

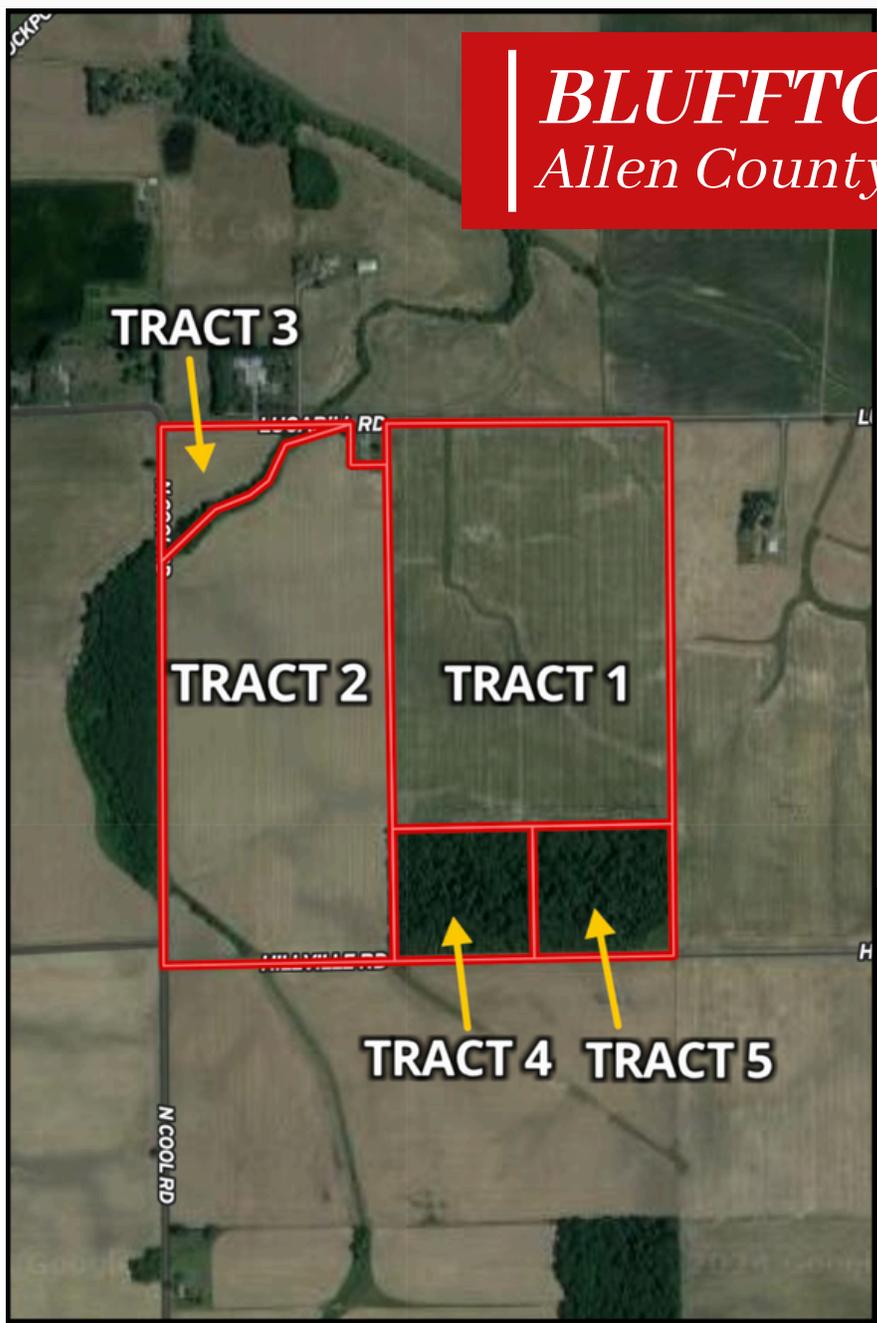
AUCTION

152± ACRE

FARMLAND & BUILDING LOT AUCTION



2024



BLUFFTON, OHIO
Allen County | Richland Township

Auction Date:
September 26, 2024
6:00PM

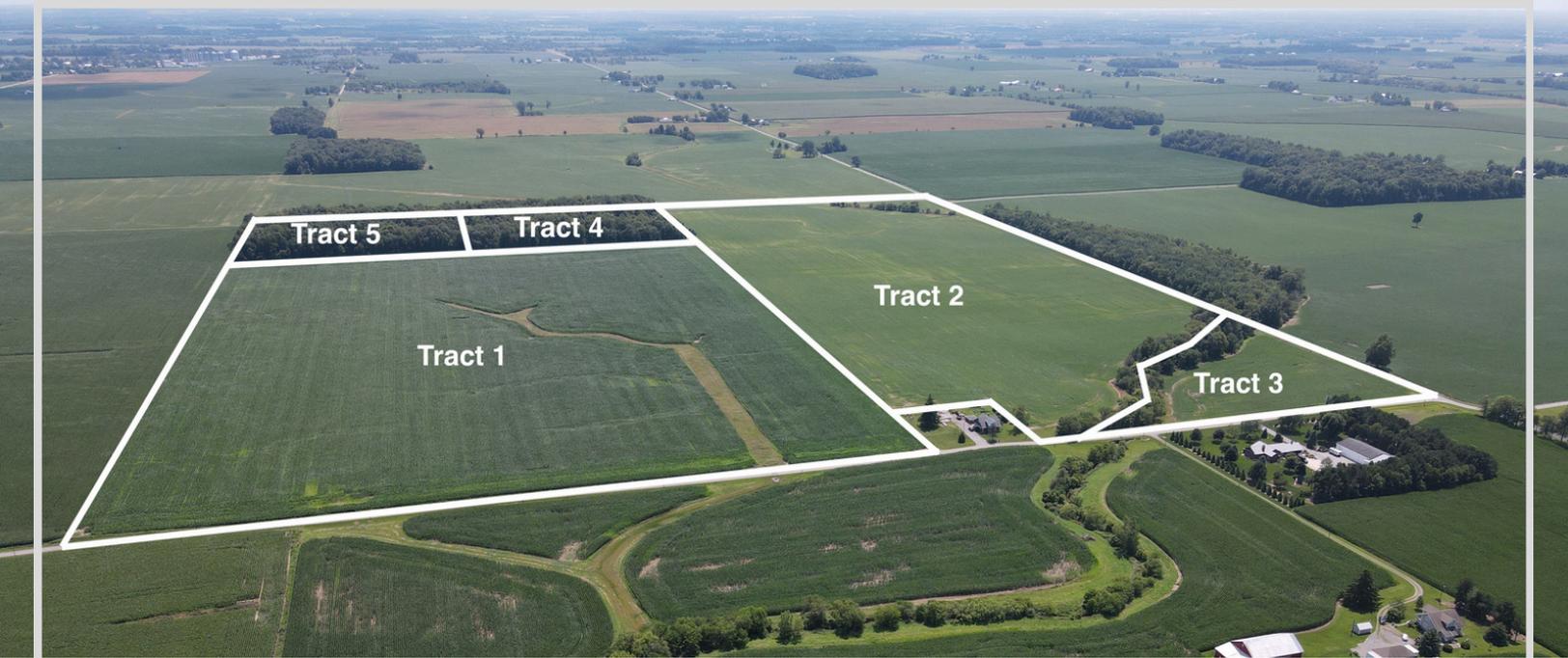
Location:
American Legion
Columbus Grove
412 Plum St.
Columbus Grove, OH 45830



SOLD IN 5 TRACTS, INDIVIDUAL OR IN COMBINATION

CONTACT | **DEVIN DYE**
The Land Guy
419-303-5891

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



AUCTION DESCRIPTION

Don't miss your opportunity to bid on this rare land opportunity located in Richland Township, Allen County, Ohio. This land auction offers both farmland and building lot opportunities in Bluffton School District.

Tracts 1 and 2 both consist of quality productive farmland that is primarily all tillable and ready for anyone looking to add farmland to their operation. Tract 3 consists of cleared land ready for building. Tracts 4 and 5 are wooded lots that would make great secluded building opportunities. Don't miss this once in a lifetime chance to come and bid your price on this land offering.

FSA INFORMATION

FARMLAND: 150.77
CROPLAND: 127.78

CROP	BASE ACRES	PLC YIELD
WHEAT	20.62	65
CORN	31.35	130
SOYBEANS	73.43	39

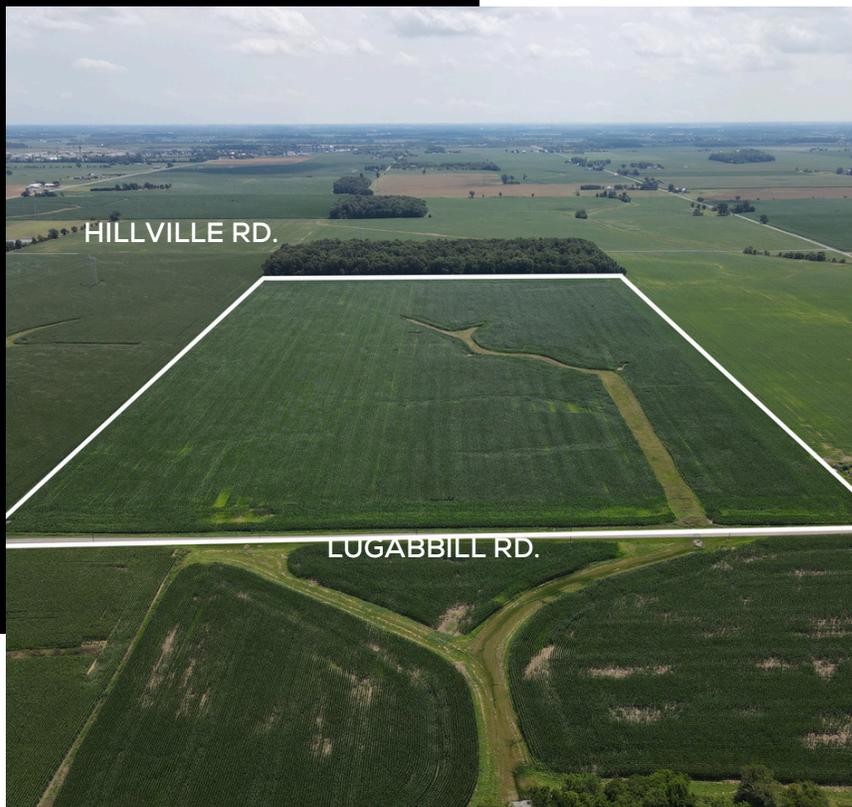
SELLERS: *Melinda Swartz and Chris Marshall*

TAXES: *\$2,694.07*

TRACT 1

TRACT 1

TRACT 1



FARMLAND

- COUNTY: Allen
- TOWNSHIP: Richland
- SECTION: 18
- LEGAL DESCRIPTION: Part of the SW 1/4 of Section 18
- TOTAL ACRES: 64+/-
- TILLABLE ACRES: Apx. 62.5
- NCCPI: 66.79
- PARCEL NUMBER: Part of 28-1800-03-001.000

DESCRIPTION

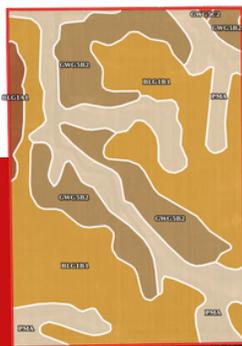
Tract 1 consists of primarily all tillable farmland with quality soil types such as Blount, Pewamo, and Glynwood. Located just east of Cool Road with frontage on Lugabill Road, this tract makes a great addition to your farm operation.



