

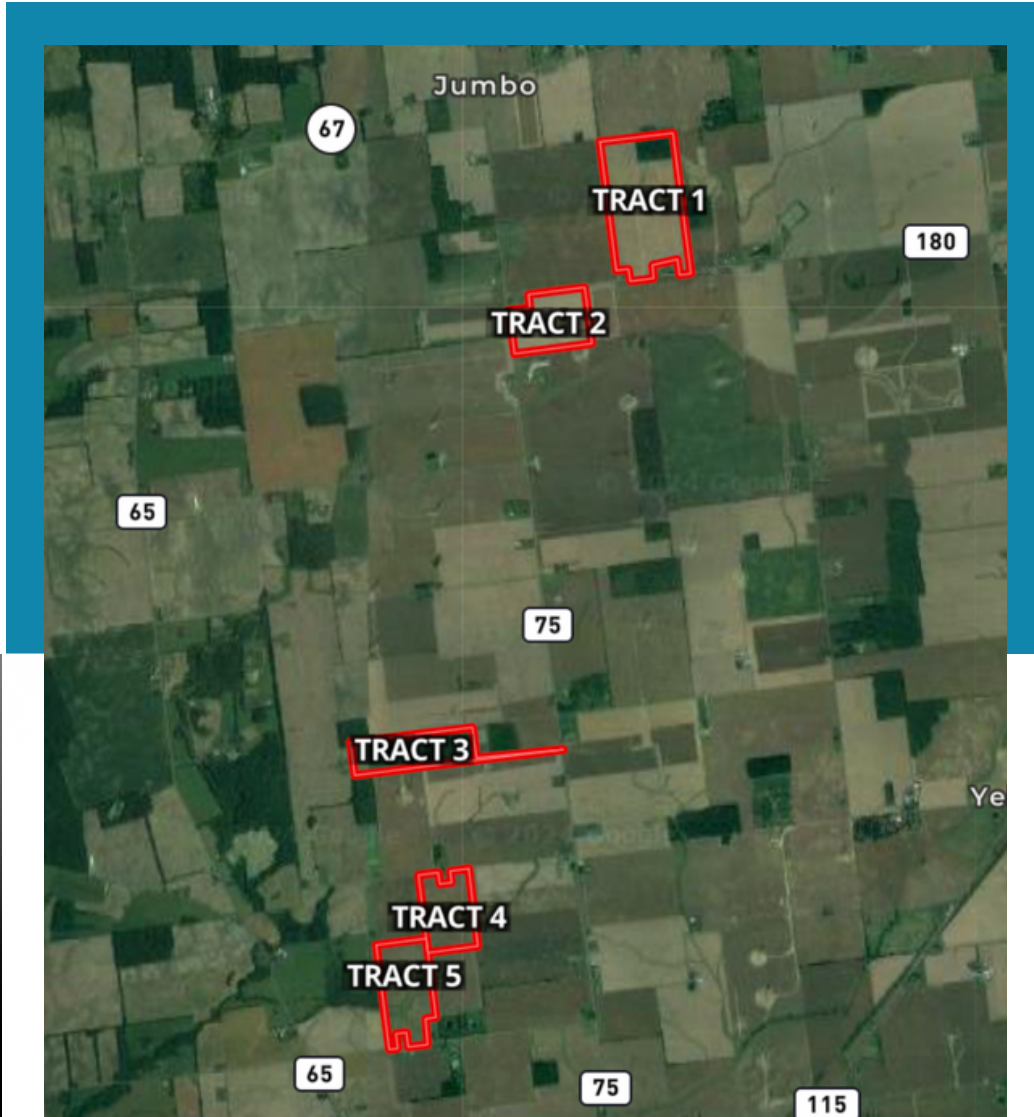


349 ± ACRE

LAND AUCTION

HARDIN COUNTY

2024



THE LAND GUYS

DEVIN DYE

BROKER/OWNER/AUCTIONEER
419-303-5891

MATT BOWERS

REALTOR/AUCTIONEER
567-204-7462



REAL ESTATE
& LAND COMPANY

MARCH
28th
2024

6:00 pm

Auction Location:

Hardin County Fair

Community Building

14176 Letson Ave.

Kenton, OH 43326

www.dyerealestate.com

AUCTION DESCRIPTION

This major land auction located in West Central Ohio is a very rare opportunity to purchase large or small acreage in one auction. Located in McDonald Township, Hardin County, Ohio this auction offers tracts ranging from 50 to 130 acres.

Along with quality soils, square fields and great farming potential, this sale also includes additional sources of income from wind turbine contracts. Please review the information in this brochure for each tract and come prepared to bid your price at this very rare farmland auction opportunity in Hardin County Ohio.

