

WIND TURBINE INCOME!  
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81+

ACRE

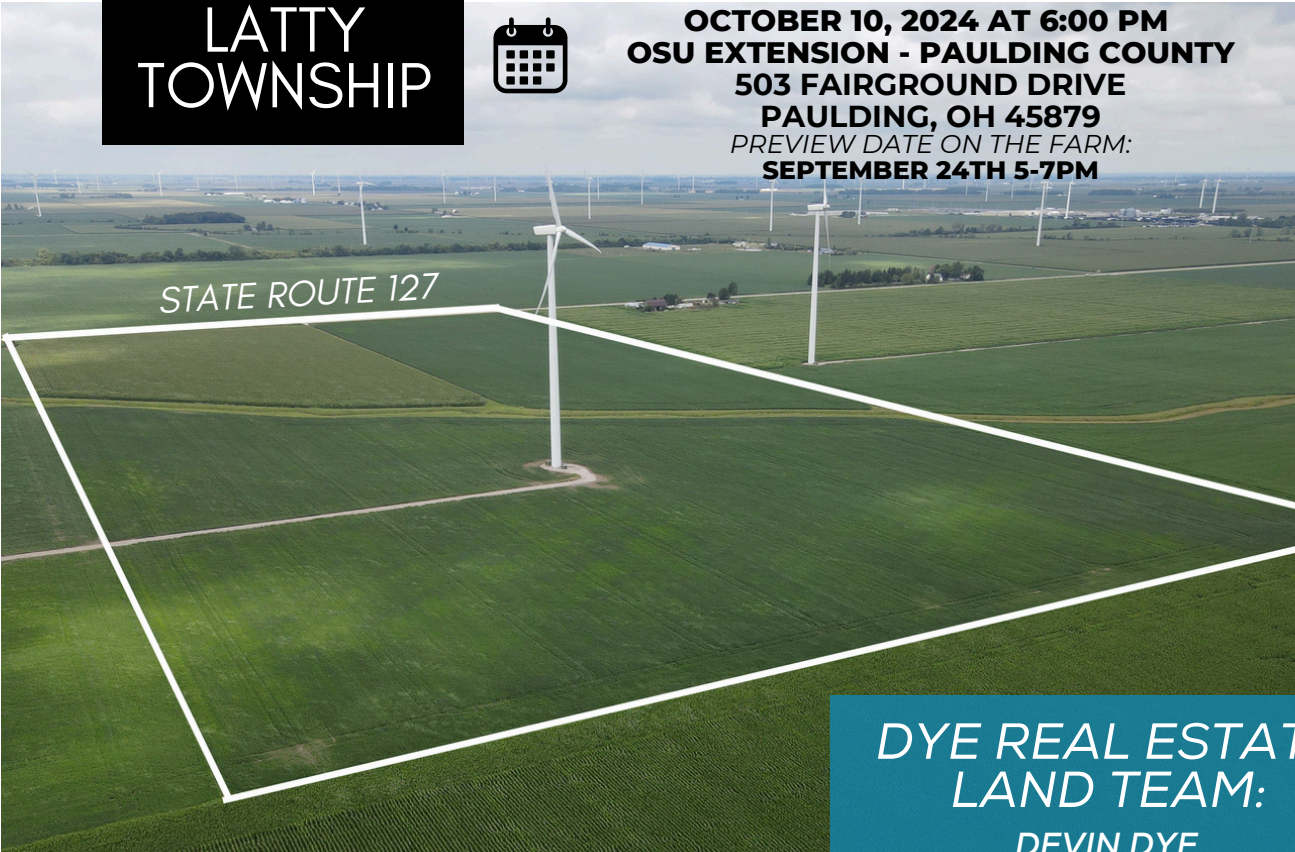
PAULDING  
COUNTY

FARMLAND  
AUCTION

LATTY  
TOWNSHIP



OCTOBER 10, 2024 AT 6:00 PM  
OSU EXTENSION - PAULDING COUNTY  
503 FAIRGROUND DRIVE  
PAULDING, OH 45879  
PREVIEW DATE ON THE FARM:  
SEPTEMBER 24TH 5-7PM



STATE ROUTE 127

DYE REAL ESTATE  
LAND TEAM:

