

# 74+/- ACRE LAND AUCTION

WOOD COUNTY | JACKSON TOWNSHIP

MOSTLY TILLABLE



PRODUCTIVE

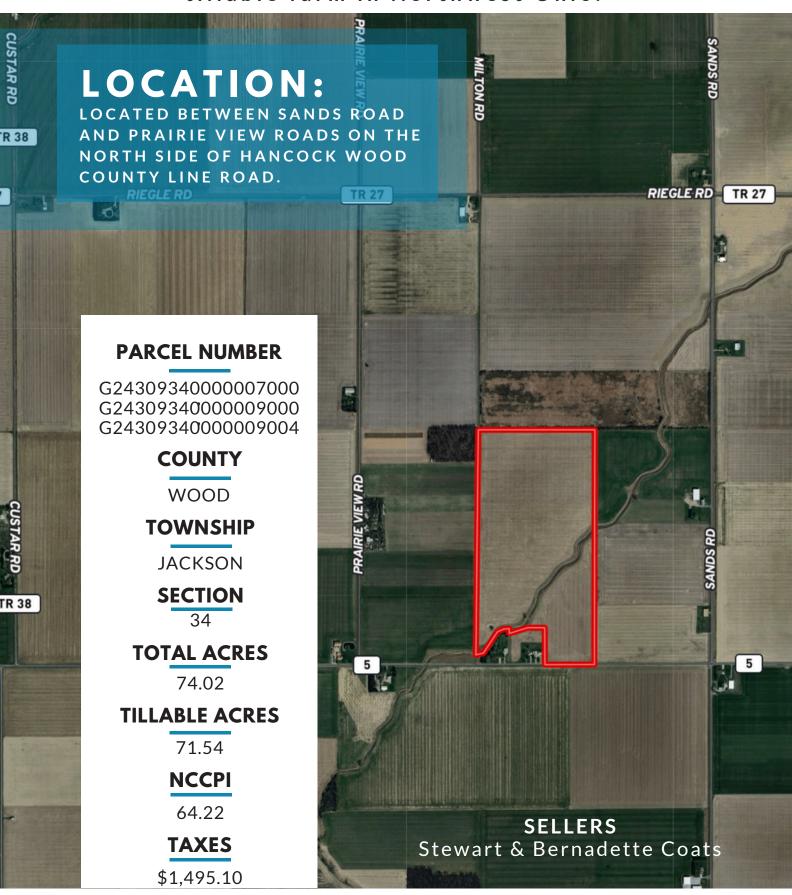
JANUARY 28TH AT 6:00PM AMERICAN LEGION POST 316 505 S. STEARNS AVE., DESHLER, OH 43516

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



WWW.DYEREALESTATE.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.

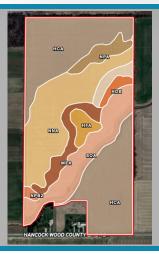


#### DESCRIPTION

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.



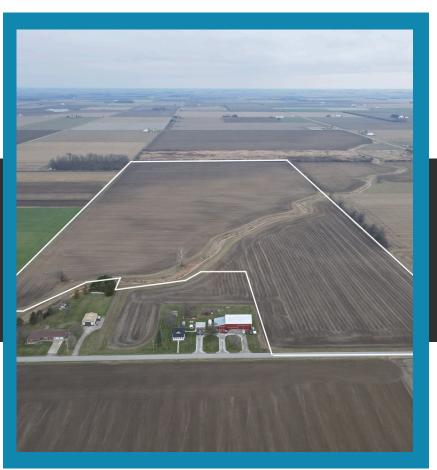
### SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	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	Mermill 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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