

7 8 ± A C R E A U C T I O N L A N D

January 16th, 2024 at 6:00 pm

Auction Location:
Attica Independent Fairgrounds
100 Fairground Rd.
Attica, OH 44807

SENECA COUNTY



REED TOWNSHIP

C O N T A C T :

Devin Dye
Broker/Auctioneer
419-303-5891

Matt Bowers
Realtor/Auctioneer
567-204-7462



**REAL ESTATE
& LAND COMPANY**

WWW.DYEREAL ESTATE.COM



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

TRACT

Information

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

TAXES :
\$ 1,118.32

TRACT 2



- 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

Check out this unique opportunity to purchase a very desirable recreational/agricultural property in Northern Ohio. This auction offers two tracts of land, one being mainly farmland and the other offers limitless recreational and hunting opportunities. Great piece of wooded property with conservation reserve program acreage and tillable make this property desirable for many buyers. Don't miss an opportunity to bid your price on this very desirable and unique land opportunity.

TRACT 1

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 intersection of County Road 24 and Township Road 0080. About 1 mile east of West Lodi, Ohio.

TRACT 2

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

F S A
INFORMATION

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

