

Land Auction

Wood County
Milton Township

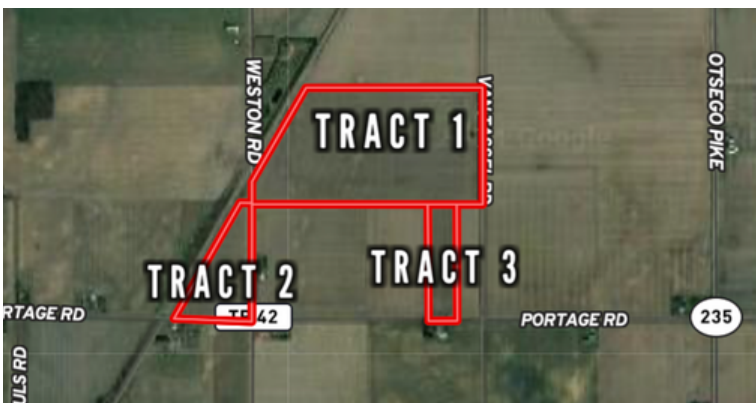
2024



REAL ESTATE
& LAND COMPANY

98.83 ± Acres

SOLD IN 3 TRACTS, INDIVIDUAL, IN COMBINATION OR AS A WHOLE



March 21st, 2024

6:00pm

Auction Location:
Wood County Fairgrounds
Exhibition Building
13800 W. Poe Rd.
Bowling Green, OH 43402

Contact "The Land Guys"
Devin Dye 419-303-5891
Matt Bowers 567-204-7462

*"Your area leader
in land auctions"*



AUCTION DESCRIPTION

Don't miss the opportunity to purchase nearly 100 acres of premium North West Ohio farmland. This auction offers three tracts of land ranging from 10 acres to 71 acres. These fields consist of primarily all tillable farmland and quality soil types. Large ditches make great drainage access for these farms. Purchase a small tract or large tract and add to your current land investment holdings or expand your farming operation.

TRACT 1



County: Wood
Township: Milton
Section: 2
Total Acres: 71.43
Tillable Acres: 69.51
NCCPI: 60

LOCATION:
Located a half mile south of Weston on Van Tassel Road.

DESCRIPTION:
71 +/- acres with access from both Van Tassel Road and Weston Road. This high quality farm consists primarily of Hoytville soil and would make a great addition to your farm assets. Very flat and tremendous access to outlets for drainage.

TRACT 2



County: Wood
Township: Milton
Section: 3
Total Acres: 17.4
Tillable Acres: 15.67
NCCPI: 60.99

LOCATION:
Located on the Northwest corner of Portage and Weston Roads.

DESCRIPTION:
With 17 +/- acres, this tract has plenty of road frontage and could be used as a farm or building lots. Consisting of primarily Hoytville soil this tract makes a great addition to your agricultural assets.

TRACT 3



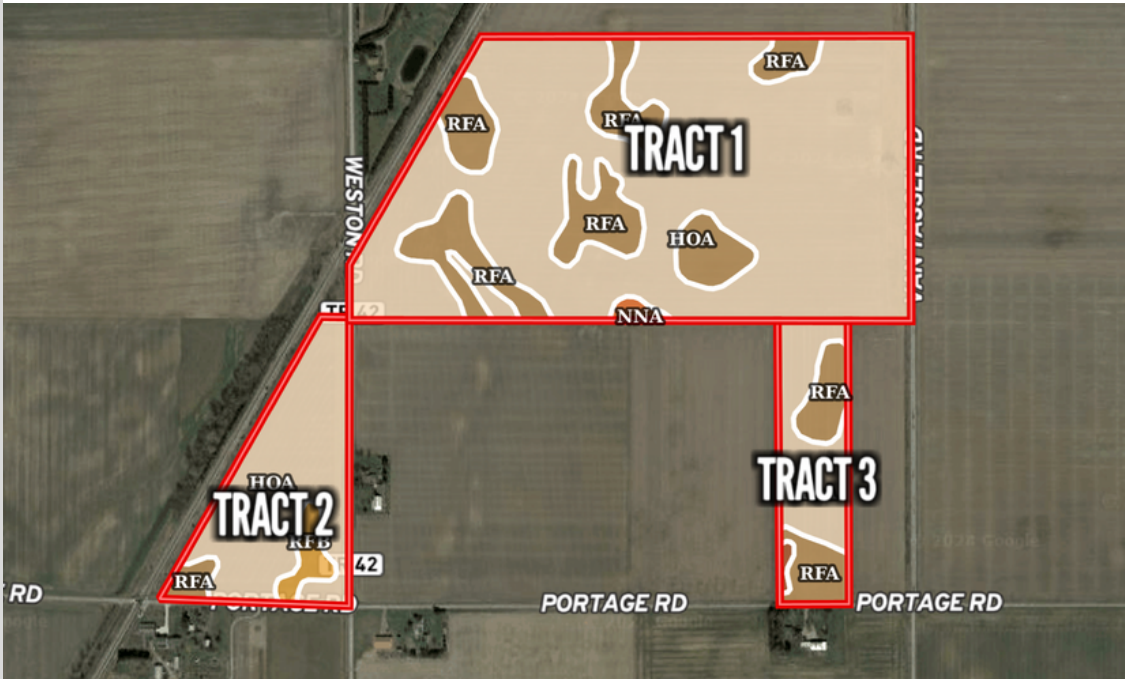
County: Wood
Township: Milton
Section: 2
Total Acres: 10
Tillable Acres: 10.07
NCCPI: 55.6