TOTAL TAXES

\$12,490.33

TRACT 1

\$4,807.24

TRACT 2

\$2,029.78

TRACT 3

\$1,544.46

TRACT 4

\$1,927.64

TRACT 5

\$2,181.21

SELLERS:

**DOUGLAS R. REED
& KATHY P. BELL**

FSA Information: Tract 1		
Farm Land:	130.51	
Cropland:	116.27	
Crop	Base Acres	PLC Yield
Wheat	16	63
Oats	1.2	65
Corn	13.4	148
Soybeans	40.8	54
Total	71.4	
FSA Information: Tract 2		
Farm Land:	55.76	
Cropland:	53.16	
Crop	Base Acres	PLC Yield
Corn	26.2	152
Soybeans	26.2	53
Total	52.4	
FSA Information: Tract 3		
Farm Land:	56.04	
Cropland:	51.33	
Crop	Base Acres	PLC Yield
Corn	25.2	168
Soybeans	24.94	54
Total	50.14	
FSA Information: Tracts 4 & 5		
Farm Land:	115.52	
Cropland:	108.39	
Crop	Base Acres	PLC Yield
Wheat	14.68	48
Corn	24.7	131
Soybeans	62.8	46
Total	102.18	

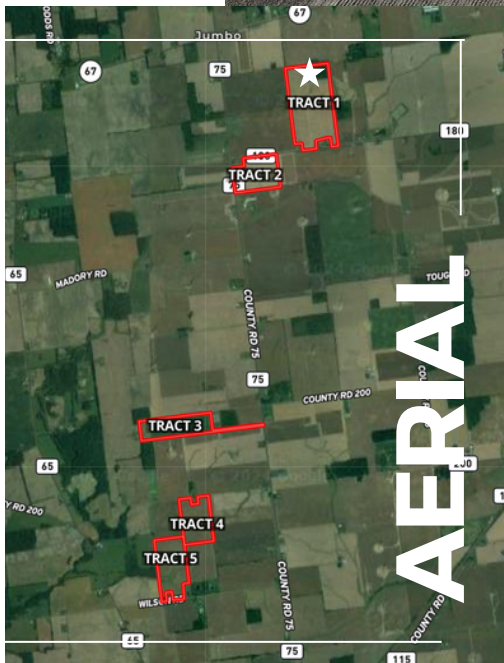
1
TRACT

This tract is unique with high quality soils and systematic tile. The soils on this farm consist primarily of Pewamo and Blount soils. This tract also comes with additional income from the wind turbine. At 90% tillable and the additional income from the wind turbine which offsets the non-tillable acreage, this is a highly desirable investment or addition to your farming operation!

TRACT



PARCEL NUMBER: 320900030000, 320900110000, 320900160000



Location:

Tract 1 is located a half mile east of County Road 75, on the north side of County Road 180, in McDonald Township, Hardin County.

TRACT 1 INFO:
 County: Hardin
 Township: McDonald
 Road: County Rd. 180
 Total Acres: 128.211
 Tillable Acres: 116.27
 NCCPI: 69.49

SOIL
MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	49.52	38.54	0	76	2w
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	41.61	32.39	0	67	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	12.54	9.76	0	56	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	9.84	7.66	0	69	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	6.68	5.2	0	69	2w
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	4.21	3.28	63	57	4e
KaB	Kendallville silt loam, 2 to 6 percent slopes	1.85	1.44	0	73	2e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	1.18	0.92	0	66	2e
Ot	Olentangy silt loam	1.05	0.82	0	78	3w
TOTALS		128.48(*)	100%	2.06	69.49	2.07

2

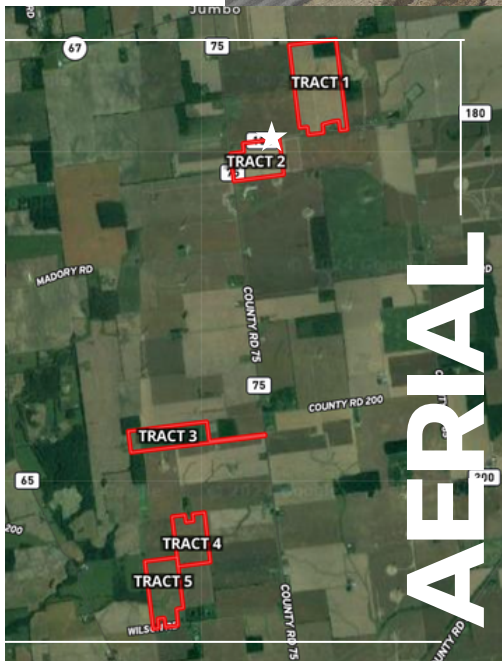
TRACT

This tract is a very highly desirable farm tract, with large amounts of road frontage on both County Road 180 and County Road 75. Consisting of primarily all tillable land with very high quality soils comprised of Pewamo and Blount this farm will make a great addition to your land portfolio.

