January 16th, 2024 at 6:00 pm

Auction Location: Attica Independent Fairgrounds 100 Fairground Rd.

Attica, OH 44807 SENECA COUNTY D Ш E COUNTY RD 24 Ш U **TOWNSHIP** TRACT 2 TRACT 1 CONTACT:

Devin Dye Broker/Auctioneer 419-303-5891 Matt Bowers Realtor/Auctioneer 567-204-7462



REAL ESTATE



This auction is offered in 2 tracts, individual or as a whole

I Paration

TRACT 1



- Owner: Double L Farms LLC
- Parcel Number: Part of K39000611440000
- County: Seneca
- Township: Reed
- Section: 5
- Legal Description: East 1/2 of the South East 1/4
- Total Acres: 39 +/-
- Tillable Acres: 34 +/-
- NCCPI: 66.67

T A X E S: \$1,118.32



- Owner: Double L Farms LLC
- Parcel Number: Part of K39000611440000
- County: Seneca
- Township: Reed
- Section: 5
- Legal Description: East 1/2 of the South East 1/4
- Total Acres: 39 +/-
- Tillable Acres: 13 +/-
- Wooded Acres: 13 +/-
- CRP: 11.37
- NCCPI: 65.95

TRACT 2 CRP INFORMATION

Grassland for Pheasants Program: (Field 13)

Total Acres: 6.27

Total Annual Payment: \$1,047

Expires: 9-30-2032

CREP Lake Erie Program: (Field 12)

Total Acres: 5.10

Total Annual Payment: \$1,490

Expires: 9-30-2032

Description:

This tract consists of primarily tillable farmland with approximately 34 acres tillable. The soil types consist of Blount silt loam, Digby loam, and Pandora silt loam. This tract has a crop productivity index of 66.67.

Location:

Located on the southwest corner of the instersection of County Road 24 and Township Road 0080. About 1 mile east of West Lodi, Ohio.

Description:

Tract two offers investment, farming, and recreational uses. This tract is perfect for the outdoor enthusiast looking for a piece with income potential. 13 acres tillable, coupled with the CRP consisting of pheasant grasses and filter strips make this piece great for hunting and investment. This tract would make a great investment on its own or in combination with tract 1.

Location:

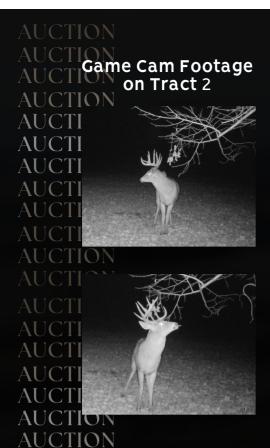
Located on the southwest corner of the intersection of County Road 24 and Township Road 0080. About 1 mile east of West Lodi, Ohio. This tract is directly adjacent to the east of tract 1.

FARMLAND: 80.43 CROPLAND: 59.42

CRP: 11.37

INFORMATION

CROP	BASE ACRES	PLC YIELD
WHEAT	12.1	49
CORN	13.36	119
SOYBEANS	22.54	36



AUCTION

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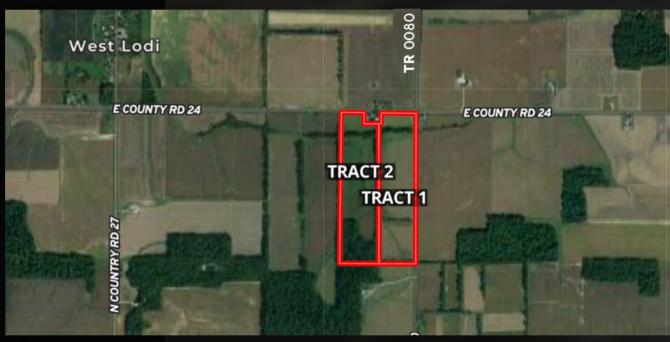
Attica Independent Fairgrounds

100 Fairground Rd.

Attica, OH 44807

"Your area leader in land auctions"

SELLERS: DOUBLE L. FARMS LLC



FOR SOIL MAPS, TERMS & CONDITIONS OR ANY FURTHER INFO GO TO WWW.DYEREALESTATE.COM



2045 Heather Drive Lima, OH 45804 www.dyerealestate.com

"THE LAND GUYS"



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LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO