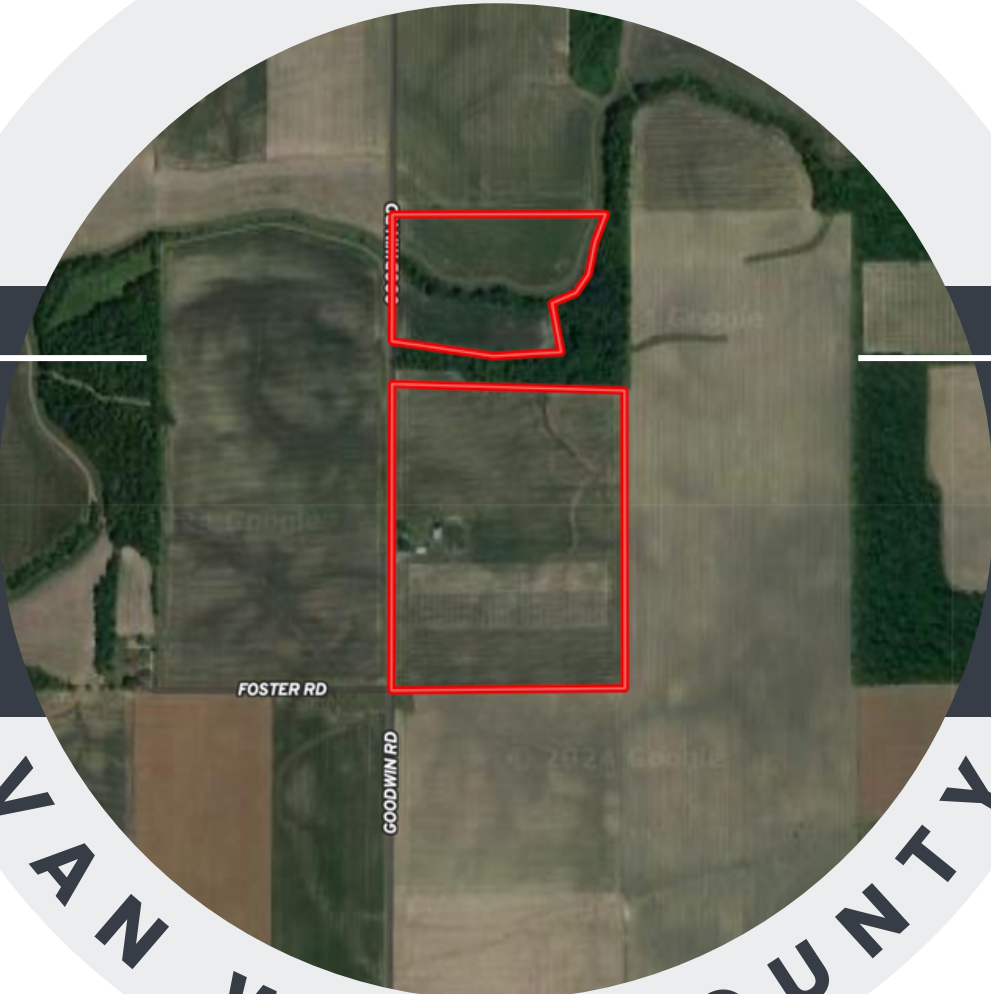


69 ± ACRE LAND AUCTION



VAN WERT COUNTY



REAL ESTATE
& LAND COMPANY

CONTACT

THE LAND GUYS

Devin Dye 419-303-5891

Broker/Auctioneer

Matt Bowers 567-204-7462

Realtor/Auctioneer

May 7th at 6:00 pm

Auction Location

Delphos Eagles

1600 E. 5th St.

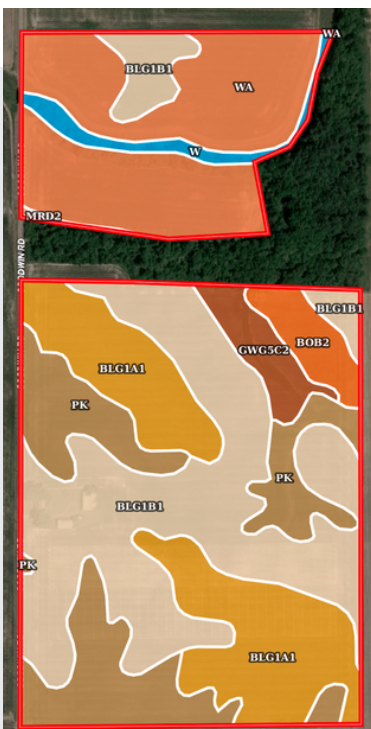
Delphos, OH 45833

www.dyerealestate.com

AUCTION DESCRIPTION

Don't miss this opportunity to purchase 69 +/- acres of prime Ohio farmland located in Venedocia, Ohio. Situated in Van Wert County, Ohio, this farm offers a great opportunity to invest in farmland or add to your farming operation. Don't miss your chance to come bid your price on this great opportunity.

Current farmer has the right to farm for the 2024 farming season. Buyer will receive the 2024 cash rent income. Cash rent is \$250 per tillable acre.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	23.29	33.65	0	67	2e
Wa	Wabasha silty clay loam	14.91	21.54	0	57	3w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	13.13	18.97	0	69	2w
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	11.81	17.06	0	76	2w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	2.25	3.25	65	57	3e
BoB2	Blount silt loam, 2 to 6 percent slopes, eroded	2.16	3.12	0	53	2e
W	Water	1.49	2.15	0	-	-
MrD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.15	0.22	0	57	4e
TOTALS		69.19(100%	2.11	64.52	2.26

FSA Information		
Cropland:	64.91	
Crop	Base Acres	PLC Yield
Wheat	6.9	57
Corn	27.4	153
Soybeans	27.3	42



TRACT INFO

- Owner: Timothy Owens & Diana Kesler
- Taxes: \$2,795.88
- County: Van Wert
- Township: York
- Section: 11
- Legal Description: Part of the West 1/2 of the South East 1/4 of Section 11
- Total Acres: 69
- Tillable Acres: 61
- NCCPI: 64.52
- Parcel Number: 200430640000

PARCEL NUMBER: 200430640000



DESCRIPTION

This farm is situated in a very strong agricultural community! This tract of land consists of mainly Blount, Wabasha and Pewamo soils. It is nearly 90% tillable with the balance being road waste, The Little Auglaize River, and some wooded area. This property has very good outlet sources for drainage and has been well maintained. Don't miss your opportunity to purchase a property that has been very well taken care of and is ready for it's new owner.

Location: From State Route 709 turn north on Goodwin Road. This property is located 1/2 mile north of the intersection of State Route 709 and Goodwin Road.



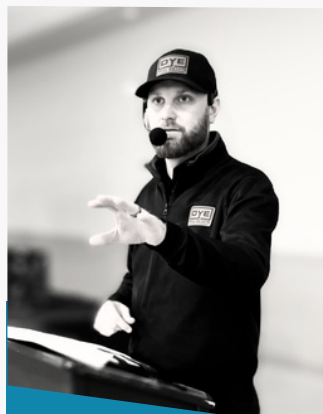
**69 ± ACRE LAND
AUCTION
MAY 7TH
6:00 PM**

AUCTION LOCATION:
DELPHOS EAGLES
1600 E. 5TH ST.
DELPHOS, OH 45833



*"Your area leader
in land auctions"*

"THE LAND GUYS"



DEVIN DYE
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BROKER/
AUCTIONEER



MATT BOWERS
567-204-7462

REALTOR/
AUCTIONEER



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