LOCATION

2 tenths of a mile east of the intersection of Cool and Lugabill Roads in Allen County Ohio.

SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	29.42	46.09	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	17.4	27.26	0	76	2w
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	15.53	24.33	0	56	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	1.37	2.15	0	69	2w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.1	0.16	65	56	3e
TOTALS		63.82(*)	100%	0.1	66.79	2.0

TRACT 2

TRACT 2

TRACT 2

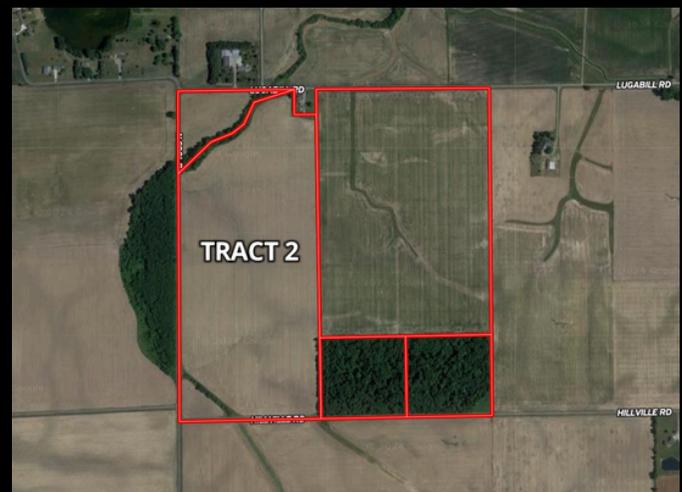


FARMLAND

- COUNTY: Allen
- TOWNSHIP: Richland
- SECTION: 18
- LEGAL DESCRIPTION: Part of the SW 1/4 of Section 18
- TOTAL ACRES: 62+/-
- TILLABLE ACRES: Apx. 60
- NCCPI: 68.84
- PARCEL NUMBER: Part of 28-1800-03-001.000

DESCRIPTION

Tract 2 consists of primarily all tillable farmland with quality soil types such as Blount, Pewamo, and Shawtown Loams. Located on the northeast corner of Hillville and Cool Roads, this tract makes another great addition to your farm operation.



LOCATION

Tract two is located on the northeast corner of Cool and Hillville roads with frontage on both.

