



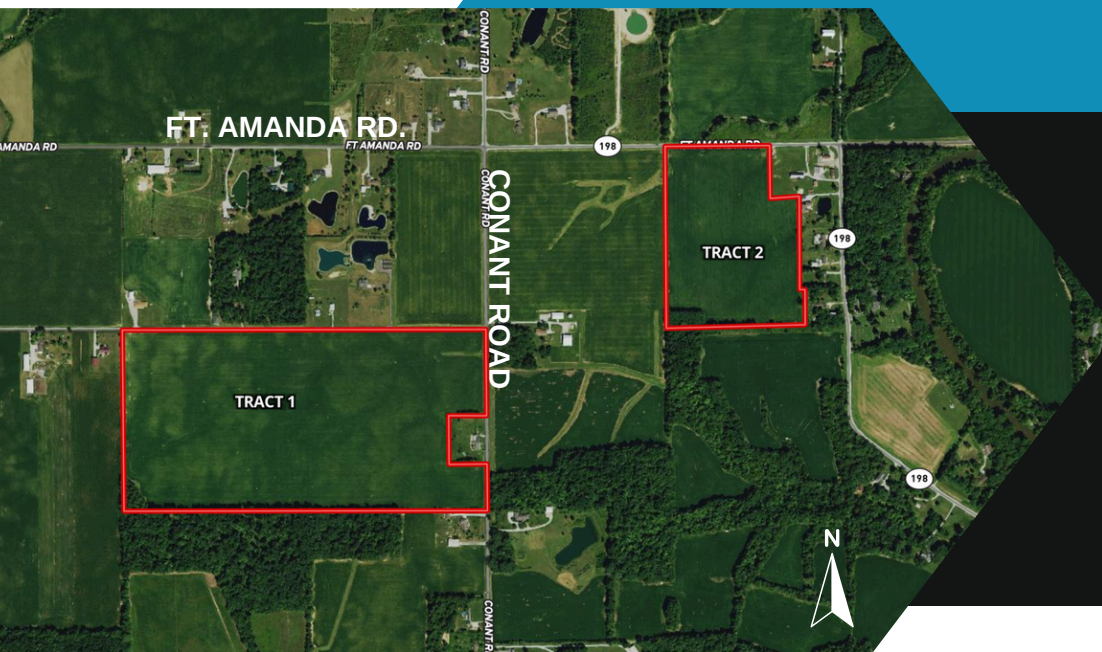
REAL ESTATE  
& LAND COMPANY



# 106± ACRE LAND AUCTION

2 TRACTS - SOLD INDIVIDUALLY OR IN COMBINATION

**AUGLAIZE COUNTY  
LOGAN TOWNSHIP**



**DATE & TIME:**

February 27, 2025  
6:00 pm

**LOCATION:**

Whitetail Acres  
2276 West Breese Rd.  
Lima, OH 45806

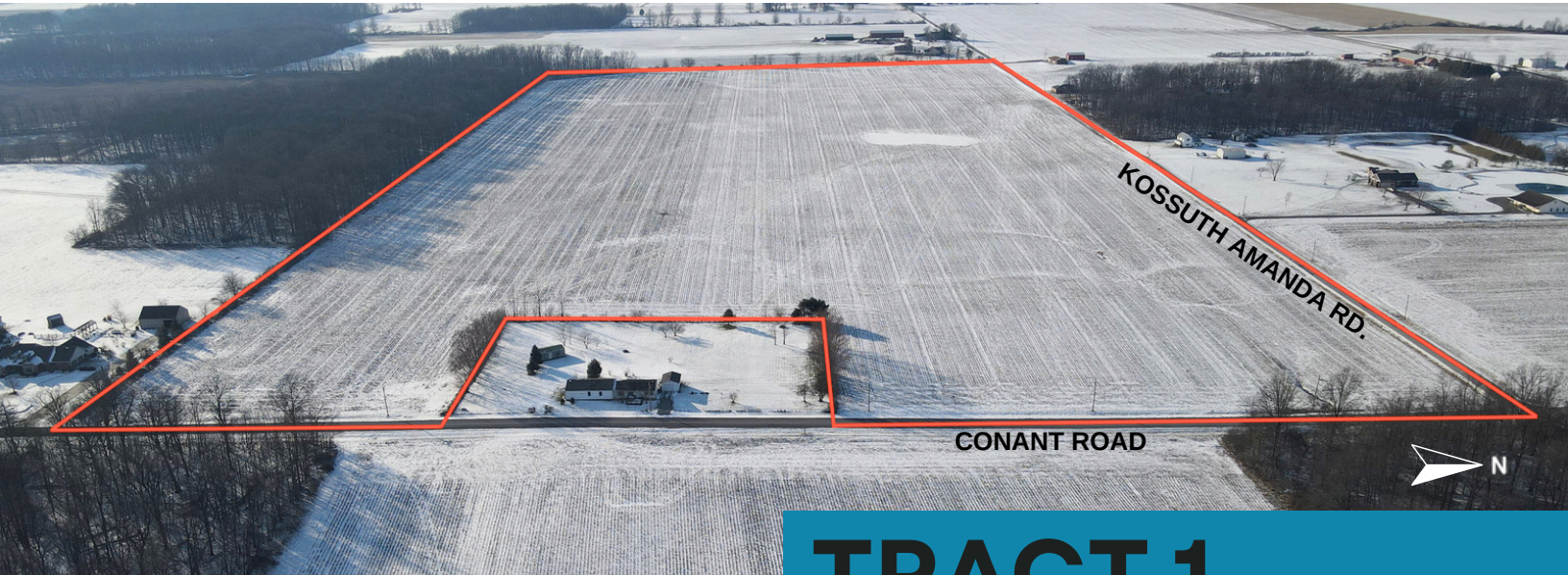
Don't miss this opportunity to purchase mostly all tillable farmland located in northern Auglaize County Ohio. This auction offers two tracts of land that can be purchased individually or in combination. Tract one offers nearly 78 acres of mostly all tillable land with significant road frontage on the east and north boundaries. Tract two offers nearly 28 acres of mostly tillable land with significant road frontage on Ft. Amanda Road. This farm is located in a very desirable community with high quality soil types. Don't miss this opportunity to come bid your price at this very rare opportunity in northern Auglaize County Ohio.

