

Hancock County
100±
LAND AUCTION

Offered in 3 tracts
Individual or Combination

Seller:
Egbert Family

March 31st at 6pm
Old Mill Stream Centre
1017 East Sandusky St.
Findlay, OH 45840

TRACT 1
33 ACRES

TRACT 2
47 ACRES

TRACT 3
21 ACRES



**REAL ESTATE
& LAND COMPANY**

DEVIN DYE | 419-303-5891
Broker/Owner/Apprentice Auctioneer
MIKE REINDEL | Auctioneer

TRACT DESCRIPTIONS



TRACT 1

Approximately 33 acres +/- to be surveyed.

The purchase price will adjust by multiplying the new acreage by the per acre price established the day of the sale.

This 33-acre parcel has 32.18 acres tillable with the balance being the house lot and road right of way. Quality soil types for the area and sufficient drainage. The house was built in 1890 with 3 bedrooms and 1 bathroom, a total of 1,454 square feet. This tract gives the buyer a potential to have both farm income and rental income for the house. Great investment opportunity in this tract.

Approximately 47 acres +/- to be surveyed.

The purchase price will adjust by multiplying the new acreage by the per acre price established the day of the sale. Tract 2 consists of 37.35 acres of tillable land with the balance being fence rows, wooded acreage and the Blanchard River. This property offers a unique mix of tillable acreage and hunting opportunities. Great investment opportunity with recreation or recreation property with income potential.



TRACT 2

Approximately 21 acres +/- to be surveyed.

The purchase price will adjust by multiplying the new acreage by the per acre price established the day of the sale.

The 21 completely wood acres are a rare find, making it a great hunting piece or timber investment. It has feeder fence rows and plenty of tillable land surrounding it which makes it a wildlife destination. If you're looking for a small hunting property or just a timber investment look no further than tract 3.



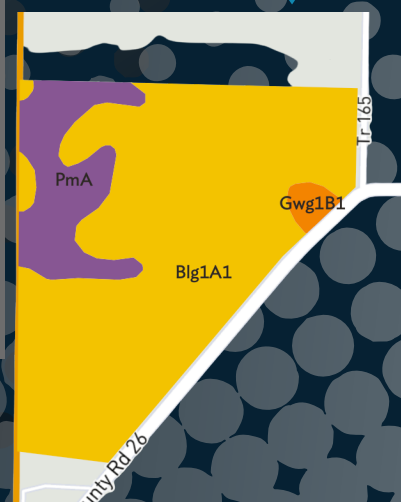
TRACT 3

SOIL MAPS

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	26.40	82.2%	2	54.3
■ PmA	Pewamo silty clay loam, 0 to 1 percent slopes	5.13	16.0%	2	75.6
■ Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	0.60	1.9%	2	50.0
		32.14			57.6

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ SpA	Sloan silty clay loam, limestone substratum, 0 to 1 percent slopes, occasionally flooded	22.53	49.3%	3	73.9
■ FdA	Flatrock silt loam, limestone substratum, 0 to 2 percent slopes, occasionally flooded	5.77	12.6%	2	81.9
■ BpA	Blount-Houcktown complex, 0 to 3 percent slopes	5.32	11.6%	2	65.0
■ Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.62	7.9%	2	50.0
■ HpA	Houcktown loam, 0 to 2 percent slopes	3.38	7.4%	1	66.3
■ Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	3.06	6.7%	2	54.3
■ HpB	Houcktown loam, 2 to 6 percent slopes	1.25	2.7%	2	63.3
■ PmA	Pewamo silty clay loam, 0 to 1 percent slopes	0.73	1.6%	2	75.6

TRACT 1



TRACT 2



DYE
REAL ESTATE
& LAND COMPANY

Tract 1 includes this 1890's farmhouse!



3 BEDROOMS



1 BATH



1,454 SQFT



Great Investment Opportunity!



**100+/- ACRE
LAND
AUCTION**

ONLINE BIDDING AVAILABLE

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Findlay, OH 45840**



**D E V I N D Y E
" T H E L A N D G U Y "
B R O K E R / O W N E R
A P P R E N T I C E
A U C T I O N E E R**

419-303-5891

**M I K E R E I N D E L
" A B L E 2 B U Y "
A U C T I O N E E R
L I C E N S E D & B O N D E D
I N F A V O R O F T H E
S T A T E O F O H I O**