SOIL MAPS

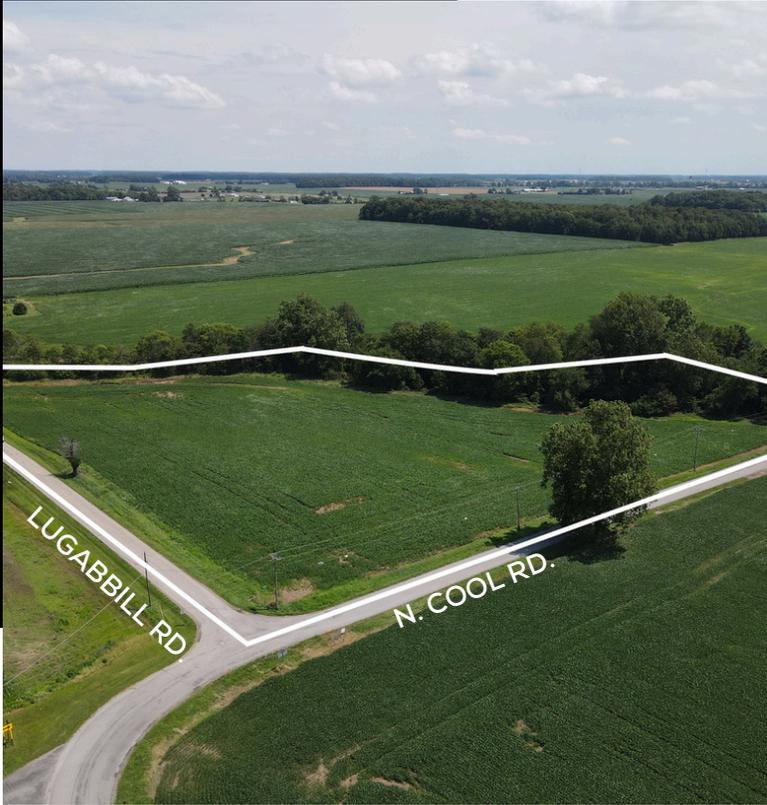


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	24.36	39.24	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	15.36	24.74	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	11.72	18.88	0	69	2w
SFB	Shawtown loam, 2 to 6 percent slopes	3.82	6.15	66	74	2e
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	2.71	4.37	62	56	3w
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	2.62	4.22	0	56	2e
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	1.5	2.42	65	56	3e
TOTALS		62.09(*)	100%	8.34	68.84	2.07

TRACT 3

TRACT 3

TRACT 3

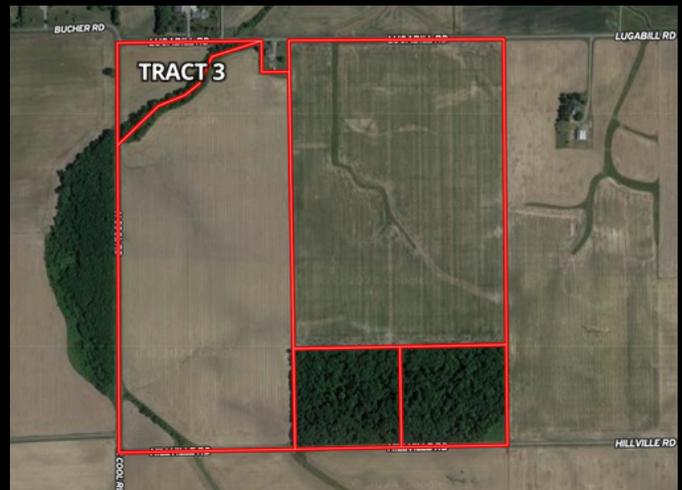


BUILDING LOT

- COUNTY: Allen
- TOWNSHIP: Richland
- SECTION: 18
- LEGAL DESCRIPTION: Part of the SW 1/4 of Section 18
- TOTAL ACRES: 6+/-
- TILLABLE ACRES: Primarily All
- PARCEL NUMBER: Part of 28-1800-03-001.000

