

59 ± ACRE

LAND AUCTION

ALLEN COUNTY | AMANDA TOWNSHIP
SHAWNEE SCHOOL DISTRICT



AUCTION DATE:

October 29, 2024 at 6:00 pm

AUCTION LOCATION:

Whitetail Acres
2276 W. Breese Rd.
Lima, OH 45806



REAL ESTATE
& LAND COMPANY

WWW.DYEREALESTATE.COM

DEVIN DYE "THE LAND GUY" 419-303-5891

For terms & conditions or all other info go to:

www.dyerealestate.com



TRACT 1

Tract 1 consists of approximately 36 +/- acres of quality farm ground which is comprised of primarily Pewamo and Blount soils with an NCCPI rating of 70.9. It also has significant road frontage on both Grubb and Agerter Roads, which would make it ideal for building lots. Don't miss your opportunity to add this land investment to you portfolio.



LOCATION: The southeast corner of Agerter and Grubb Road

TRACT 1 INFO:

Owner:

Tonja & Chris Debell

Parcel Number:

Part of 45-01-00-02-003.000 and 45-01-00-02-006.000

County: Allen

Township: Amanda

Section: 1

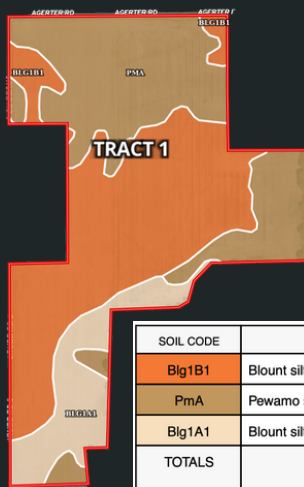
Legal Description:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 1, Amanda Twp.

Total Acres: 36 +/-

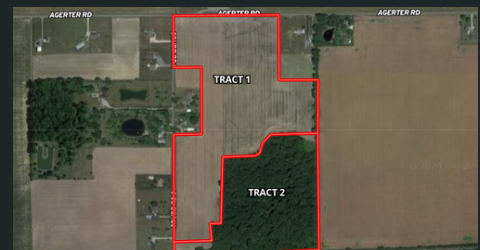
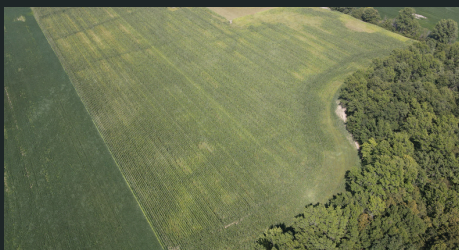
Tillable Acres: 35 +/-

NCCPI: 70.9



SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	16.97	46.47	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	14.55	39.84	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	5.02	13.75	0	69	2w
TOTALS		36.54(1)	100%	-	70.9	2.0

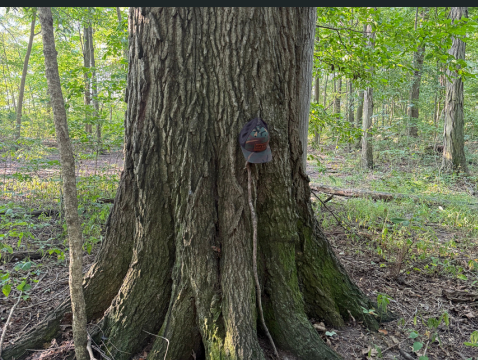


TRACT 2

Tract 2 consists of approximately 22+/- acres of mostly wooded land that is full of mature timber and has evidence of wildlife. The seclusion of this tract makes it great for a private dwelling. Located just minutes west of Lima, this multi-use property is convenient for weekend fun or recreation as well. This property has significant timber value. Please contact one of our land guys today to schedule a tour of this property.



LOCATION: Located on the east side of Grubb Road .4 miles south of Agerter Road



BEACH, HICKORY, WALNUT, OAK AND CHERRY TREES



TRACT 2 INFO:

Owner:

Tonja & Chris Debell

Parcel Number:

Part of 45-01-00-02-003.000 and 45-01-00-02-006.000

County: Allen

Township: Amanda

Section: 1

Legal Description:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 1, in Amanda Twp.

Total Acres: 22+/-

NCCPI: 71.52

FSA INFORMATION

FARMLAND: 55.62

CROPLAND: 34.68

CROP	BASE ACRES	PLC YIELD
CORN	17.82	132
SOYBEANS	16.86	45

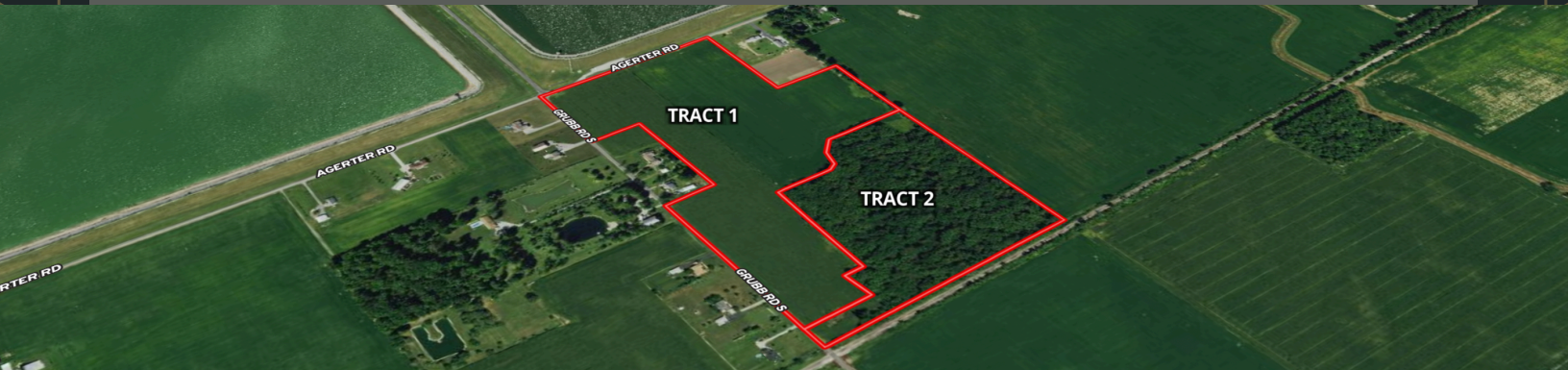
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DYE REAL ESTATE & LAND TEAM:

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



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2045 Heather Dr.
Lima, OH 45804

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