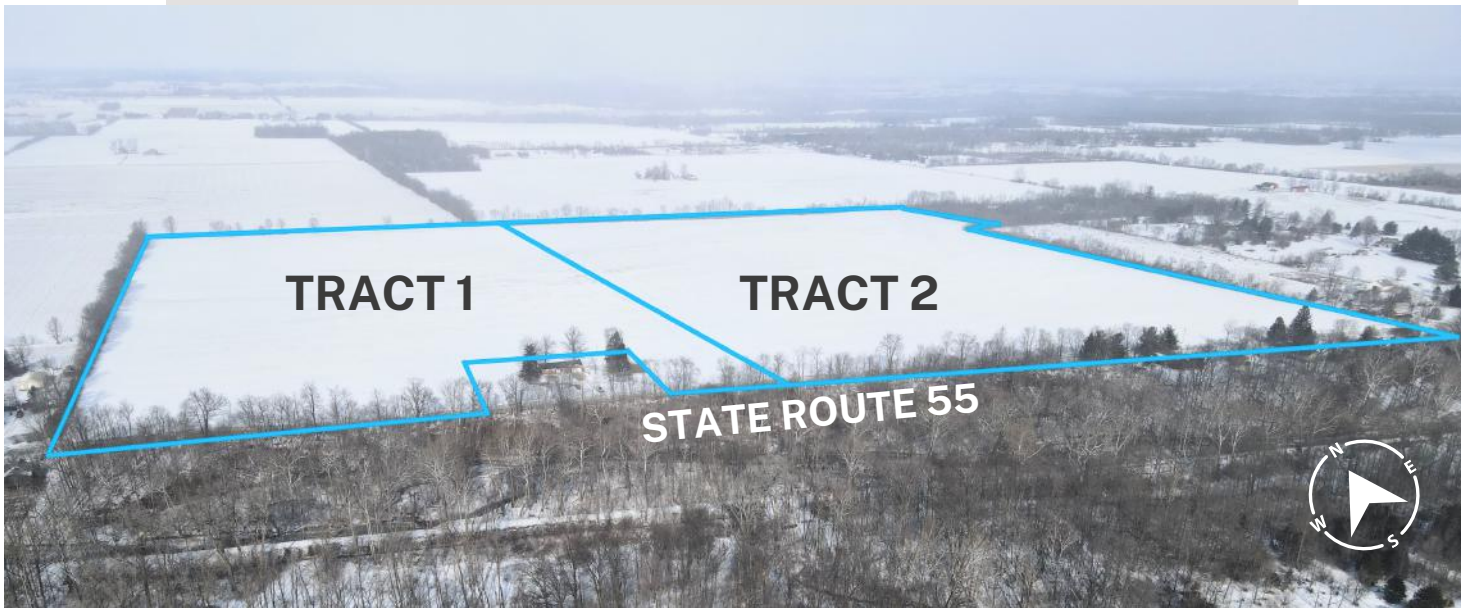


OFFERED IN 2 TRACTS, SOLD INDIVIDUALLY OR IN COMBINATION



104± ACRE FARMLAND

# AUCTION

MIAMI COUNTY  
UNION TOWNSHIP

*Auction Date & Time:*

MARCH 13, 2025 AT 6PM

*Auction Location:*

DARKE COUNTY FAIGROUNDS  
(YOUTH BUILDING)  
800 SWEITZER ST.  
GREENVILLE, OH



**REAL ESTATE  
& LAND COMPANY**

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

# TRACT 1



## FACTS

COUNTY: Miami

TOWNSHIP: Union

SECTION: 1

LEGAL DESCRIPTION:

