

FARMLAND AUCTION

232.56[±] Acres

Paulding County Ohio



**REAL ESTATE
& LAND COMPANY**

Offered in 4 tracts individual, combination, or as a whole

Tract 3
35 Acres

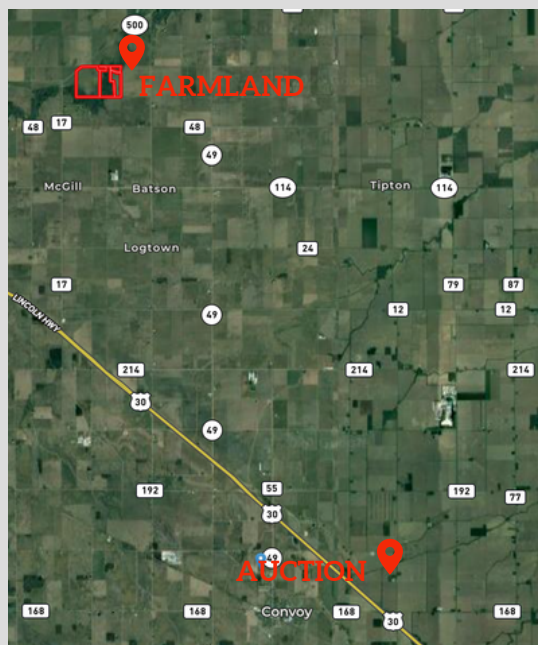
Tract 2
64 Acres

Tract 1
123 Acre

Tract 4
10 Acres



**ONLINE BIDDING
AVAILABLE**



Summey Auction

Devin Dye
Broker/Owner/
Apprentice Auctioneer
419-303-5891
devindye@gmail.com

Mike Reindel
Auctioneer/Realtor

Auction Location:
Convoy Community Center
5348 OH-49
Convoy, OH 45832

Auction Date:
Saturday, January 15th 2022
at 10:00am

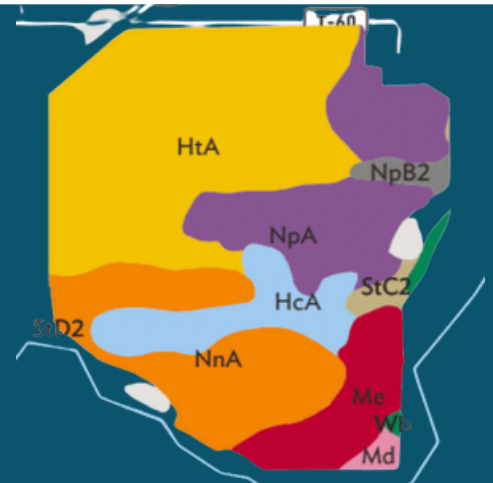
Tract 1

123 total acres with approximately 107 acres tillable, 14 acres of woods with the balance being road right of way. The tillable acreage on this tract is made up of high - quality soil types for the area. The National Commodity Crop Productivity Index for Paulding County is 51.9. The NCCPI for this tract is 60.0 making it well above average for its respective area. The wooded acreage on this tract has the Flatrock creek running through it. It also has some mature timber in it. There is also evidence of field drainage in this tract. This tract is a highly desirable tract of farmland located in a heavy agricultural friendly area.



107
acres
tillable

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HtA	Hoytville silty clay, 0 to 1 percent slopes	45.66	40.2%	2	60.7
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	21.24	18.7%	3	54.8
NnA	Nappanee loam, 0 to 2 percent slopes	20.87	18.4%	3	59.0
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	10.37	9.1%	2	65.3
Me	Merrill loam	9.87	8.7%	2	71.7
NpB2	Nappanee silty clay loam, 2 to 6 percent slopes, eroded	1.83	1.6%	3	44.2
StC2	St. Clair silty clay loam, 6 to 12 percent slopes, eroded	1.55	1.4%	4	39.6
Md	Medway silt loam, occasionally flooded	1.12	1.0%	2	80.7
Wb	Wabasha silty clay loam, frequently flooded	1.00	0.9%	3	29.6



Tract 2

64 total acres which is primarily all wooded. This tract has approximately 4.5 acres of tillable acreage which could be used as a food plot or other source for wildlife habitat.

4.5
acres
tillable



This tract has the Flat rock creek that runs diagonally through its entirety from the north to south. The Flatrock creek is a year - round water source for this property. With the large amount of feeder woods that connect to this property following the Flatrock creek, this property is a very desirable hunting property. It has been in the family for many generations and also has high quality timber. This piece makes a very rare recreational tract or timber investment. Located only 17 miles east of Fort Wayne Indiana this is a great tract for a weekend hunting retreat.

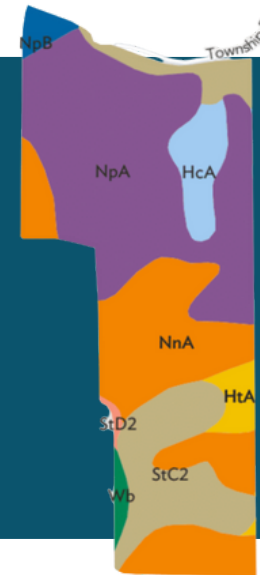
Tract 3

35 total acres with approximately 35 acres tillable. The topography of this field is very flat with only 5 feet difference from the highest point to the lowest. This tract consists of quality soil types for the area. This tract also has evidence of systematic tile when viewed from Aerial photos. The National Commodity Crop Productivity Index for Paulding County Ohio is 51.9. The NCCPI for this tract is 53.7. It has access from TR 60 which is a gravel road making it easy for farming and equipment access.



