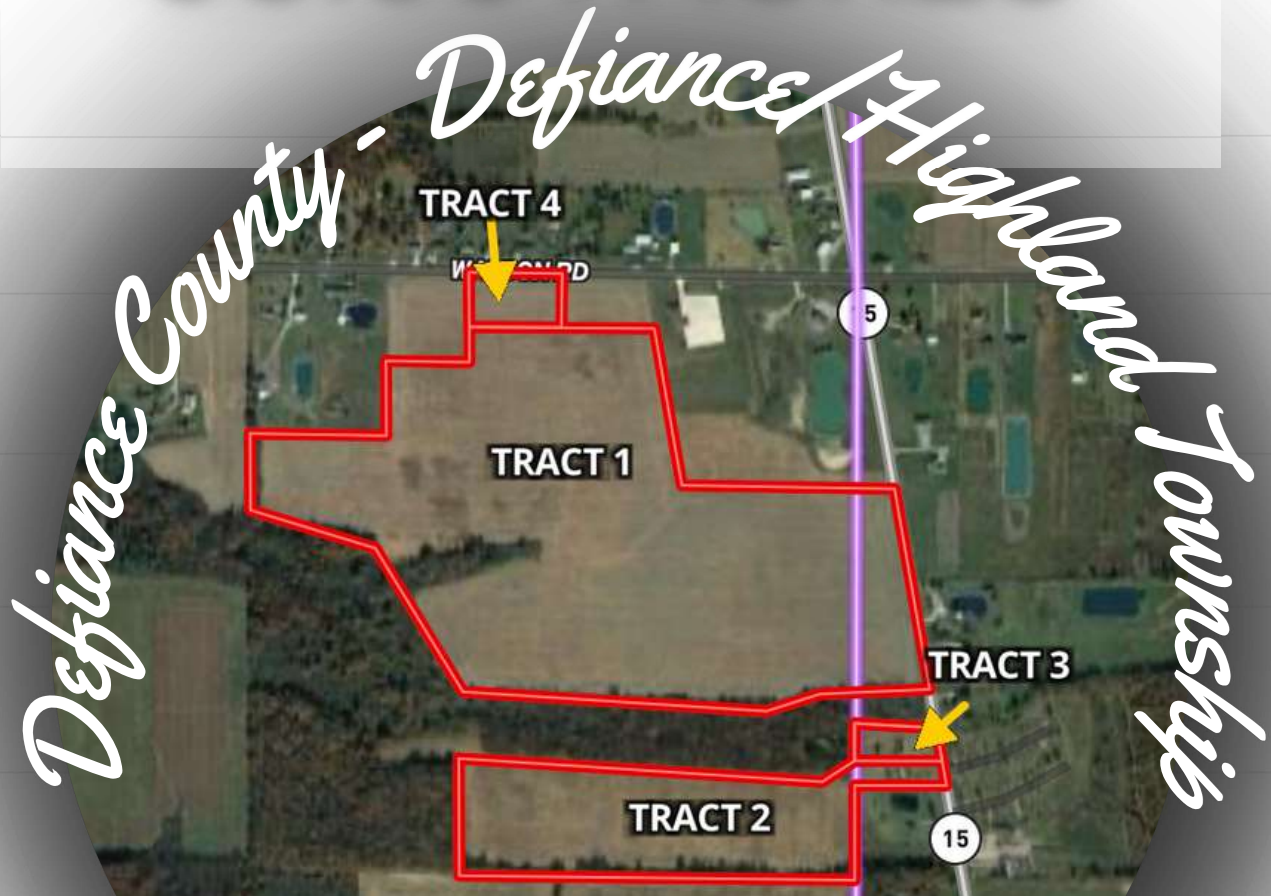


LAND AUCTION

95.991 ACRES



November 6th at 6:00pm

AUCTION LOCATION:

The Local 211, UAW Hall

2120 Baltimore St.

Defiance, OH 43512

www.dyerealestate.com

Offered in 4 tracts, Individual, or as a Whole

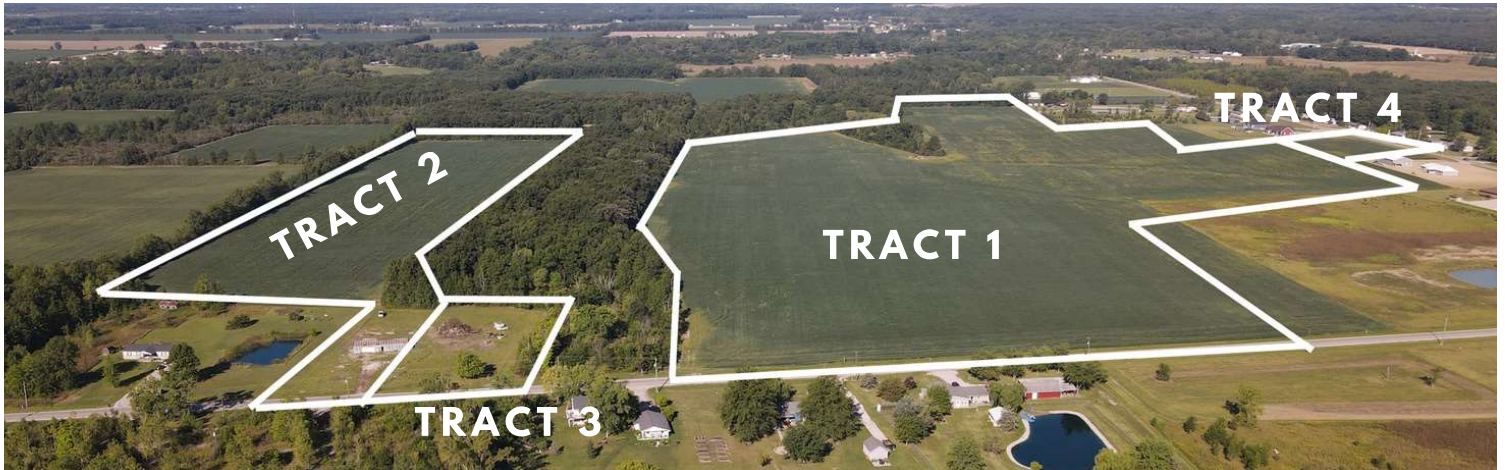


"The Land Guys"

Devin Dye 419-303-5891

Matt Bowers 567-204-7462

Attention Investors and Farmers: Great investment and farming opportunities with this rare 96+/- acre USDA certified organic farm. This farm located in the south east part of Defiance County, offers a total of 96+/- acres in 4 tracts. This auction offers both farming tracts and building lots. Buyers are able to bid on any individual tract or combination of tracts as they see fit. This farm has undergone the process of becoming fully certified organic and is ready for its new owner.



TRACT INFORMATION

TRACT 1

Parcel Number:
Part of B110012000110 and all
of F120007000800
County: Defiance
Township: Defiance &
Highland
Total Acres: 72.369
Annual Taxes: \$439.78
Tillable Acres: 69.703
Wooded Acres: 1.711
NCCPI: 45.12
Location: Located roughly 2
miles south of Defiance Ohio
on State Route 15.

TRACT 2

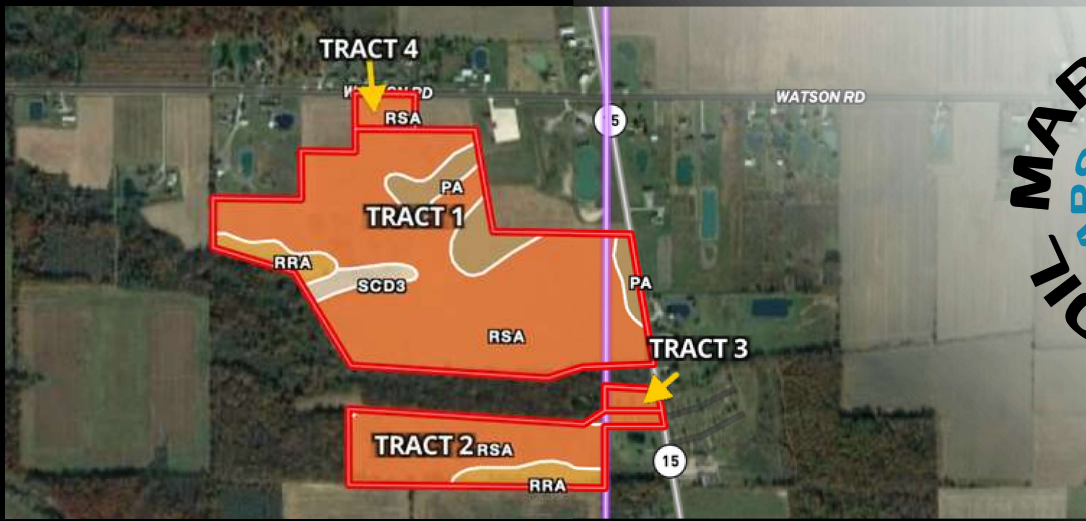
Parcel Number:
B110012000111, F120007000802
County: Defiance
Township: Defiance &
Highland
Total Acres: 20.045
Annual Taxes: \$193.62
Tillable Acres: 18.856
NCCPI: 46.01
Location: 2 miles south of
Defiance Ohio on State Route
15

TRACT 3

Parcel Number:
F120007000803
County: Defiance
Township: Highland
Total Acres: 1.327
Annual Taxes: \$60.86
Location: Approximately 2
miles south of Defiance on
State Route 15.

