



74+/- ACRE LAND AUCTION

WOOD COUNTY | JACKSON TOWNSHIP

MOSTLY
TILLABLE

HIGHLY
PRODUCTIVE



JANUARY 28TH AT 6:00PM

AMERICAN LEGION POST 316
505 S. STEARNS AVE.,
DESHLER, OH 43516

DEVIN DYE
"THE LAND GUY"

419-303-5891



REAL ESTATE
& LAND COMPANY

WWW.DYEREALSTATE.COM

74 acres located in Jackson Township, Wood County Ohio, between Deshler and McComb, Ohio. This farm consists primarily of Hoytville and Napanee soil. It is nearly all tillable and has very high quality drainage outlets. This farm is a great opportunity to purchase another high percentage tillable farm in Northwest Ohio.

LOCATION:

LOCATED BETWEEN SANDS ROAD AND PRAIRIE VIEW ROADS ON THE NORTH SIDE OF HANCOCK WOOD COUNTY LINE ROAD.

PARCEL NUMBER

G24309340000007000
G24309340000009000
G24309340000009004

COUNTY

WOOD

TOWNSHIP

JACKSON

SECTION

34

TOTAL ACRES

74.02

TILLABLE ACRES

71.54

NCCPI

64.22

TAXES

\$1,495.10

SELLERS

Stewart & Bernadette Coats

DESCRIPTION

Highly tillable, highly productive and adequate drainage make this 74 acre farm located near Deshler, Ohio a great buying opportunity! Consisting primarily of Hoytville and Napanee soils, this farm would make a great addition to your farming operation or land holding portfolio. Look no further than this great opportunity in Wood County Ohio.



SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	33.0	44.11	82	67	2w
NnA	Nappanee loam, 0 to 2 percent slopes	17.2	22.99	0	65	3w
SoA	Sloan silty clay loam, 0 to 1 percent slopes, occasionally flooded	11.23	15.01	67	52	3w
MeA	Merrill sandy clay loam, 0 to 1 percent slopes	4.51	6.03	0	71	2w
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	2.99	4.0	0	64	3w
HfA	Haskins and Digby, till substratum, loams, 0 to 2 percent slopes	2.17	2.9	0	67	2w
HeA	Haskins and Digby, till substratum, fine sandy loams, 0 to 2 percent slopes	1.87	2.5	0	67	2w
HdB	Haney loam, 2 to 6 percent slopes	1.3	1.74	0	59	2e
NpB2	Nappanee silty clay loam, 2 to 6 percent slopes, eroded	0.53	0.71	0	61	3e
TOTALS		74.8(*)	100%	46.23	64.22	2.43

CRP INFORMATION

CONTRACT DATE: 10-01-2010 TO 9-30-2025
 CONTRACT PAYMENT: \$373.00 ANNUALLY

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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

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& LAND COMPANY**

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