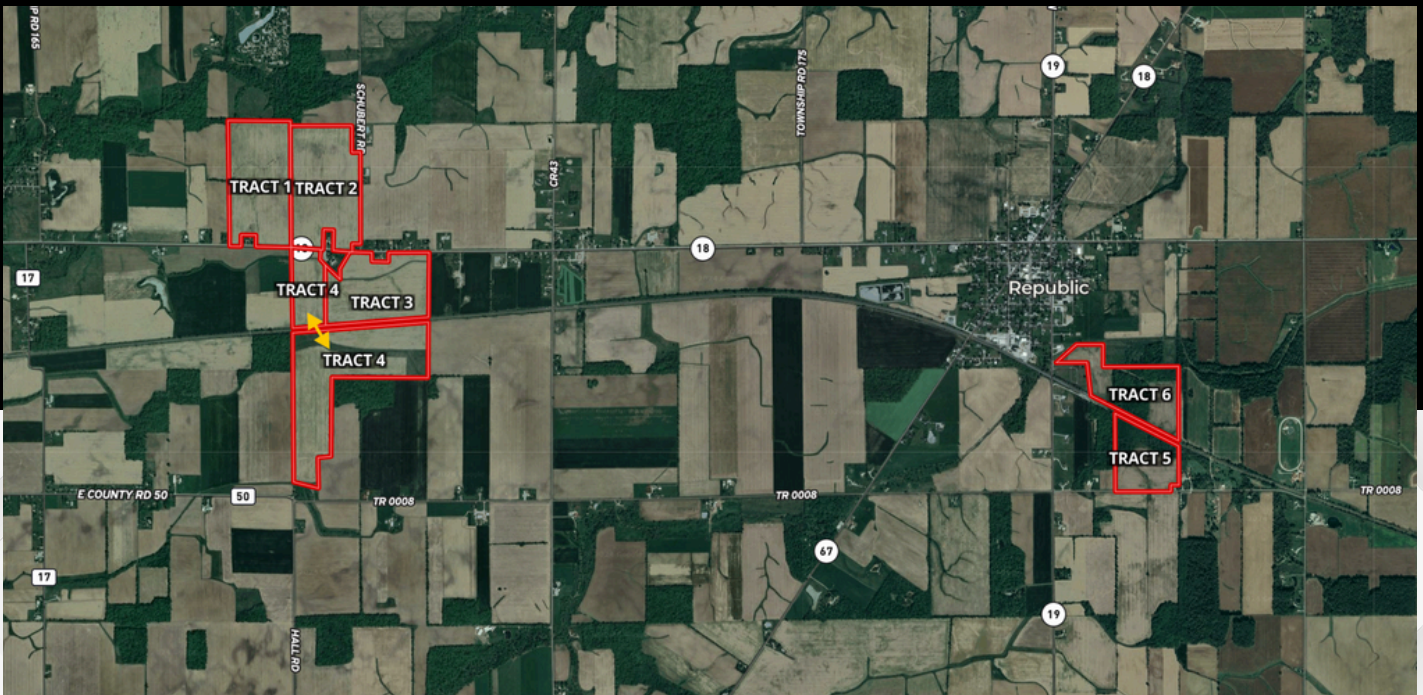


INVESTORS, FARMERS, AND
RECREATIONAL ENTHUSIASTS

AUCTION

457± ACRE FARMLAND

SENECA COUNTY



OFFERED IN 6 TRACTS - INDIVIDUAL OR IN COMBINATIONS.

AUCTION DATE/TIME:

DECEMBER 19, 2024
AUCTION IS AT 6:00PM
(MEAL IS AT 5:30 PM)

AUCTION LOCATION:

CAMDEN FALLS
CONFERENCE CENTER
2460 OH-231,
TIFFIN, OH 44883

You won't want to miss this incredibly rare opportunity to buy premier Ohio agricultural cropland and recreational land. This land auction offers a total of 6 tracts with the majority of them consisting of prime farmland located just east of Tiffin, Ohio. This offering also has two tracts of land located on the edge of Republic, Ohio that are premier recreational and hunting opportunities.