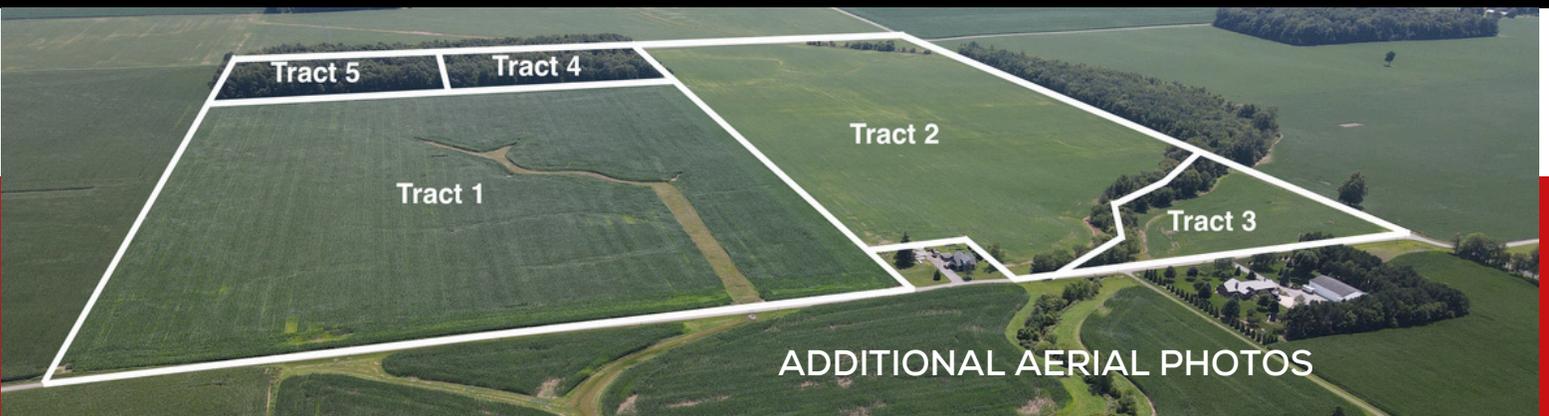
DESCRIPTION

Tract 3 consists of 6+/- beautiful rolling acres which would be very well suited for a potential building site. This site has significant frontage on both Lugabill and Cool Roads. Don't miss this rare opportunity to purchase a beautiful building lot in Bluffton School District.



LOCATION

Tract 3 is located on the southeast corner of Lugabill and Cool Roads.



ADDITIONAL AERIAL PHOTOS

TRACT 4

TRACT 4

TRACT 4



BUILDING LOT

- COUNTY: Allen
- TOWNSHIP: Richland
- SECTION: 18
- LEGAL DESCRIPTION: Part of the SW 1/4 of Section 18
- TOTAL ACRES: 10+/-
- TILLABLE ACRES: 0
- PARCEL NUMBER: Part of 28-1800-03-001.000

DESCRIPTION

Tract 4 consists of 10 acres of wooded land for building or recreation. Don't miss your chance to bid your price on this rare wooded lot opportunity in Bluffton School District.



LOCATION

Tract 4 is located 3 tenths of a mile east of Cool Road with frontage on Hillville Road.



TRACT 5

TRACT 5

TRACT 5

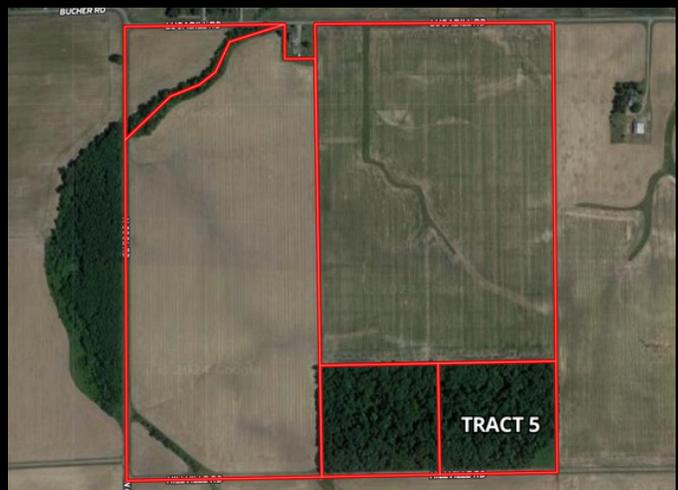


BUILDING LOT

- COUNTY: Allen
- TOWNSHIP: Richland
- SECTION: 18
- LEGAL DESCRIPTION: Part of the SW 1/4 of Section 18
- TOTAL ACRES: 10+/-
- TILLABLE ACRES: 0
- PARCEL NUMBER: Part of 28-1800-03-001.000

DESCRIPTION

Tract 5 consists of 10 acres of wooded land for building or recreation. Don't miss your chance to bid your price on this rare wooded lot opportunity in Bluffton School District.



LOCATION

Tract 5 is located a half mile east of Cool Road with frontage on Hillville Road. Tract 5 is directly adjacent to tract 4.



ADDITIONAL AERIAL PHOTOS

"Your area leader in land auctions"

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6:00PM

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Columbus Grove
412 Plum St.
Columbus Grove, OH 45830

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

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MATT BOWERS

REALTOR/AUCTIONEER

DON COCHRAN

REALTOR/AUCTION MANAGER

MIKE REINDEL

REALTOR/AUCTIONEER



**REAL ESTATE
& LAND COMPANY**

2045 Heather Dr.
Lima, OH 45804



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