LOCATION:
Located between Van Tassel and Weston Roads with frontage on Portage Road.

DESCRIPTION:
This 10 acre tract consists of all tillable land which is comprised of Hoytville and Rimer soils. It's size would make a fantastic building lot or addition to tract 1 for additional access into tract 1. On its own, it makes a great small investment piece for someone looking to dip their toes in the farmland investment world.

SELLERS:
WILLIAM W. SINGER

SOIL MAPS



TOTAL

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	77.35	79.01	83	64	2w
RfA	Rimer and Tedrow, till substratum, loamy fine sands, 0 to 2 percent slopes	18.43	18.83	0	43	2w
RfB	Rimer and Tedrow, till substratum, loamy fine sands, 2 to 6 percent slopes	1.37	1.4	0	42	2e
NnA	Nappanee loam, 0 to 2 percent slopes	0.49	0.5	0	64	3w
WyA	Wauseon fine sandy loam, 0 to 1 percent slopes	0.27	0.28	0	53	3w
TOTALS		97.91(*)	100%	65.58	59.72	2.01

TRACT 1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	57.98	80.26	83	64	2w
RfA	Rimer and Tedrow, till substratum, loamy fine sands, 0 to 2 percent slopes	13.78	19.08	0	43	2w
NnA	Nappanee loam, 0 to 2 percent slopes	0.49	0.68	0	64	3w
TOTALS		72.25(*)	100%	66.62	60.0	2.01

TRACT 2

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	13.54	86.08	83	64	2w
RfB	Rimer and Tedrow, till substratum, loamy fine sands, 2 to 6 percent slopes	1.37	8.71	0	42	2e
RfA	Rimer and Tedrow, till substratum, loamy fine sands, 0 to 2 percent slopes	0.82	5.21	0	43	2w
TOTALS		15.73(*)	100%	71.44	60.99	2.0

TRACT 3

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	5.83	58.71	83	64	2w
RfA	Rimer and Tedrow, till substratum, loamy fine sands, 0 to 2 percent slopes	3.83	38.57	0	43	2w
WyA	Wauseon fine sandy loam, 0 to 1 percent slopes	0.27	2.72	0	53	3w
TOTALS		9.93(*)	100%	48.73	55.6	2.03

TAXES TRACT 1:
\$3,439.64

TAXES TRACT 2:
\$703.16

TAXES TRACT 3:
\$504.90

TOTAL TAXES:
\$4,647.70

FSA Information: Total		
Farm Land:	98.43	
Cropland:	98.27	
Crop	Base Acres	PLC Yield
Corn	38.23	147
Soybeans	53.87	41
Total	92.1	

FSA Information: Tract 1		
Farm Land:	72.69	
Cropland:	72.53	
Crop	Base Acres	PLC Yield
Corn	28.21	147
Soybeans	39.76	41
Total	67.97	

FSA Information: Tract 2		
Farm Land:	15.67	
Cropland:	15.67	
Crop	Base Acres	PLC Yield
Corn	6.1	147
Soybeans	8.59	41
Total	14.69	

FSA Information: Tract 3		
Farm Land:	10.07	
Cropland:	10.07	
Crop	Base Acres	PLC Yield
Corn	3.92	147
Soybeans	5.52	41
Total	9.44	

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

March 21st at 6:00 pm

Auction Location:
Wood County Fairgrounds
 Exhibition Building
 13800 W. Poe Road.
 Bowling Green, OH 43402



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

"THE LAND GUYS"



DEVIN DYE
 Broker/Auctioneer
419-303-5891



MATT BOWERS
 Realtor/Auctioneer
567-204-7462

LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO