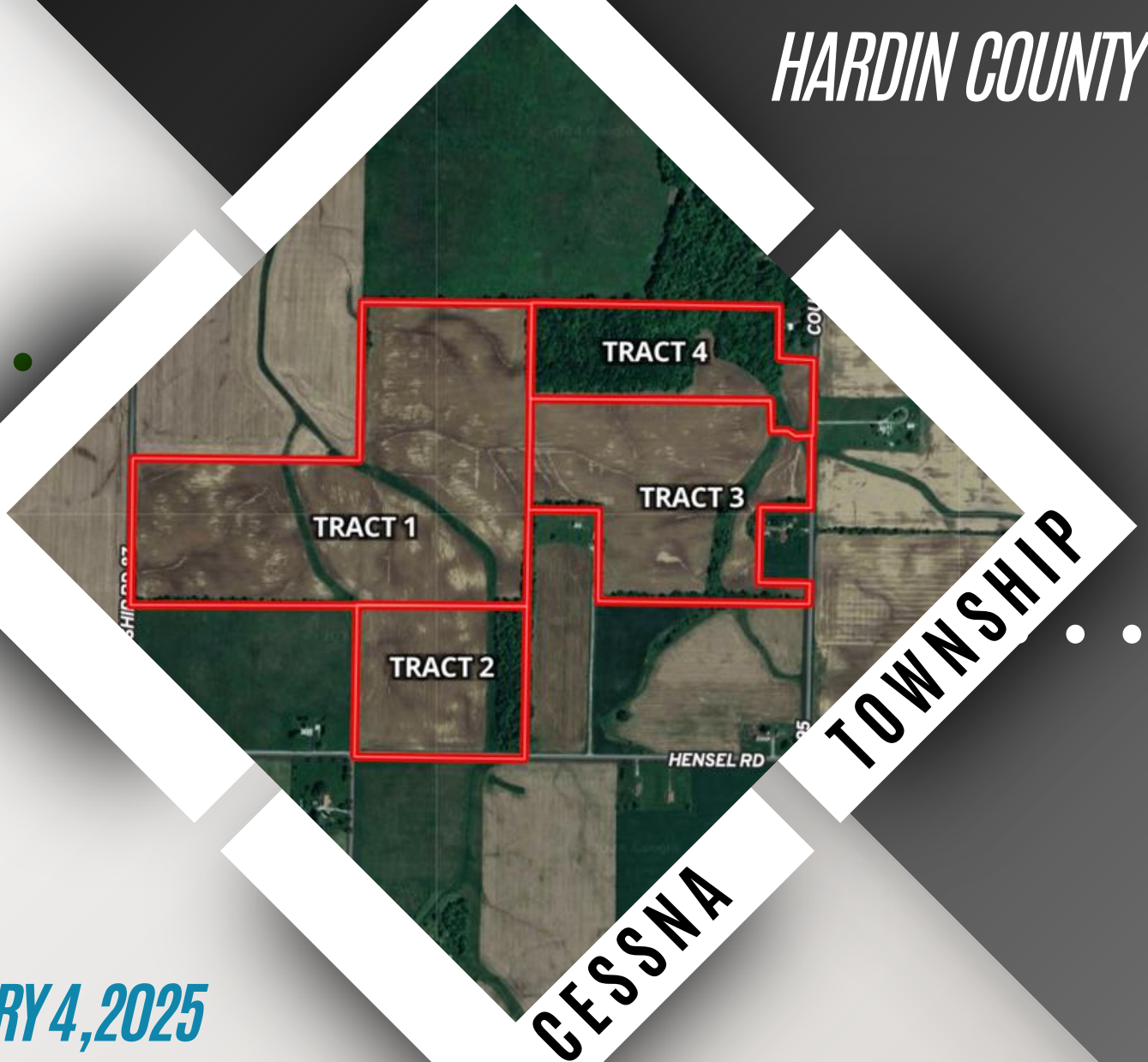


141± ACRE LAND AUCTION

HARDIN COUNTY



FEBRUARY 4, 2025

6:00 pm

HARDIN COUNTY FAIRGROUNDS

COMMUNITY BUILDING

14131 Letson Ave., Kenton, OH

Contact:

Devin Dye | The Land Guy

419-303-5891



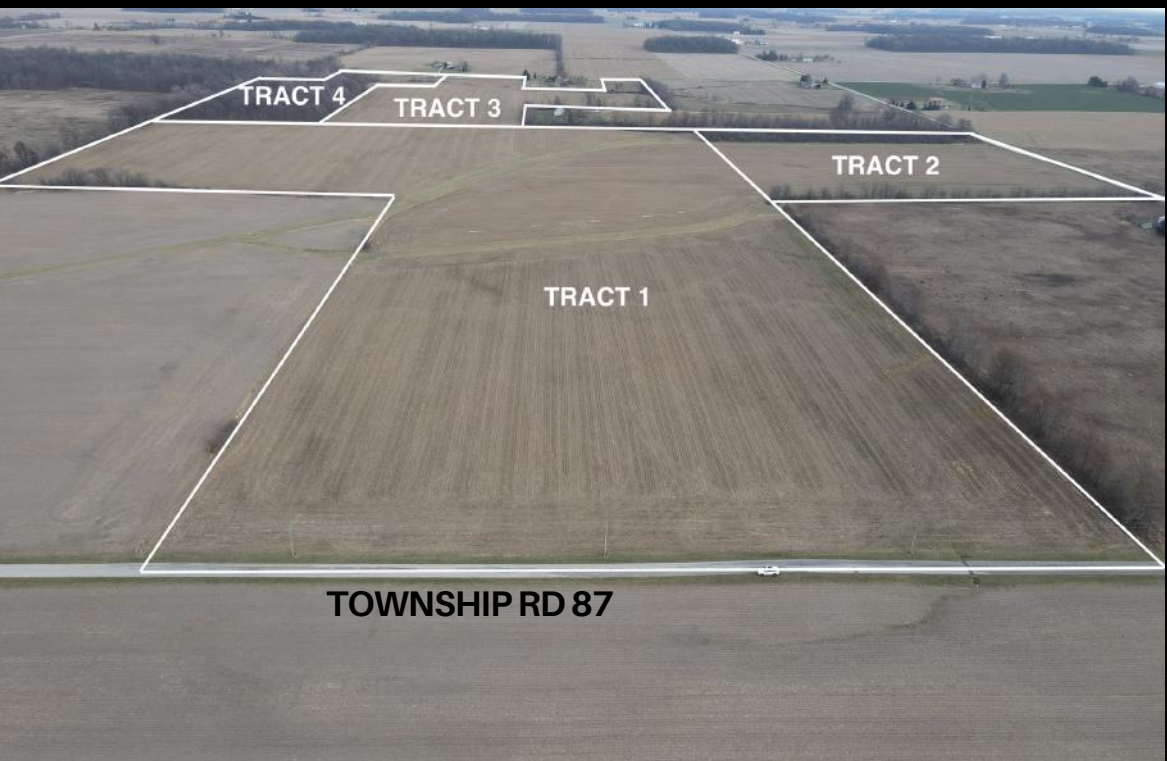
**REAL ESTATE
& LAND COMPANY**

www.dyerealestate.com

AUCTION DESCRIPTION



Don't miss this opportunity to purchase a quality farm in Hardin County Ohio. This farm has both quality tillable acreage and desirable recreational land. Consisting of a total of 141 acres, with 3 tracts of quality farmland totaling 120 acres and approximately 20 acres of recreational land. This farm can be purchased in 4 different tracts or in combination. Don't miss this opportunity to bid and buy any part or all of this great land offering in Western Ohio.



FSA  **FARMLAND: 141.8**
INFORMATION  **CROPLAND: 115.46**

CROP	BASE ACRES	PLC YIELD
Wheat		
Corn	59.4	133
Soybeans	56.06	42



Total Acres:
141.41+/-

Total Tillable
Acres:
115.46

Total Wooded
Acres:
20.71

Taxes
\$3,153.90



TRACT 1



Tract one consists of approximately 66 acres of tillable land, located in Hardin County, just east of Ada, Ohio. Primarily all tillable with the exception of waterways. Quality soils for western Ohio consisting of Blount, Pewamo and Glynwood. Great road frontage access for this tract. This tract would make a great investment on its own or in addition to the other tracts available for purchase at this auction.



DETAILS

Parcel Number:
080500140000,
080500130000,
080500090000

County:
Hardin

Section:
5

Tillable Acres:
61.37

Township:
Cessna

Total Acres:
66

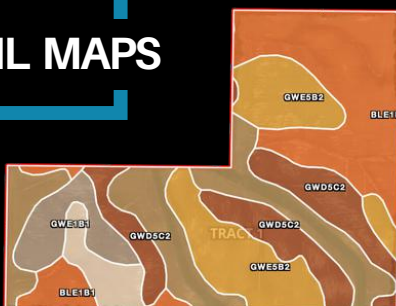
NCCPI:
64.71

LOCATION

Located on the East side of Township Road 87, 0.2 miles North of Township Road 80



SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	18.98	28.87	0	67	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	13.97	21.25	0	76	2w
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	13.44	20.44	0	56	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	11.79	17.93	63	56	4e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	4.41	6.71	0	66	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	3.15	4.79	0	69	2w
TOTALS		65.74(7)	100%	11.3	64.71	2.36



TRACT 2



Tract two consists of a nearly perfect symmetrical 20 acre field. This tract has just over 3 acres of woods with the rest being primarily all tillable. Soil types on this tract consist of Blount, Pewamo and Glynwood. This tract would make a great investment, building opportunity, or addition to the other tracts offered on this sale.



FOR MORE PHOTOS GO TO
www.dyerealestate.com

DETAILS

Parcel Number:
80500080000

County:
Hardin

Section:
5

Tillable Acres:
14.7

WOODS:
3.39

Township:
Cessna

Total Acres:
20

NCCPI:
62.92

LOCATION

Located on the north side
of Township Road 80
.4 miles west of County
Road 95



SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	6.69	33.27	0	56	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	4.82	23.97	0	76	2w
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	4.72	23.47	63	56	4e
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	3.88	19.29	0	67	2e
TOTALS		20.11(*)	100%	14.79	62.92	2.47



TRACT 3



Tract three consists of primarily all tillable acreage with the exception of the water way. The soils for tract 3 are comprised of Blount and Glynwood. Significant frontage for this tract makes it a great opportunity as a single purchase or addition to the other tracts on this sale.