**FOR ANY QUESTIONS PLEASE CONTACT:**

DEVIN DYE "THE LAND GUY" | 419-303-5891 | [DEVIN@DYEREALESTATE.COM](mailto:DEVIN@DYEREALESTATE.COM)

[www.dyerealestate.com](http://www.dyerealestate.com)

Tract one offers a mostly tillable farm with road frontage on both the north and east sides of the property. This farm consists of quality and productive farmland with symmetry for ease of farming. Don't miss this opportunity to add this tract of land to your farming operation.



PARCEL NUMBER: F17-021-010-01, F17-021-010-02, F17-021-010-03

# TRACT 1



**COUNTY:** Auglaize  
**TOWNSHIP:** Logan  
**SECTION:** Sec 21  
**TOTAL ACRES:** 77.96+/-  
**TILLABLE ACRES:** 75.49+/-  
**WOODED ACRES:** 0.84+/-  
**NCCPI:** 70.04

**LOCATION:**  
 Located on the southwest corner of the intersection of Conant Road and Kossuth Amanda Road.

## FSA INFO

**FARMLAND: 75.49**  
**CROPLAND: 75.49**

CROP	BASE ACRES	PLC YIELD
WHEAT	22.79	53
CORN	9.9	101
SOYBEANS	42.8	41

## SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	37.71	48.16	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	26.26	33.54	0	76	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	9.07	11.58	0	66	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	5.26	6.72	0	69	2w
TOTALS		78.3(*)	100%	-	70.04	2.0

Tract two consists of 28 acres of primarily all tillable land. This is a great small addition to your land holding portfolio or in combination with tract one on this sale. Don't miss your opportunity to purchase this small acreage tract.



# TRACT 2

PARCEL NUMBER: F19-022-001-02

**COUNTY:** Auglaize  
**TOWNSHIP:** Logan  
**SECTION:** Sec 22  
**TOTAL ACRES:** 28+/-  
**TILLABLE ACRES:** 26.81+/-  
**WOODED ACRES:** 0.86+/-  
**NCCPI:** 65.35



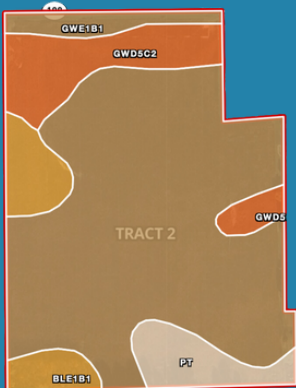
## FSA INFO

**FARMLAND: 27.67**  
**CROPLAND: 26.81**

CROP	BASE ACRES	PLC YIELD
WHEAT	8.2	53
CORN	3.6	101
SOYBEANS	15	41

**LOCATION:**  
 Located .25 mile east of Conant Road on the South side of Ft. Amanda Road

## SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	19.85	71.1	0	66	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	3.85	13.79	63	56	4e
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	2.33	8.35	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	1.88	6.73	0	76	2w
TOTALS		27.91( )	100%	8.69	65.35	2.28

TAXES: \$3,074.62  
SELLERS: UNION CHAPEL  
MISSIONARY CHURCH  
SOLD: INDIVIDUALLY OR IN COMBINATION



*"Your area leader in land auctions"*

# 106± ACRE LAND AUCTION

AUGLAIZE COUNTY | LOGAN TOWNSHIP



**REAL ESTATE  
& LAND COMPANY**



## THE LAND GUYS

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

"LICENSED & BONDED  
IN FAVOR OF  
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FOR MORE INFORMATION, PHOTOS AND TERMS AND CONDITIONS, PLEASE VISIT  
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