

# 61+/- ACRE AUCTION

VAN WERT COUNTY | UNION TOWNSHIP



**OFFERED IN 2 TRACTS**

**INDIVIDUAL OR IN  
COMBINATION**

**APRIL 29TH AT 6:00PM**

CONVOY COMMUNITY BUILDING  
AT EDGEWOOD PARK  
5348 OH -49  
CONVOY, OH 45832

**DEVIN DYE  
"THE LAND GUY"**

**419-303-5891**



**REAL ESTATE  
& LAND COMPANY**

[WWW.DYEREALSTATE.COM](http://WWW.DYEREALSTATE.COM)

# HIGHLIGHTS

Parcel Number: 08-011064.0000

County: Van Wert

Township: Union

Section: 10

Legal Description: NW 1/4 NE1/4 SEC 10

Total Acres: 40

Tillable Acres: 38.8382

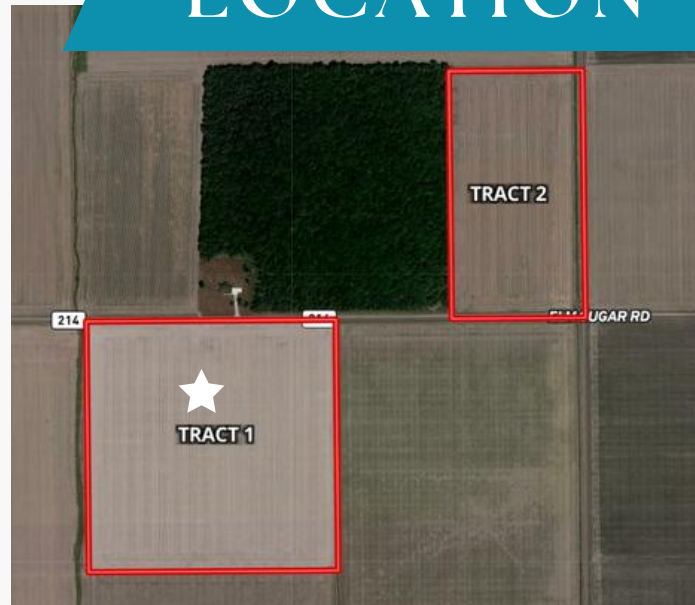
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# TRACT 1 TRACT 1 TRACT 1

## AERIAL VIEW



## LOCATION



Located on the south side of Elm-Sugar Road between John Brown and Liberty-Union Roads.

Tract 1 consists of nearly 1,300 feet of road frontage and is primarily all tillable. It has significant amounts of drainage tile and a very well maintained drainage outlet running along the west boundary of the property. Comprised of 100% Hoytville silty clay, this farm is ready for its new owner to take over and start enjoying its productivity. Don't miss this opportunity to bid your price on this tract as an individual or in combination with Tract 2.

## SOIL TYPE

**Hoytville silty clay**





# HIGHLIGHTS

Parcel Number: 08-010780.0000

County: Van Wert

Township: Union

Section: 3

Legal Description: EPT SE 1/4 SE 1/4 SEC 3

Total Acres: 21.19

Tillable Acres: 19.726

NCCPI: 64

# TRACT 2 TRACT 2 TRACT 2

## AERIAL VIEW



## LOCATION



Located on the northwest corner of the intersection of John Brown Road and Elm Sugar Road.

Tract 2 consists of nearly 1,285 feet of road frontage on John Brown Rd. and 685 feet of frontage on Elm Sugar Rd., which is primarily all tillable. This tract has significant amounts of road frontage which could be used for housing or be kept as a farm. Tract 2 also has significant amounts of drainage tile. This 20 acre tract would make a great addition to your land holding portfolio. Don't miss this opportunity to bid your price on this tract as an individual or in combination with Tract 1.

## SOIL TYPE

**Hoytville silty clay**



Don't miss your opportunity to purchase mostly all tillable farmland in Van Wert County, Ohio. This auction offers two tracts of land consisting of a total of 61 +/- acres with substantial amounts of road frontage, drainage and quality soil types. This sale offers two tracts of uninterrupted farmland with zero buildings or lots to farm around. Come bid your price on either one or both of these farms.

## SELLERS

SHARON DEL GAIZO & DEBORAH STRAMBI

## TAXES

\$2,169.25

# FSA INFORMATION

FARMLAND: 60.68

CROPLAND: 60.68

CROP	BASE ACRES	PLC YIELD
Wheat	15.2	60
Corn	22.8	133
Soybeans	22.6	37

*Your area leader in land auctions!*

### Auction Date:

April 29, 2025  
6:00pm

### Location:

CONVOY COMMUNITY  
BUILDING AT  
EDGEWOOD PARK  
5348 OH -49  
CONVOY, OH 45832



FOR TERMS & CONDITIONS OR ALL OTHER INFO GO TO:  
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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

"LICENSED & BONDED IN  
FAVOR OF THE STATE OF OHIO"