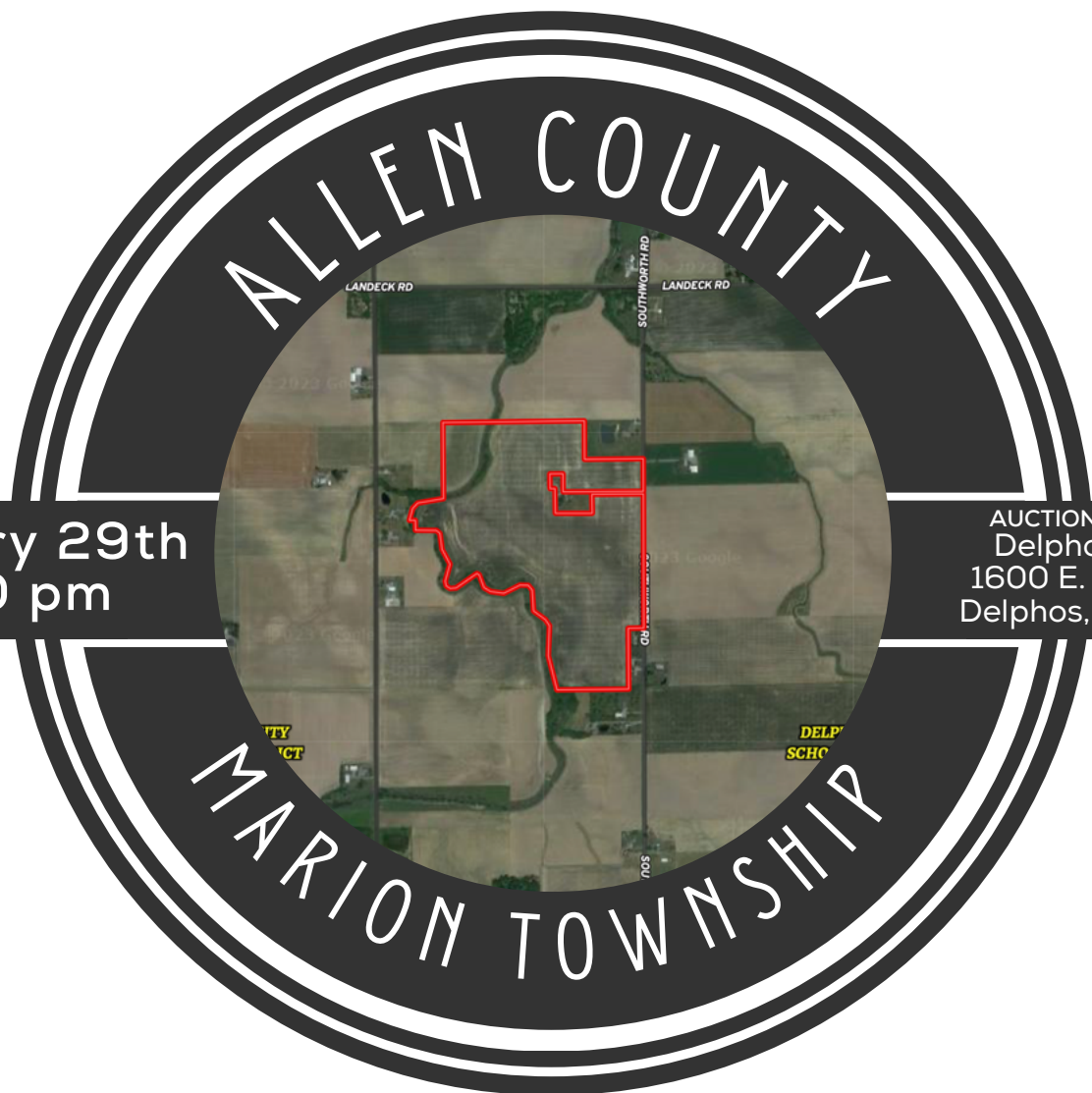


90 +/- ACRES

# AUCTION LAND AUCTION



January 29th  
6:00 pm

AUCTION LOCATION:  
Delphos Eagles  
1600 E. 5th Street  
Delphos, OH 45833

**DYE** REAL ESTATE & LAND COMPANY

"THE LAND GUYS"

DEVIN DYE  
BROKER/OWNER/AUCTIONEER  
419-303-5891

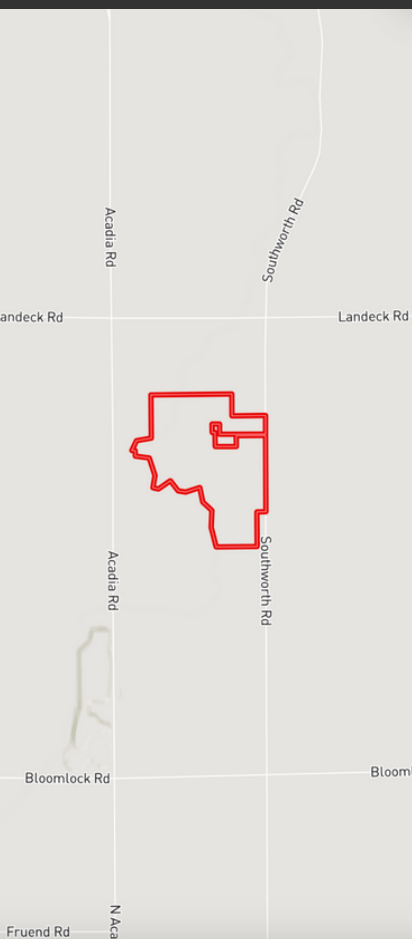
MATT BOWERS  
REALTOR/AUCTIONEER  
567-204-7462



# AERIAL PHOTO



Don't miss this opportunity to purchase 90 +/- acres of premier farmland located near Delphos, Ohio. This farm consists of primarily all tillable farmland made up of mainly Blount, Saranac, and Pewamo soil types. Whether you are a farmer or investor, this farm would make a great addition to your land holdings or farming operation. This is a rare opportunity to purchase farmland in this part of the state. Don't miss the opportunity to bid your price at this live and online farmland auction!