35
acres
tillable

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	14.77	42.0%	3	54.8
NnA	Nappanee loam, 0 to 2 percent slopes	10.24	29.1%	3	59.0
StC2	St. Clair silty clay loam, 6 to 12 percent slopes, eroded	6.18	17.6%	4	39.6
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	1.89	5.4%	2	65.3
HtA	Hoytville silty clay, 0 to 1 percent slopes	0.94	2.7%	2	60.7
NpB	Nappanee silty clay loam, 2 to 6 percent slopes	0.60	1.7%	3	54.6
Wb	Wabasha silty clay loam, frequently flooded	0.37	1.1%	3	29.6
StD2	St. Clair silty clay loam, 12 to 18 percent slopes, eroded	0.13	0.4%	6	36.4
		35.13			53.7

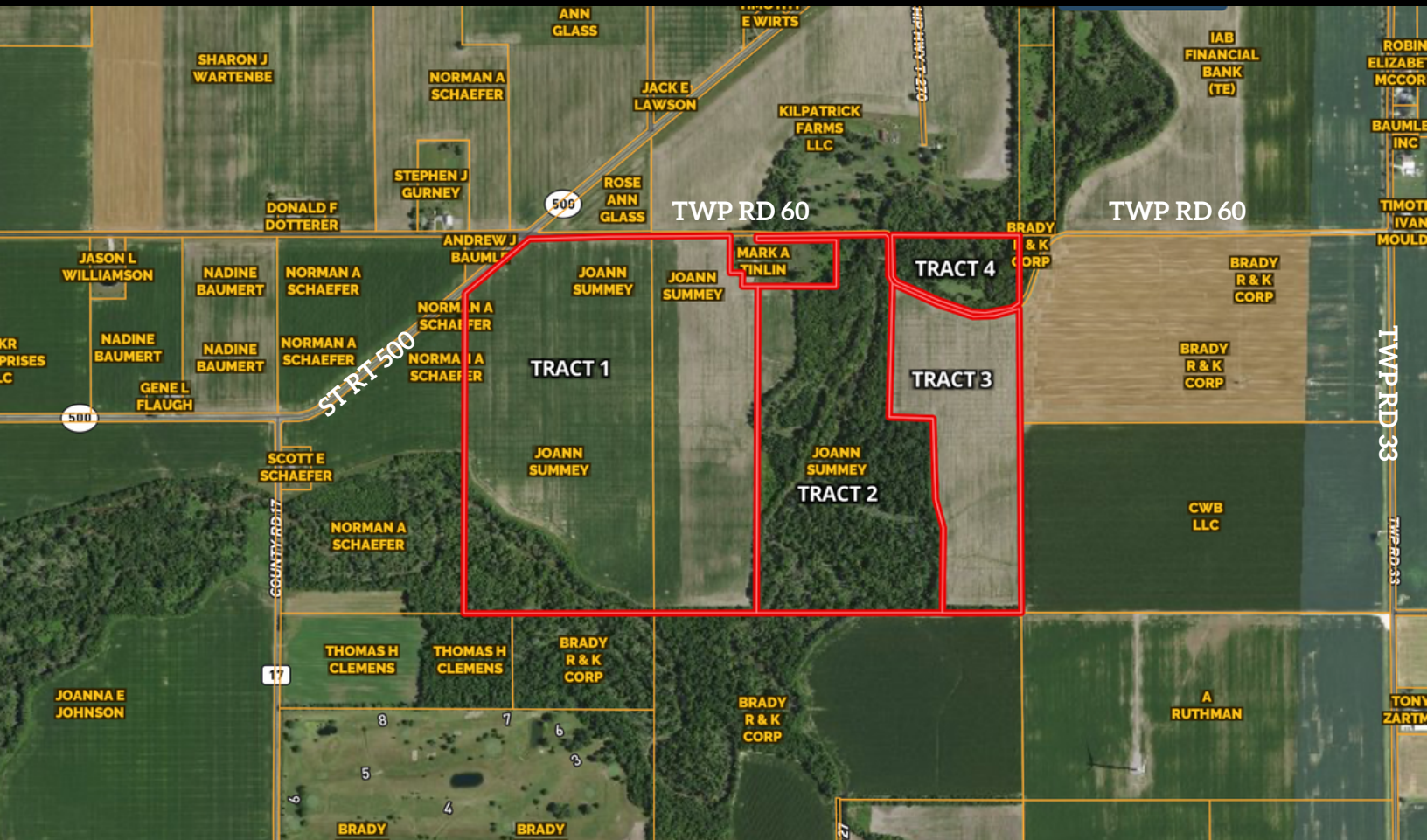


It would be great for someone looking to purchase a small acreage tract for investment, hunting or potential building. It has a small portion of the Flatrock creek running through it. It would be a great addition to tract 2 or a great investment for the outdoor enthusiast as a purchase on its own. Here is a chance to own your very own small acreage hunting property.

Tract 4

10 total acres consisting of mostly all woods. This tract is unique as it has very private access from the end of a dead-end gravel road.





Benton Twp. Wayne Trace School District

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5348 OH-49
Convoy, OH 45832

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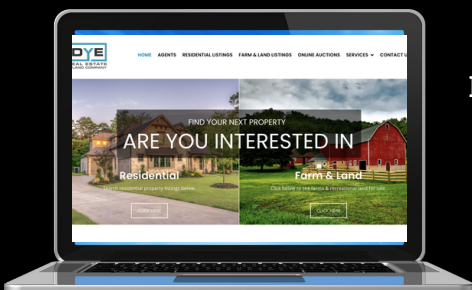


**REAL ESTATE
& LAND COMPANY**

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Lima, OH 45804



Mike Reindel
Auctioneer/Realtor
"License & bonded in
favor of the State of Ohio"



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Seller:
Snyder Oak Creek, LLC
and
Mark & Colleen Summey