TRACT



PARCEL NUMBER: 321000020000



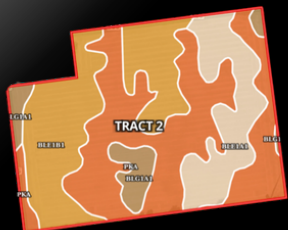
AERIAL

Location:

Tract 2 is located 1 mile south of SR 67, on the east side of County Road 75, in McDonald Township, Hardin County.

TRACT 2 INFO:
 County: Hardin
 Township: McDonald
 Road: County Rd. 75
 Total Acres: 52.342
 Tillable Acres: 52
 NCCPI: 71.44

SOIL MAP



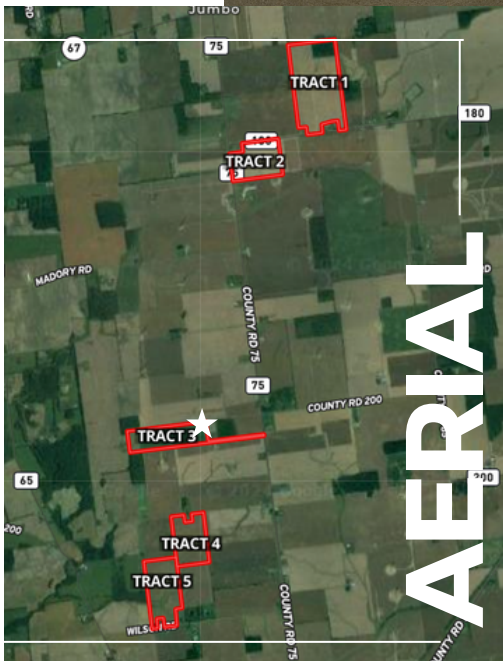
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	23.77	44.11	0	76	2w
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	16.97	31.49	0	67	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	9.34	17.33	0	69	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	3.8	7.05	0	69	2w
TOTALS		53.88(*)	100%	-	71.44	2.0

3

TRACT

Tract 3 consists of 56 total acres with 50 acres tillable. The soil types on this tract consist of Blount, Glynnwood and Pewamo. This tract with limited road frontage has little waste and makes a great farming piece. Tract 3 also has an easement from County Road 75 granting legal access to this property. This makes a great addition to your investment portfolio or farming operation.

TRACT



PARCEL NUMBER: 321800210000, 321800380000, 321800390000

Location:

The entrance to this tract is approximately 3 miles south of State Route 67, on the west side of County Road 75, in McDonald Township, Harding County. Look for the signs.

TRACT 3 INFO:

County: Hardin
 Township: McDonald
 Road: County Rd. 75
 Total Acres: 56.147
 Tillable Acres: 50.14
 NCCPI: 66.63

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	23.77	44.11	0	76	2w
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	16.97	31.49	0	67	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	9.34	17.33	0	69	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	3.8	7.05	0	69	2w
TOTALS		53.88()	100%	-	71.44	2.0

4

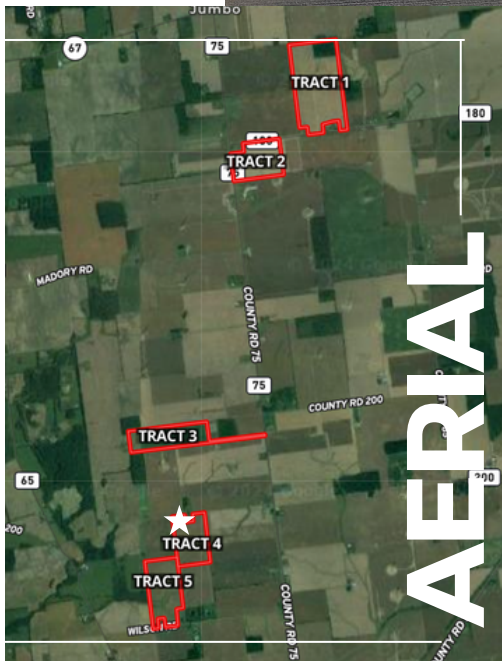
TRACT

Tract 4 on its own is a very attractive parcel due to it's high quality soils. This farm consists of nearly 45% Pewamo soil with the balance being Blount. It has a very high percentage tillable at 96% with the only non tillable being road waste and waterway. This farm would make another great investment or farm portfolio addition.

