38.75 ± ACRE AUCTION

PAULDING COUNTY



DEVIN DYE

BROKER/OWNER/AUCTIONEER 419-303-5891

MATT BOWERS

REALTOR/AUCTIONEER 567–204–7462





APRIL **25th**

Auction Location:

RUEBEN SMITH AMERICAN LEGION POST 297

> 220 N. Main St. Payne, OH 45880

> > 6:00 PM

www.dyerealestate.com



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

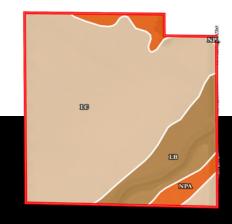


The current tenant has the right to farm for the 2024 farming season. New buyer will recieve all farming proceeds for the 2024 farming season. Current rental agreement is a 50/50 crop share agreement.



>>> 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.





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

INFORMATION

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



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