

# 38.75 ± ACRE AUCTION

PAULDING COUNTY



THE LAND GUYS

**DEVIN DYE**

BROKER/OWNER/AUCTIONEER  
419-303-5891

**MATT BOWERS**

REALTOR/AUCTIONEER  
567-204-7462



REAL ESTATE  
& LAND COMPANY

APRIL  
**25th**  
2024

[www.dyerealestate.com](http://www.dyerealestate.com)

Auction Location:

**RUEBEN SMITH  
AMERICAN LEGION  
POST 297**

220 N. Main St.  
Payne, OH 45880

**6:00 PM**

LAND  
AUCTION



Don't miss this chance to purchase 38.75 acres of prime Ohio farmland located in North West Ohio. Situated in Paulding County, this farm offers a great opportunity to invest in farmland or add a small tract to your farming operation. Don't miss your chance to bid your price on this great opportunity.



**OWNER: David Coplin, Kathy Wilson and Julia Alford**



**The current tenant has the right to farm for the 2024 farming season. New buyer will receive all farming proceeds for the 2024 farming season. Current rental agreement is a 50/50 crop share agreement.**

## **»»» LOCATION**

From State Route 49, turn east on 144 and then north on the first road (Township Highway 51). The farm is located 2 tenths of a mile north of 144 on the west side of Township Highway 51.

# SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	30.08	76.4	0	62	3w
Lb	Latty silty clay loam	6.41	16.28	0	51	3w
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	2.88	7.32	0	55	3w
TOTALS		39.37(*)	100%	-	59.7	3.0

## F S A I N F O R M A T I O N

Farm Land:	37.93	
Cropland:	36.78	
Crop	Base Acres	PLC Yield
Wheat	12.39	87
Corn	12.4	151
Soybeans	11.99	50

**Legal Description: NE 1/4 of the SE 1/4 of Section 2**

### TRACT INFO:

Parcel Number:  
18-02S-010-00  
County: Paulding  
Township: Harrison  
Section: 2  
Total Acres: 38.751  
Tillable Acres: 36.78  
NCCPI: 59.7  
Taxes: \$869.07



### DESCRIPTION

This tract of land consists of mainly Latty Silty Clay and Latty Clay Loam. It is nearly 95% tillable with the balance being road waste and ditch. This property has very good outlet sources for drainage and has been well maintained for years with clean ditches and adequate drainage. The outlets on this property are in great condition. Don't miss this opportunity to purchase a property that has been very well taken care of and is ready for it's new owner.

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AERIAL VIEW



*"Your area leader in land auctions"*

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

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FOR TERMS & CONDITIONS OR  
ALL OTHER INFO GO TO:  
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