TRACT



PARCEL NUMBER: 321000020000



AERIAL

Location:

Tract 4 is located approximately a half mile west of County Road 75, with frontage on County Road 200, in McDonald Township, Hardin County.

TRACT 4 INFO:
County: Hardin
Township: McDonald
Road: County Rd. 200
Total Acres: 49.68
Tillable Acres: 47
NCCPI: 71.48

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	25.9	46.31	0	67	2e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	12.1	21.63	0	66	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	8.42	15.05	63	57	4e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	8.32	14.88	0	76	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	1.17	2.09	0	69	2w
TOTALS		55.91	100%	9.48	66.63	2.3

5

TRACT

Tract 5 is another quality farm with a soil rating over 70, as it is comprised mainly of Blount and Pewamo soils. This tract also has 3.3 acres of CRP waterways making it a well maintained farm. This would also make a great addition to your land holdings!

CRP INFO:

Total Acres: 3.30 Annual Contract Payment: 436.00 Contract End Date: 09-30-2024

TRACT



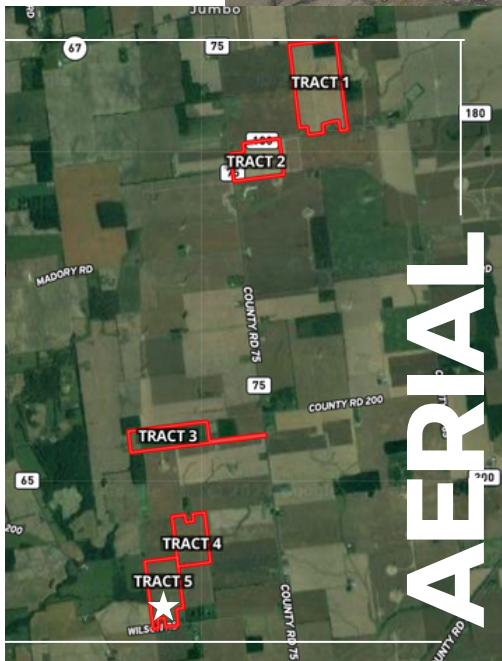
PARCEL NUMBER: 321600040000, 321600120000

Location:

Tract 5 is located between County Road 65 and County Road 75, on the north side of Township Road 210, in McDonald Township, Hardin County. Look for the signs.

TRACT 5 INFO:

County: Hardin
 Township: McDonald
 Road: Twp. Rd. 210
 Total Acres: 63.255
 Tillable Acres: 54
 NCCPI: 70



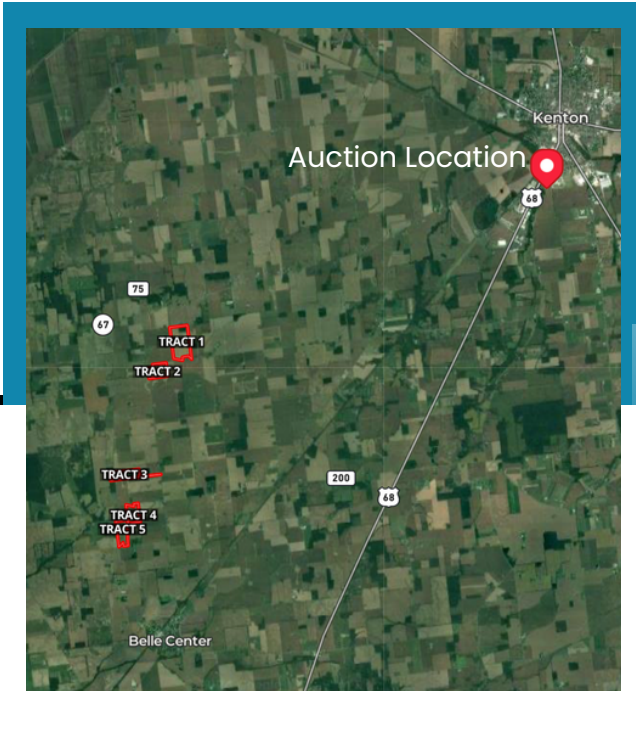
AERIAL

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	23.78	37.63	0	67	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	16.76	26.52	0	76	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	16.58	26.23	0	69	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	5.66	8.96	0	69	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.42	0.66	0	67	2e
TOTALS		63.2(*)	100%	-	70.09	2.0

FOR TERMS & CONDITIONS OR ALL OTHER INFO GO TO:
WWW.DYEREALESTATE.COM



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Community Building

14176 Letson Ave.

Kenton, OH 43326



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