

Auglaize County LAND AUCTION

99 ± Acres

OFFERED IN 3 TRACTS
INDIVIDUAL OR COMBINATION

March 16th at 6 pm
Auglaize County Fairgrounds
1001 Fairview Drive
Wapakoneta, OH 45895

TRACT 2
17+/- acres

TRACT 1
67+/- acres

TRACT 3
15+/- acres

Sellers:
Nancy Lee
Dardio Rev. Trust



REAL ESTATE
& LAND COMPANY

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

Mike Reindel | Auctioneer



Tract 1

Approximately 67 +/- acres with approximately 66 acres tillable, located just north of Wapakoneta, Ohio on Linzee Road. Quality soil types consisting of 67% blount and 33% pewamo. This farm currently has 22 acres of wheat crop planted that will convey to the new owner. This highly productive farm would be a great addition to your farming operation or a great opportunity to invest in the potential future growth of Wapakoneta. Tract 1 has systematic drainage tile. Tile maps are available on our website or upon request.



Tract 2

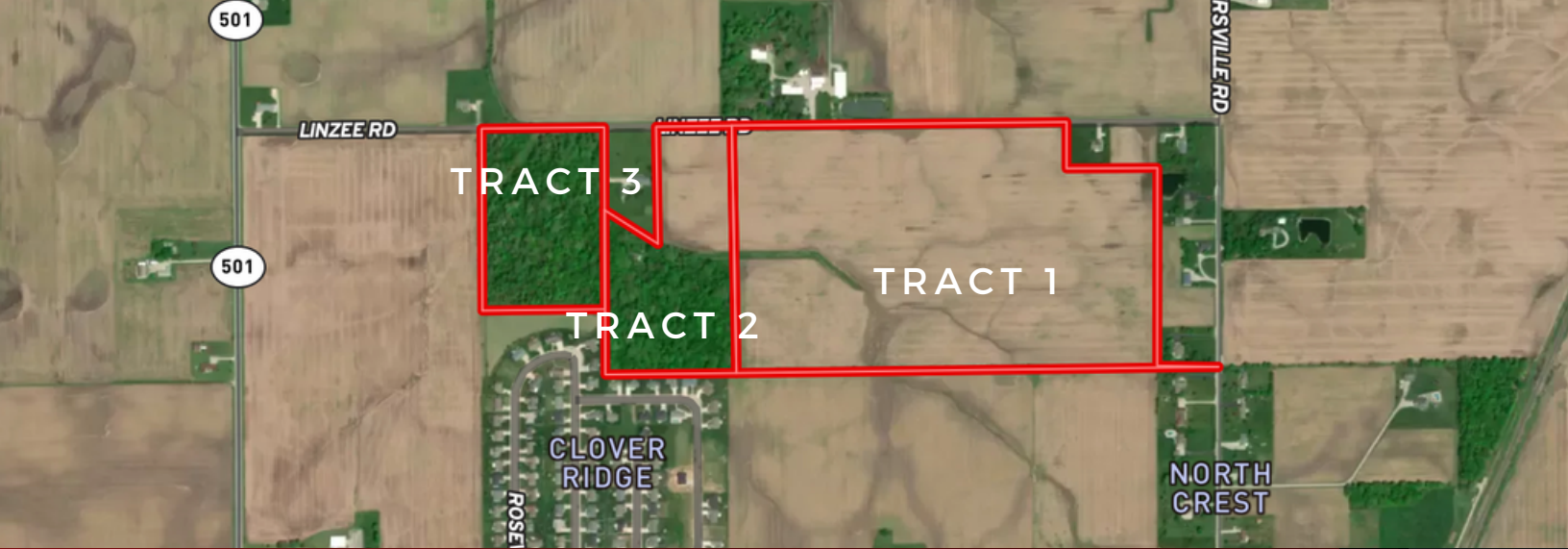
Located just north of Wapakoneta, Ohio on Linzee Road. Tract 2 consist of approximately 17 +/- acres with approximately 6 acres of tillable land and the balance being wooded. The wooded acreage has some mature timber, it could be used for hunting, recreation or potential future development. Located on the west edge of tract 2 is a 12-inch sewer line and 8-inch water line.



