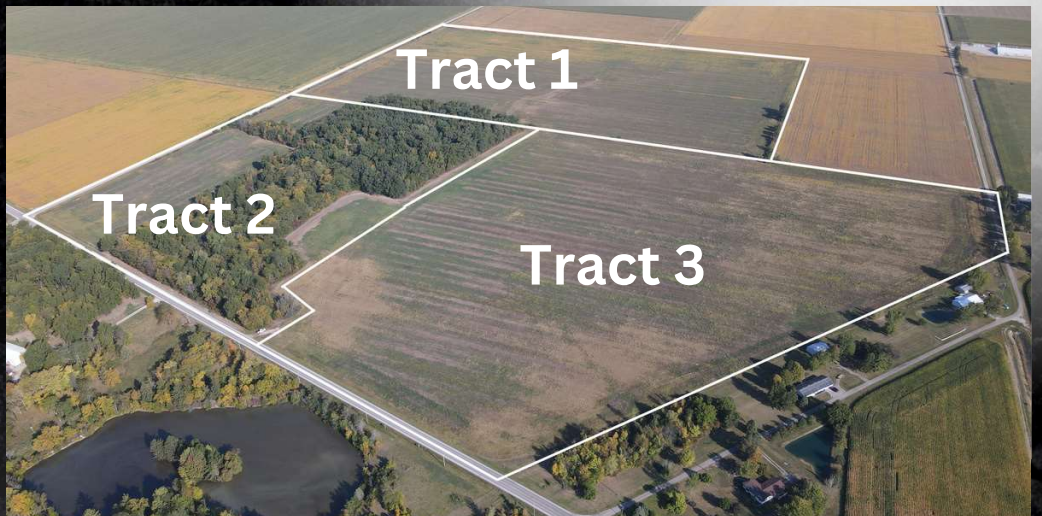
NOVEMBER 20TH AT 6:00 PM

AUCTION LOCATION  
CONTINENTAL  
AMERICAN  
LEGION POST

541

109 S. 5TH ST.,  
CONTINENTAL, OH  
45831

OFFERED IN 3  
TRACTS,  
INDIVIDUAL OR  
IN COMBINATION



CONTACT:

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TRACT 1  
TRACT 1  
**TRACT 1**  
TRACT 1  
TRACT 1



- **Parcel Number: 220111300000**
- **County: Putnam**
- **Township: Monroe**
- **Section NW 1/4 of section 13**
- **Total Acres: 61.1**
- **Tillable Acres: 60.502**
- **NCCPI: 45.24**

### Location:

Located on Road 20, 1/4 of a mile north of State Route 15. Follow the farmland auction signs.

### Description:

60+/- acres located in Putnam County, Monroe Twp. Section 13. This tract consists of primarily all tillable land and is located in a very strong agricultural community. This would make a great purchase on its own or in combination with tracts 2 and 3.

TRACT 2  
TRACT 2  
**TRACT 2**  
TRACT 2  
TRACT 2



- **Parcel Number: Part of 220120200000**
- **County: Putnam**
- **Township: Monroe**
- **SW 1/4 of section 13**
- **Total Acres: 33.51**
- **Wooded Acres: 18.5**
- **Tillable Acres: 13.78**
- **NCCPI: 47.72**

### Location:

Location: Tract 2 is located on the north east corner of the intersection of State Route 15 and Road 20.

### Description:

Tract 2 offers nearly 13.75 acres of tillable farm ground. Along with its tillable farm ground you get 18.5 amazing wooded acres that will fit the bill for any outdoor enthusiast. With crop ground and access on three sides of the woods you have the ability to hunt this woods with any wind direction. The 2 acres of tillable ground to the east of the property is set up beautifully for a food plot to keep the mature deer coming past your stand all hunting season long! This tract makes a great purchase on its own or in combination with Tracts 1 and 3.

TRACT 3  
TRACT 3  
**TRACT 3**  
TRACT 3  
TRACT 3



- **Parcel Number: Part of 220120200000, and all of 22012010000**
- **County: Putnam**
- **Township: Monroe**
- **SW 1/4 of section 13**
- **Total Acres: 49.25**
- **Tillable Acres: 46.9**
- **NCCPI: 45.92**

### Location:

Tract 3 is located between Township Hwy. 19-C and Road 20 with frontage on State Route 15.

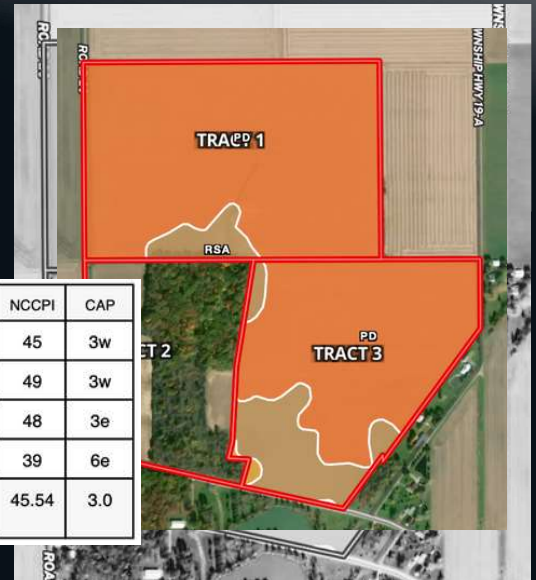
### Description:

49+/- acres located in Putnam County, Monroe Twp. Section 13. This tract consists of primarily all tillable land and is located in a very strong agricultural community. This would make a great purchase on its own or in combination with tracts 1 and 2.

144+/- total acres located in Section 13 of Monroe Township, Putnam County. This auction offers both farming and recreational opportunities.

Broken into 3 tracts, buyers have the ability to bid individually or in combination on each tract. If you are looking for a great farm investment in a strong agricultural community or a very desirable timber/recreational property, look no further than this opportunity in Putnam County Ohio.

# Soil Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pd	Paulding clay, 0 to 1 percent slopes	93.76	85.92	0	45	3w
RsA	Roselms silty clay loam, 0 to 2 percent slopes	14.74	13.51	0	49	3w
BtB	Broughton silty clay loam, 2 to 6 percent slopes	0.51	0.47	0	48	3e
BuD2	Broughton clay, 12 to 18 percent slopes, moderately eroded	0.09	0.08	0	39	6e
TOTALS		109.1( )	100%	-	45.54	3.0

## FSA INFORMATION

FARMLAND: 140.09  
CROPLAND: 123.35

CROP	BASE ACRES	PLC YIELD
WHEAT	24.5	57
CORN	36.9	112
SOYBEANS	61.2	32





AUCTION LOCATION  
 CONTINENTAL  
 AMERICAN LEGION  
 POST 541  
 109 S. 5TH ST.,  
 CONTINENTAL, OH 45831

144 Acre Land  
 Auction  
 Putnam County  
 November 20th  
 6:00 pm



**DYE** REAL ESTATE  
 & LAND COMPANY

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 UPCOMING AUCTIONS/LATEST LISTINGS GO TO:

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 auctions"*

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