DEVIN DYE

BROKER/OWNER/AUCTIONEER

MATT BOWERS

REALTOR/AUCTIONEER

DON COCHRAN

REALTOR/AUCTION MANAGER

MIKE REINDEL

REALTOR/AUCTIONEER

“LICENSED & BONDED IN  
FAVOR OF THE STATE OF OHIO”

CONTACT:

DEVIN DYE

“The Land Guy”

BROKER/OWNER/AUCTIONEER

419-303-5891



REAL ESTATE  
& LAND COMPANY



For terms & conditions or all other info go to:

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



**PARCEL NUMBER:** 24-31S-006-00

**COUNTY:** Paulding

**TOWNSHIP:** Latty

**SECTION:** 31

**LEGAL DESCRIPTION:** The North half of the Southwest Quarter of Section Thirty-one (31), Township One (1) North, Range (3) East. 81 acres

**TOTAL ACRES:** 81

**TILLABLE ACRES:** 76.75

**NCCPI:** 62.89

**TAXES:** \$1,892.90

**LOCATION:** *This farm is located 6.7 miles north of US Route 30 on State Route 127, two tenths of a mile north of the intersection of 127 and Township Hwy. 12 on the east side of 127. Look for the AUCTION signs.*

Don't miss this opportunity to come bid your price at this 81 acre auction in Paulding County, Ohio. This auction offers 1 tract of a symmetrical 80 acre farm with productive soils and additional income from the wind turbine contract. Significant evidence of field drainage with very suitable outlets for additional drainage if needed. Combine the wind turbine income with the overall condition of this farm and you'll be hard pressed to find a better land investment in Northwest Ohio. Don't miss your chance to bid on this opportunity!

**“WELCH FARM”**

**2025 FARMING RIGHTS  
WIND TURBINE INCOME  
WIND TURBINE INCOME**

**SELLERS:**

*M. Kathleen Johnson, Carol M. Solinsky, Kerry M. Welch, Mark K. Welch, Timothy D. Welch, Teddy M. Welch and Kristal S. Frankford*

INTERESTED IN VIEWING THE FARM BEFORE THE SALE?  
 STOP OUT FOR A TOUR ON OUR PREVIEW DATE:  
**SEPTEMBER 24TH 5-7PM ON THE FARM**



STATE ROUTE 127

## TRACT 1 DESCRIPTION

81 +/- acres total with 76.75 acres tillable

Over 95% tillable!

Additional income from wind turbine!

Contact auction company for details regarding the wind turbine contract.

98% Latty Silty Clay, Till Substratum Soil! Very good soil type for Paulding County!

NCCPI Rating of 63.

Great drainage and outlets for drainage.

## FSA INFORMATION

**FARMLAND: 77.14**  
**CROPLAND: 76.75**

CROP	BASE ACRES	PLC YIELD
WHEAT	23.1	61
CORN	24.8	139
SOYBEANS	28.8	45

## SOIL MAPS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	75.67	98.37	0	63	3w
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	1.25	1.63	0	56	3w
TOTALS		76.92(*)	100%	-	62.89	3.0



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**LATTY  
TOWNSHIP**

**ACRE**  
FARMLAND  
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**DYE**  
REAL ESTATE  
& LAND COMPANY

**PREVIEW DATE ON THE FARM: September 24th 5-7pm**

AUCTION DATE:  
**OCTOBER 10, 2024**  
AUCTION TIME:  
**6:00 PM**

LOCATION:  
**OSU EXTENSION -  
PAULDING COUNTY  
503 FAIRGROUND DRIVE  
PAULDING, OH 45879**



CONTACT: **DEVIN DYE** "The Land Guy" **419-303-5891**  
devin@dyerealestate.com



DATE:  
**December 13, 2024 at 6:00pm**  
LOCATION:  
**Farmers Alliance  
16650 Rinehart Rd,  
Wapakoneta, OH 45895**

**2024 ANNUAL  
YEAR-END EQUIPMENT  
CONSIGNMENT SALE**

**LOOKING TO SELL  
YOUR EQUIPMENT?**

**GIVE US A CALL TODAY TO  
SEE HOW YOU CAN  
CONSIGN YOUR  
EQUIPMENT IN OUR  
ANNUAL EQUIPMENT SALE!**



*"Your area leader in land auctions"*