Whether you are a land investor, farmer, or recreational enthusiast; this land auction has an opportunity for you to buy. Don't miss this premier Ohio land auction!



**REAL ESTATE
& LAND COMPANY**

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

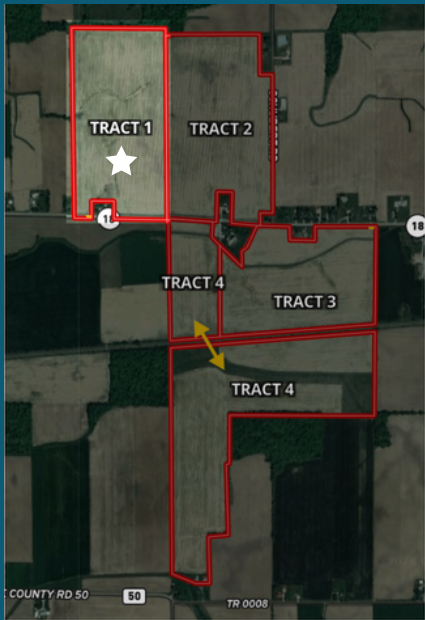
TILLABLE FARMLAND

TRACT 1

LOCATION: 5 MILES EAST OF TIFFIN, ON THE NORTH SIDE OF STATE ROUTE 18.



AERIAL MAP OF TRACTS 1-4



FARM INFORMATION:

County: Seneca
Township: Clinton
Section: 13
Total Acres: 78.25
Tillable Acres: 77.37
NCCPI: 68.29

PARCEL NUMBER:
D17000243440000

TRACT 1 DESCRIPTION

Tract 1 is a primarily all tillable farm with very good soils located just east of Tiffin, Ohio, with road frontage along State Route 18. This tract consists primarily of Blount and Pandora silts. This tract would make a great investment by itself or in a combination with the other tracts offered in this sale.

FOR ALL OTHER INFO & SOIL MAPS GO TO WWW.DYEREALESTATE.COM

TILLABLE FARMLAND

TRACT 2

LOCATION: LOCATED 5 MILES EAST OF TIFFIN, ON THE NORTH WEST CORNER OF STATE ROUTE 18 AND SCHUBERT ROAD.



FARM INFORMATION:

County: Seneca
Township: Scipio
Section: 18

Total Acres: 82.22
Tillable Acres: 80.37
NCCPI: 69.06

PARCEL NUMBER:
L41000657880000



AERIAL MAP OF TRACTS 1-4

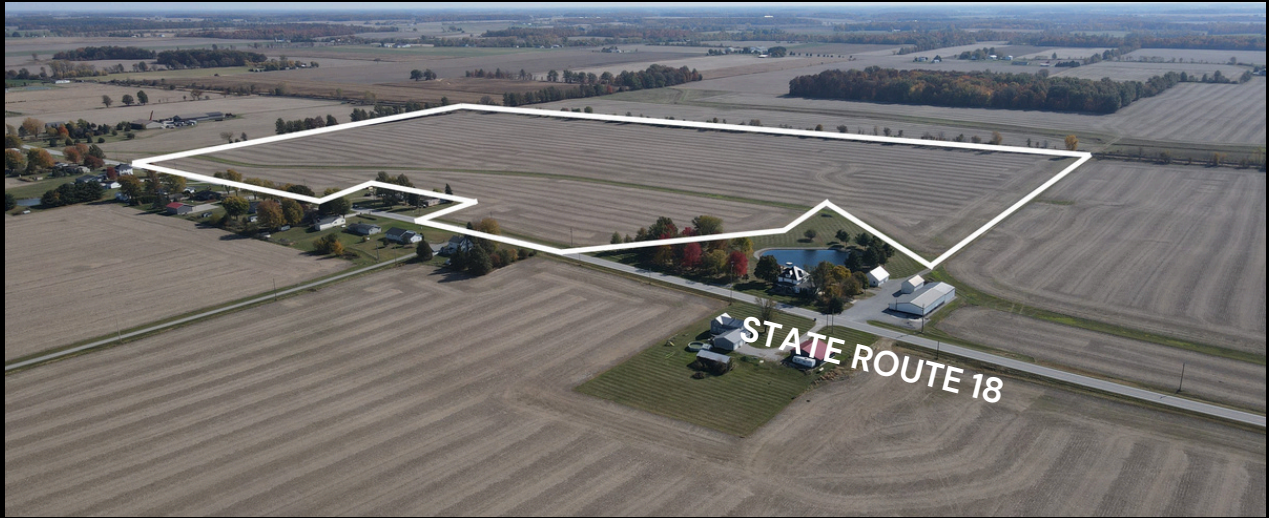
TRACT 2 DESCRIPTION

Tract 2 consists of a primarily all tillable farm with very good soils located just east of Tiffin, Ohio. The soils on this tract are comprised primarily of Blount and Pandora silts. Significant amounts of road frontage on this tract with frontage on both SR 18 and Schubert Road. This tract would make a great investment by itself or in a combination with the other tracts offered on this sale.

T I L L A B L E F A R M L A N D

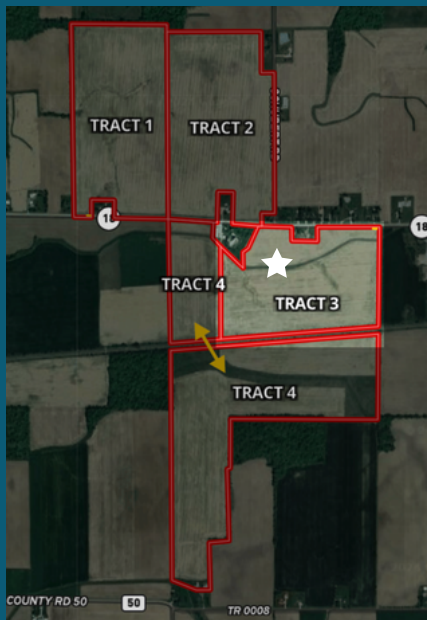
TRACT 3

LOCATION: LOCATED APPROXIMATELY 5 MILES EAST OF TIFFIN,
ON THE SOUTH SIDE OF STATE ROUTE 18.



FOR ALL OTHER INFO & SOIL MAPS GO TO WWW.DYEREALESTATE.COM

AERIAL MAP OF TRACTS 1-4



FARM INFORMATION:

County: Seneca
Township: Scipio
Section: 19
Total Acres: 68+/-
Tillable Acres: 63+/-
NCCPI: 61.79

PART OF PARCEL NUMBERS:
L41000661120000 &
L41000661200100

TRACT 3 DESCRIPTION

Tract 3 consists of primarily all tillable land with significant road frontage on State Route 18. The soil types for this tract are comprised primarily of Glynwood and Blount Loams. This tract would also make a great investment by itself or in combination with the other tracts on this sale.

TILLABLE FARMLAND

TRACT 4

LOCATION: THE DRIVE FOR THIS TRACT IS ON STATE ROUTE 18 ABOUT 5 MILES EAST OF TIFFIN. A LANE ON THE EAST SIDE OF THIS TRACT WILL TAKE YOU TO THE LAND ON THE SOUTH SIDE OF THE RAILROAD.



CRP INFO:

- Acres Enrolled: 14.47
- Contract Period: 10/1/16-9/30/31
- Rental Rate Per Acre: \$258.85
- Annual Contract Payment: \$3,746

FARM INFORMATION:

County: Seneca
Township: Scipio
Section: 19
Total Acres: 134 +/-
Tillable Acres: 128
NCCPI: 67.51

PART OF PARCEL NUMBERS:
L41000661200100 &
L41000661120000 AND ALL OF
L41000661160000



AERIAL MAP OF TRACTS 1-4

TRACT 4 DESCRIPTION

Tract 4 has road frontage on State Route 18. This tract has land on both the north and south sides of the railroad tracts. A very adequate farm crossing for the railroad tract gives access to the farmland on the south side of the tracts. This farm has quality soils being primarily comprised of Blount and Pandora Silt. This tract is also a great investment by itself or in addition to the other tracts on this sale.