4-7-1 E PT SW QTR &

W PT SE QTR

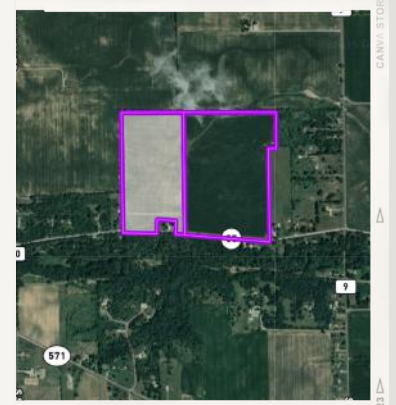
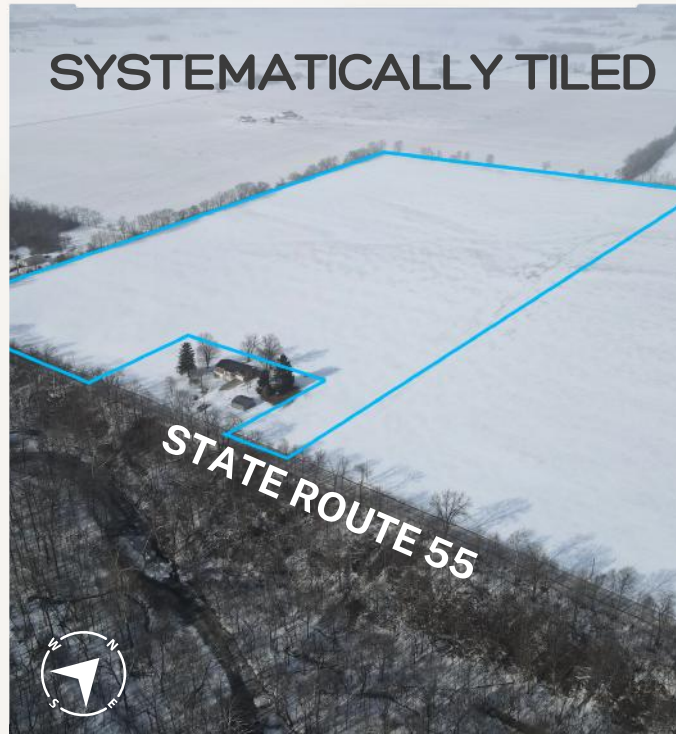
TOTAL ACRES:

41.76+/-

TILLABLE ACRES:

40.8 +/-

NCCPI: 70.65



## LOCATION

Located 2 miles west of Ludlow Falls on the north side of State Route 55

Route 55

PARCEL #

Part of Parcel

L32030540

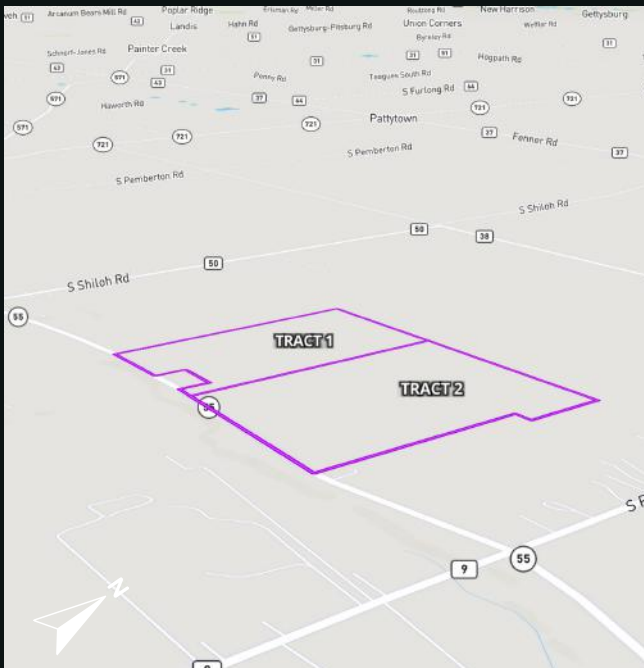
Tract one consists of mostly all tillable land, with the exception of road frontage. This tract has approximately 680 feet of road frontage on State Route 55. This tract also has a significant amount of systematic field tile, refer to the tile maps in our marketing information. This would make a great purchase on its own or in addition to tract two on this auction.

## AUCTION DESCRIPTION

Don't miss this opportunity to purchase very highly tillable farmland located in western Miami County. With quality soil types, systematic tile, 95% tillable, and significant road frontage, this farm will be hard to replicate in west central Ohio. This farm is located on the north side of State Route 55 between Laura and Ludlow Falls. Come and place your bid on this highly productive farmland offering located in western Miami County.