FOR MORE PHOTOS GO TO
www.dyerealestate.com

DETAILS

Parcel Number:
Part of
080500050000

County:
Hardin

Section:
5

Tillable Acres:
31.11

Township:
Cessna

Total Acres:
34.45

NCCPI:
65.18

LOCATION

Located on the west
side of County Road 95
1.3 miles north of State
Route 309



SOIL MAPS



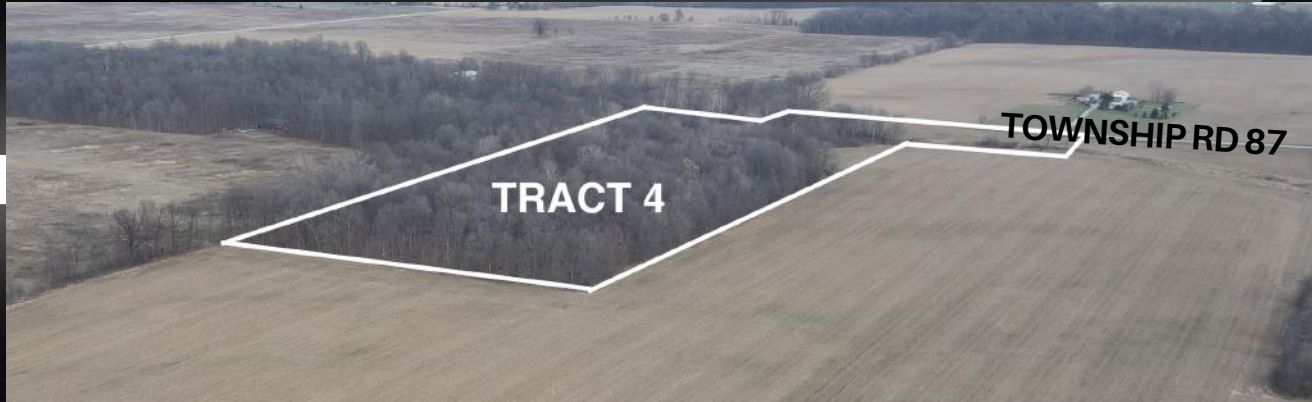
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	26.59	75.18	0	67	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	5.29	14.96	0	56	2e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	2.45	6.93	0	66	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	0.58	1.64	0	69	2w
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	0.46	1.3	63	56	4e
TOTALS		35.37()	100%	0.82	65.18	2.03



TRACT 4



Tract four is primarily wooded with minimal tillable acreage making this tract a wonderful recreational opportunity. This wooded tract has evidence of timber value and rolling topography making it a great potential building site. If you are looking for a secluded building site or recreational property this tract offers a great opportunity for both.



FOR MORE PHOTOS GO TO
 www.dyerealestate.com

DETAILS

Parcel Number:
Part of 08-
050005.0000

WOODS:
17.32

County:
Hardin

Township:
Cessna

Section:
5

Total Acres:
20.57

Tillable Acres:
4.29

NCCPI:
66.06

LOCATION

Located on the west
side of County Road 95
1.45 miles north of State
Route 309



SOIL MAPS



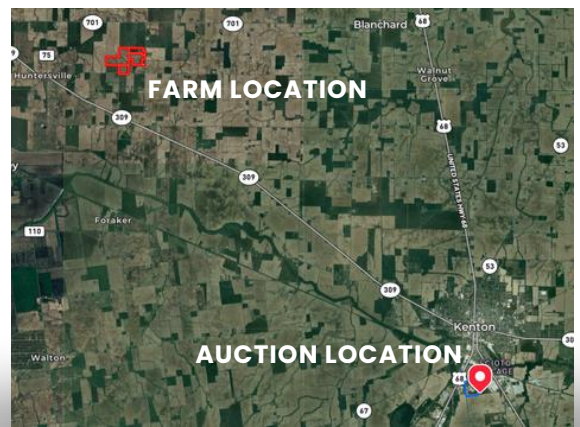
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	13.41	65.1	0	67	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	3.35	16.26	63	56	4e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	1.67	8.11	0	76	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	1.13	5.49	0	69	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	1.05	5.1	0	66	2e
TOTALS		20.61(	100%	10.25	66.03	2.33

FEBRUARY 4, 2025 AT 6PM

HARDIN COUNTY FAIRGROUNDS

COMMUNITY BUILDING

14131 Letson Ave., Kenton, OH



FOR TERMS & CONDITIONS OR
ALL OTHER INFO GO TO:
WWW.DYEREALESTATE.COM



DEVIN DYE

BROKER/OWNER/AUCTIONEER

MATT BOWERS

REALTOR/AUCTIONEER

DON COCHRAN

REALTOR/AUCTION MANAGER

MIKE REINDEL

REALTOR/AUCTIONEER

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