**OWNER: DJ ACRES LLC**

**PARCEL NUMBER: 34-1200-02-007.000**

**COUNTY: ALLEN**

**TOWNSHIP: MARION**

**SECTION: 12**

**TOTAL ACRES: 90 +/-**

**TILLABLE ACRES: 84**

**NCCPI: 68.46**

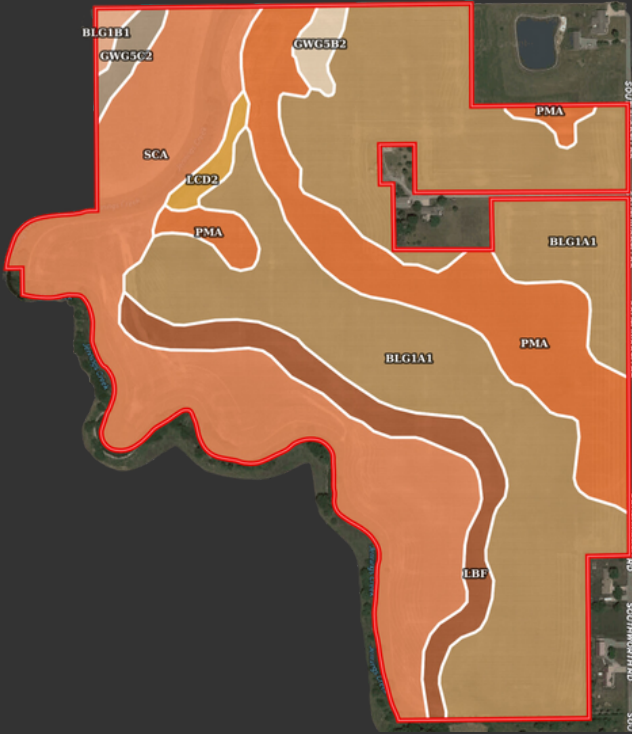
**TAXES: \$1,581.95**



# DESCRIPTION



90 +/- total acres with 84 +/- acres tillable. 1.99 Acres of CRP. Quality soils consisting of Blount, Pewamo, and Saranac. Aerial photo evidence of significant systematic tile.



# SOIL MAPS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	40.71	46.49	0	69	2w
ScA	Saranac silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	24.37	27.83	44	77	3w
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	13.66	15.6	0	76	2w
LbF	Lybrand silt loam, 20 to 55 percent slopes	5.65	6.45	0	15	7e
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.97	1.11	65	57	3e
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	0.91	1.04	0	56	2e
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	0.83	0.95	0	58	4e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.47	0.54	0	67	2e
TOTALS		87.57( )	100%	12.97	68.46	2.63



# FSA INFO



CROP	BASE ACRES	PLC	YIELD
CORN	38.4		131
SOYBEANS	36.3		39

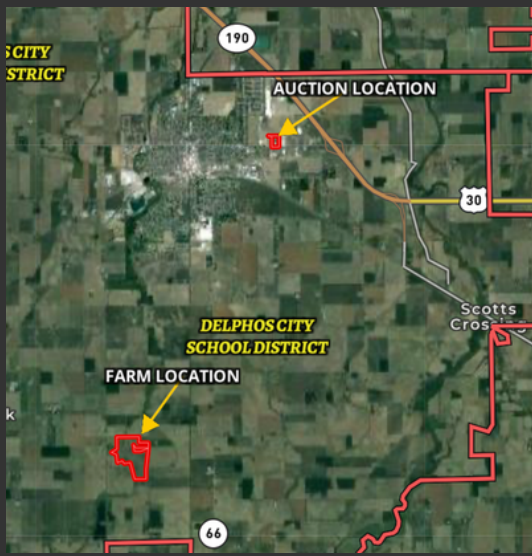
**FARMLAND: 84.52 ACRES**  
**CROPLAND: 83.4 ACRES**



# CRP INFO



**TOTAL CRP ACRES: 1.99**  
**ANNUAL CONTRACT PAYMENT: \$356.00**  
**CONTRACT END DATE: 9-30-2033**  
**CRP TYPE: CREP OHIO I - LAKE ERIE**



## LOCATION



Located on the west side of Southworth Road between Landeck and Bloomlock Roads. The farm is located 1 mile north of Bloomlock Road and approximately one half mile south of Landeck Road.

LOOK FOR THE SIGNS.

**January 29th**  
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## REAL ESTATE & LAND COMPANY

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"LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO"

**DYE REAL ESTATE & LAND COMPANY**

2045 HEATHER DR.  
LIMA, OH 45804