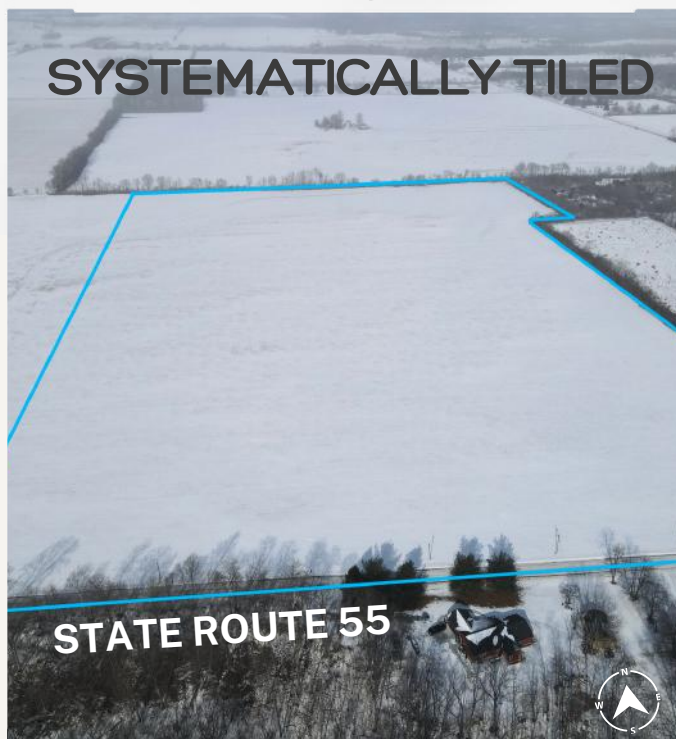
TAXES: \$2,441.06

SELLERS: MARKLAND FARMS FLP





# TRACT 2



## FACTS

COUNTY: Miami  
 TOWNSHIP: Union  
 SECTION: 1  
 LEGAL DESCRIPTION:  
 4-7-1 CEN PT SE QTR  
 TOTAL ACRES:  
 62.899 +/-  
 TILLABLE ACRES:  
 59.08 +/-  
 NCCPI: 68.06

## LOCATION

Located 2 miles west  
 of Ludlow Falls on the  
 north side of State  
 Route 55

## PARCEL #

L32030540 & Part of  
 Parcel L32030540

Tract two also consist of primarily all tillable farmland located adjacent to the east of tract one. This tract has quality soil types and also has a significant amount of drainage tile. This tract would also make a great individual purchase or in addition to tract one.

# SOIL MAPS & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MhB	Miamian silt loam, 2 to 6 percent slopes	34.87	33.31	0	74	2e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	17.43	16.65	0	68	2w
MhA	Miamian silt loam, 0 to 2 percent slopes	14.81	14.15	0	68	1
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	14.02	13.39	0	70	2w
EIB	Eldean loam, 2 to 6 percent slopes	8.23	7.86	0	54	2e
CeA	Celina silt loam, 0 to 2 percent slopes	8.23	7.86	0	66	1
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	5.27	5.03	0	68	2e
CoB	Celina silt loam, 2 to 6 percent slopes	1.82	1.74	0	73	2e
TOTALS		104.6 8(*)	100%	-	69.1	1.78

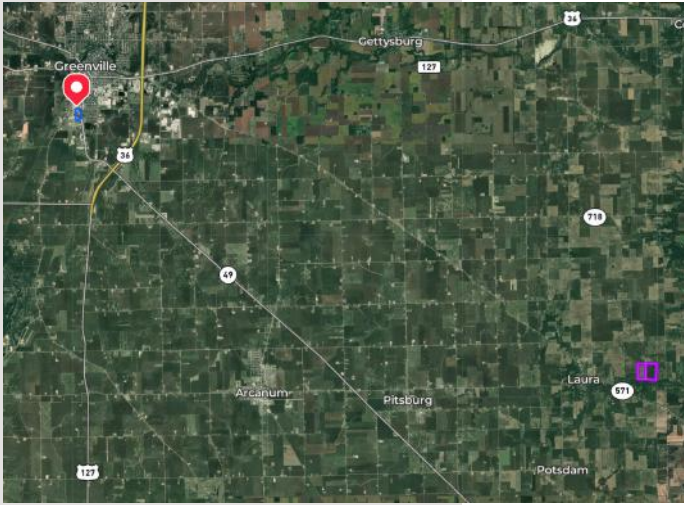
**FSA  
 INFO.**

**CROP**  
 Corn  
 Soybeans

**BASE ACRES**  
 51.3  
 50.6

**PLC YIELD**  
 159  
 50

**CROPLAND**  
**102.35 ACRES**



# AUCTION LOCATION

**MARCH 13, 2025**

**6:00 PM**

**DARKE COUNTY FAIRGROUNDS  
(YOUTH BUILDING)  
800 SWEITZER ST.  
GREENVILLE, OH**

**DEVIN DYE**

*BROKER/OWNER/AUCTIONEER*

**MATT BOWERS**

*REALTOR/AUCTIONEER*

**DON COCHRAN**

*REALTOR/AUCTION MANAGER*

**MIKE REINDEL**

*REALTOR/AUCTIONEER*

**JAYLENE SMITH**

*BUSINESS MANAGER/ REALTOR*

**MORGAN HOY**

*ADMINISTRATIVE ASSISTANT*

**KYLIE DYE**

*MARKETING DIRECTOR*



**REAL ESTATE  
& LAND COMPANY**

FOR TERMS & CONDITIONS OR  
ALL OTHER INFO GO TO:

**WWW.DYEREALSTATE.COM**

CONTACT

**Devin Dye**

THE LAND GUY

**419-303-5891**



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*“Your area leader in land auctions”*