RECREATIONAL/TILLABLE LAND

TRACT 5

LOCATION: LOCATED APPROXIMATELY 3 TENTHS OF A MILE EAST OF THE INTERSECTION OF STATE ROUTE 19 AND TOWNSHIP ROAD 8.



AERIAL MAP OF TRACTS 5-6



FARM INFORMATION:

County: Seneca
Township: Scipio
Section: 22
Total Acres: 39+/-
Tillable Acres: 22+/-
Wooded Acres: 16+/-
NCCPI: 65.1

**PARCEL NUMBER:
PART OF L41000655680100**

TRACT 5 DESCRIPTION

Tract 5 is a dual use piece of property. It has approximately 22 acres of tillable land that will provide investment income for the owner and also has nearly 16 acres of wooded land for recreational enjoyment. This property also has conservation reserve programs that produce additional income. The evidence of wildlife in the timber areas are significant on this property. Beautiful rolling hills and landscape make this property great for investment and recreation. If you're looking for a property for enjoyment with additional income then look no further than this property!

CRP INFO: Contract 1

- Acres Enrolled: 4.12
- Contract Period: 10/1/16-9/30/31
- Rental Rate Per Acre: \$396.11
- Annual Contract Payment: \$1,632

Contract 2

- Acres Enrolled: 1.05
- Contract Period: 10/1/16-9/30/31
- Rental Rate Per Acre: \$250.87
- Annual Contract Payment: \$263.41

RECREATIONAL/TILLABLE LAND

TRACT 6

LOCATION: THE ENTRANCE FOR TRACT 6 IS LOCATED JUST SOUTH OF REPUBLIC OHIO ON STATE ROUTE 19. LOOK FOR TRACT 6 SIGNS.



CRP INFO:

- Acres Enrolled: 1.31
- Contract Period: 10/1/16-9/30/31
- Rental Rate Per Acre: \$250.87
- Annual Contract Payment: \$328.64

FARM INFORMATION:

County: Seneca
Township: Scipio
Section: 22
Total Acres: 55+/-
Tillable Acres: 29.5+/-
Wooded Acres: 22.5+/-
NCCPI: 67.1

ALL OF PARCEL NUMBERS:
L42000679160000, L41000655720000,
& PART OF L41000655680100



AERIAL MAP OF
TRACTS 5-6

TRACT 6 DESCRIPTION

Tract 6 is made up of approximately 60% tillable and 40% wooded acreage. This property also provides a dual purpose with extremely good recreational use and income from the tillable acreage and conservation reserve program. Large access through the wooded acreage to travel from field to field with farm equipment. Significant evidence of wildlife and timber value. Look no further than this tract of land if you want tillable and timber/hunting property.

FSA INFO CROPLAND: 407.92
CRP: 20.95

CROP	BASE ACRES	PLC	YIELD
WHEAT	118.0		65
CORN	130.7		139
SOYBEANS	138.0		42
TOTAL	386.7		

TAXES: \$12,892.77

Auction Date:

December 19, 2024
Auction is at 6:00PM
(Meal is at 5:30PM)

Location:

Camden Falls
Conference Center
2460 OH-231,
Tiffin, OH 44883

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

A MEAL IS OFFERED AT 5:30- AUCTION BEGINS AT 6:00



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



DYE REAL ESTATE LAND TEAM:

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BROKER/OWNER/AUCTIONEER
MATT BOWERS
REALTOR/AUCTIONEER
DON COCHRAN
REALTOR/AUCTION MANAGER
MIKE REINDEL
REALTOR/AUCTIONEER

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& LAND COMPANY**

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