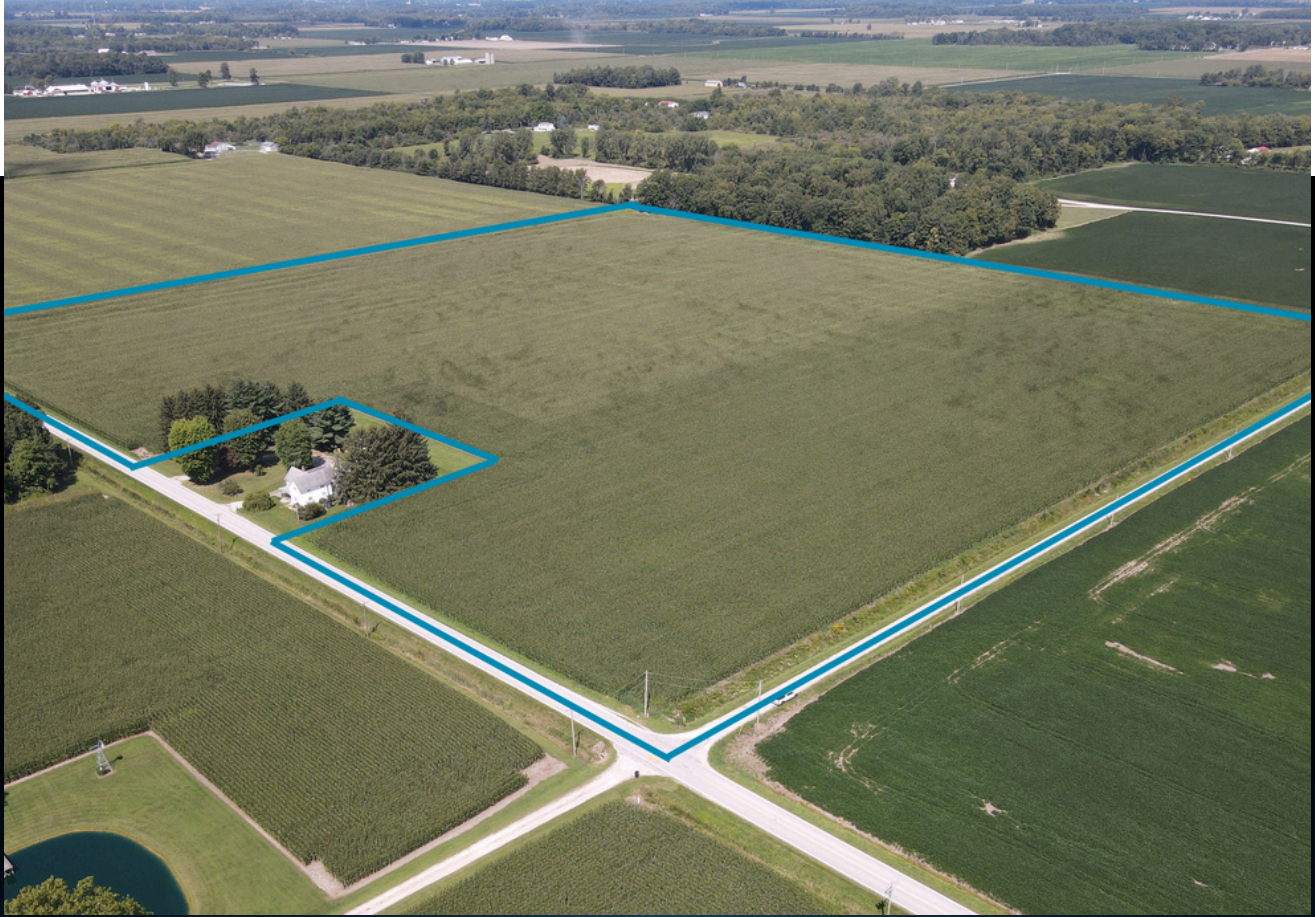




**REAL ESTATE
& LAND COMPANY**

NOVEMBER 14, 2024 AT 6PM
STACY'S PLACE | 625 PLAZA DR, FOSTORIA, OH 44830

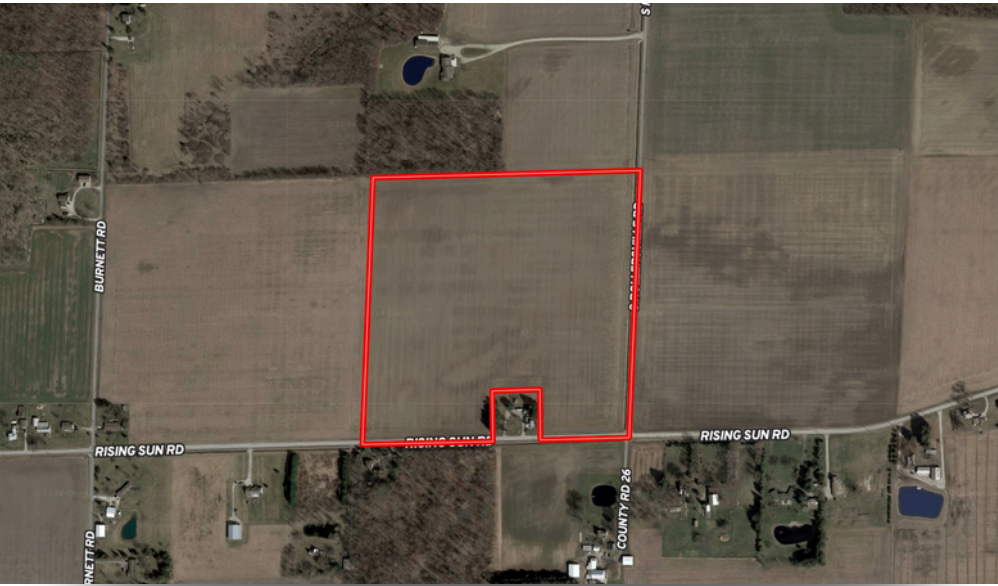


38± ACRE FARMLAND
AUCTION
SANDUSKY COUNTY
SCOTT TOWNSHIP



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

WWW.DYEREALESTATE.COM



Don't miss this opportunity! This is a very rare chance to purchase a small acreage farm with high quality soil types. This farm has significant road frontage on both CR 11 and CR 26. Mostly all tillable, very flat, with over 50% of this farm consisting of Haskins sandy loam soil and the balance being Mermill and Hoytville silt. This farm is very well drained. This farm will produce! Don't miss your opportunity to purchase a very productive farm that will make a great addition to your operation or land holdings.



FARM INFO:

PARCEL NUMBER:

232900000700

COUNTY:

Sandusky

TOWNSHIP:

Scott

SECTION:

29

LEGAL

DESCRIPTION:

Part of the SE 1/4 of
the SE 1/4 of Section
29 38.63 Acres

TOTAL ACRES:

38.63

TILLABLE ACRES:

38

NCCPI:

73.27

ANNUAL TAXES:

\$1,150.52

SOIL MAP & INFO