Tract 3

Located just north of Wapakoneta, Ohio on Linzee Road. Tract 3 consists of approximately 15 +/- acres which is completely wooded. This multi-use tract could be used for potential future development or even a personal wooded building lot. Contains some mature timber and has access to utilities.

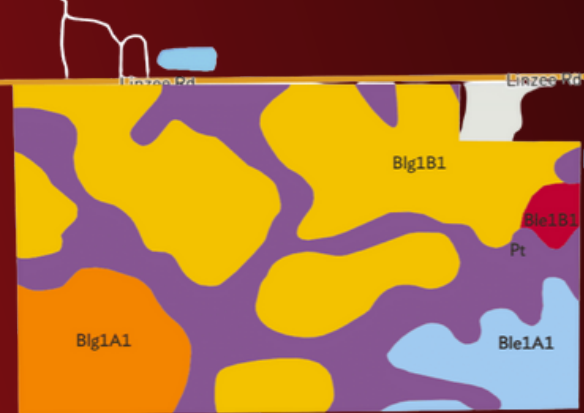
ONLINE BIDDING AVAILABLE



SELLER:

Nancy Lee Dardio Rev. Trust

The Nancy Lee Dardio Trust farm offers an extremely unique opportunity. Buyers have the ability to purchase a multi-use tract of land on the north edge of Wapakoneta, Ohio which is known for its growing community and high-quality soil types. The multi-tract system will also allow buyers the opportunity to purchase smaller tracts or the whole unit, depending on what best fits their operation. Don't miss this chance to come bid your price on high quality farmland or potential future development land!

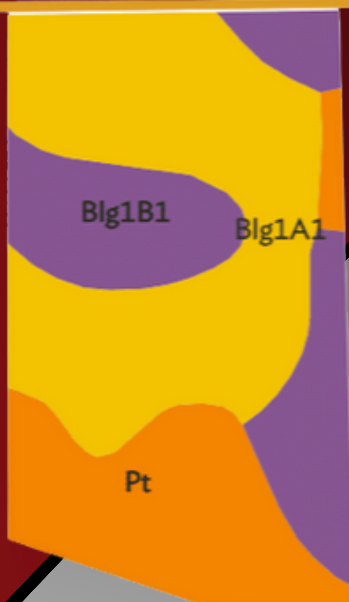


Tract 1 -22 Acres of wheat conveys to new owner

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	29.95	44.8%	2	50.8
■ Pt	Pewamo silty clay loam, 0 to 1 percent slopes	22.10	33.1%	2	75.6
■ Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	8.12	12.1%	2	54.3
■ Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	5.57	8.3%	2	54.2
■ Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	1.08	1.6%	2	50.7
		66.83			59.7

Tract 2

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	3.09	47.2%	2	54.3
■ Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	1.79	27.4%	2	50.8
■ Pt	Pewamo silty clay loam, 0 to 1 percent slopes	1.67	25.5%	2	75.6
		6.55			58.8



*For auction terms and conditions
call us or check out our website at*

www.dyerealestate.com

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Wapakoneta, OH 45895**

**MARCH
16
6:00 pm**



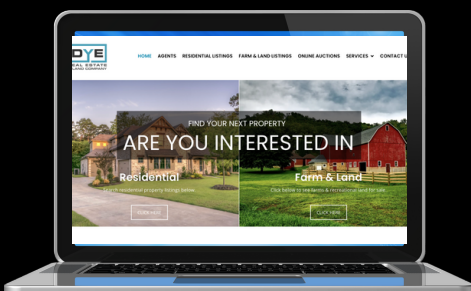
Devin Dye
Broker/Owner/
Apprentice Auctioneer
419-303-5891
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Mike Reindel
Auctioneer/Realtor
"License & bonded in
favor of the State of Ohio"

ONLINE BIDDING AVAILABLE
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