TRACT 4

Parcel Number:
Part of B110012000110
County: Defiance
Township: Defiance
Total Acres: 2.25
Tillable Acres: 1.931
Location: Located on Watson
Road .25 miles west of State
Route 15.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsA	Roselms silty clay, 0 to 3 percent slopes	79.28	82.66	0	45	3w
Pa	Paulding clay, 0 to 1 percent slopes	8.2	8.55	0	45	3w
RrA	Roselms loam, 0 to 3 percent slopes	6.15	6.41	0	51	3w
ScD3	St. Clair clay, 12 to 18 percent slopes, severely eroded	2.14	2.23	0	36	6e
SbC2	St. Clair silty clay loam, 6 to 12 percent slopes, eroded	0.14	0.15	0	46	4e
TOTALS		95.91(*)	100%	-	45.19	3.07

Sellers Name:
NextGen
Organic
Farms LLC

TRACT 1

Tract 1 consists of 72 +/- acres of organic farmland that has roughly 69.7 acres of tillable ground and has nearly 900 foot of road frontage on State Route 15. This tract can be bid on individually or in combination with any of the other tracts.

TRACT 2

Tract 2 consists of a 20+/- acre tract that has approximately 18.9 tillable acres and has a .9 acre lot. This tract has a total of 110 feet of road frontage on State Route 15. Tract 2 is also USDA certified organic. This tract also has a 24x64 Pole Barn built in 1963 located on the .9 acre lot. Bidders can purchase this tract individually or in combination with any other tract.

TRACT 3

Tract 3 is a 1.34 +/- acre potential building lot with a scenic wooded back drop for any future new home build. Tract 3 has nearly 150 foot of road frontage on State Route 15. This tract can be purchased individually or in combination with any other tracts.

TRACT 4

Tract 4 is a 2.25 +/- acre potential building lot on Watson Road. Tract 4 has nearly 410 foot of road frontage on Watson Road. This tract could be purchased individually or in combination with any other tract.

AUCTION INFORMATION



6:00 PM



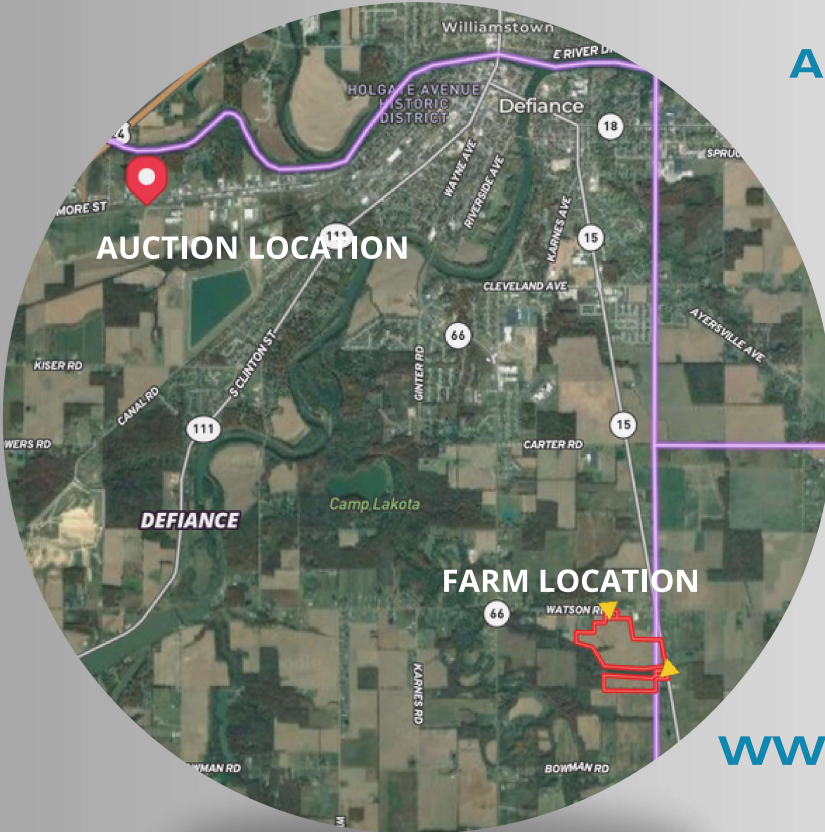
NOVEMBER 6TH



THE LOCAL UAW HALL 211
2120 BALTIMORE ST.
DEFIANCE, OH 43512

FOR ALL OTHER INFO, TERMS &
CONDITIONS OR TO SEE OUR
UPCOMING AUCTIONS/LATEST
LISTINGS GO TO:

WWW.DYEREALESTATE.COM



TRACT 1



TRACT 2



TRACT 3



TRACT 4



"Your area leader in land auctions"

"THE LAND GUYS"



Devin Dye
Broker - Owner - Auctioneer
419-303-5891

"THE LAND GUYS"



Matt Bowers
Realtor - Auctioneer
567-204-7462

DYE
REAL ESTATE
& LAND COMPANY

LICENSED & BONDED IN FAVOR OF THE
STATE OF OHIO