

# 109± ACRE LAND AUCTION

MARION COUNTY  
BOWLING GREEN TOWNSHIP

**\*\*\*2025 FARMING RIGHTS\*\*\***



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## **AUCTION DATE/TIME**

March 27, 2025  
6:00 pm

## **AUCTION LOCATION**

The Grange Hall  
31378 St. Rt. 37,  
Richwood, Oh 43344

## **CONTACT**

Devin Dye  
The Land Guy  
Broker/Owner/Auctioneer  
419-303-5891



**REAL ESTATE  
& LAND COMPANY**

2045 Heather Dr.  
Lima, OH 45804  
[www.dyerealestate.com](http://www.dyerealestate.com)

## DESCRIPTION

109 +/- acres located in Marion County Ohio, Bowling Green Township. This farm is approximately 6 miles east of Mt. Victory and 2 miles southwest of La Rue Ohio. Consisting of primarily all tillable land, this 109 acres is a great investment opportunity and would make a fantastic addition to your land holding portfolio. The soil types consist primarily of Blount and Pewamo. Don't miss this opportunity to come and bid your price on this great central Ohio land offering.



## TRACT INFORMATION

County: Marion  
Township: Bowling Green  
Total Acres: 109 +/-  
Tillable Acres: 106 +/-  
NCCPI: 69.12  
Parcel Number:  
03-0150001.400  
Taxes: \$3,286.32  
Seller: Annette F. Oke

## LOCATION

Located on the south side of Linwood Road, 3/4 of a mile east of the Hardin/Marion County line.

## CRP INFORMATION:

Contract Period:  
10/01/2020 - 09/30/2030  
Total Acres: .78  
Total Annual Payment: \$116.00







## SOIL MAPS



- 1 2025 Farming Rights
- 2 97 % Tillable
- 3 Significant Tile
- 4 1,300 feet of Road Frontage

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	45.99	41.89	0	69	2w
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	38.6	35.15	0	67	2e
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	20.83	18.97	0	76	2w
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	4.4	4.01	0	56	2e
TOTALS		109.8 2(*)	100%	-	69.12	2.0



109 acres total with 106 acres tillable, makes this farm over 97% tillable. Consisting of primarily all Blount and Pewamo soils this is a very productive farm with evidence of significant tile. This farm also has nearly 1,300 feet of road frontage on Linwood Road.

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**MIKE REINDEL**  
Realtor | Auctioneer



**MATT BOWERS**  
Realtor | Auctioneer



**DEVIN DYE**  
Owner | Broker | Auctioneer

**THE  
LAND  
TEAM**