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HaB	Haskins sandy loam, 1 to 4 percent slopes	21.24	54.27	0	77	2e
MnA	Mermill loam, 0 to 1 percent slopes	16.26	41.54	78	69	2w
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	1.65	4.22	82	67	2w
TOTALS		39.15(*)	100%	35.86	73.27	2.0



DESCRIPTION

Mostly all tillable. Soil types consist of 54.27% Haskins Sandy Loam, 41.54% Mermill Loam and 4.22% of Hoytville Silty Loam. Well drained and ready to farm.

LOCATION

Located on the northwest corner of CR 11 and CR 26. 2 miles east of SR 23 on the north side of CR 11.

FSA INFO

CROP	BASE ACRES	PLC YIELD
WHEAT	9.68	57
CORN	19.34	150
SOYBEANS	9.68	41

FARMLAND: 39.59
CROPLAND: 38.73

SELLERS:

Chelsea Murphy, Timothy Kline,
Christopher Kline & Gregory Kline

Auction Date:

November 14, 2024
6:00 PM

Location:

Stacy's Place
625 Plaza Dr.
Fostoria, OH 44830

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



**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”



**REAL ESTATE
& LAND COMPANY**

2045 Heather Dr.
Lima, OH 45804



CONTACT:
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“The Land Guy”

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