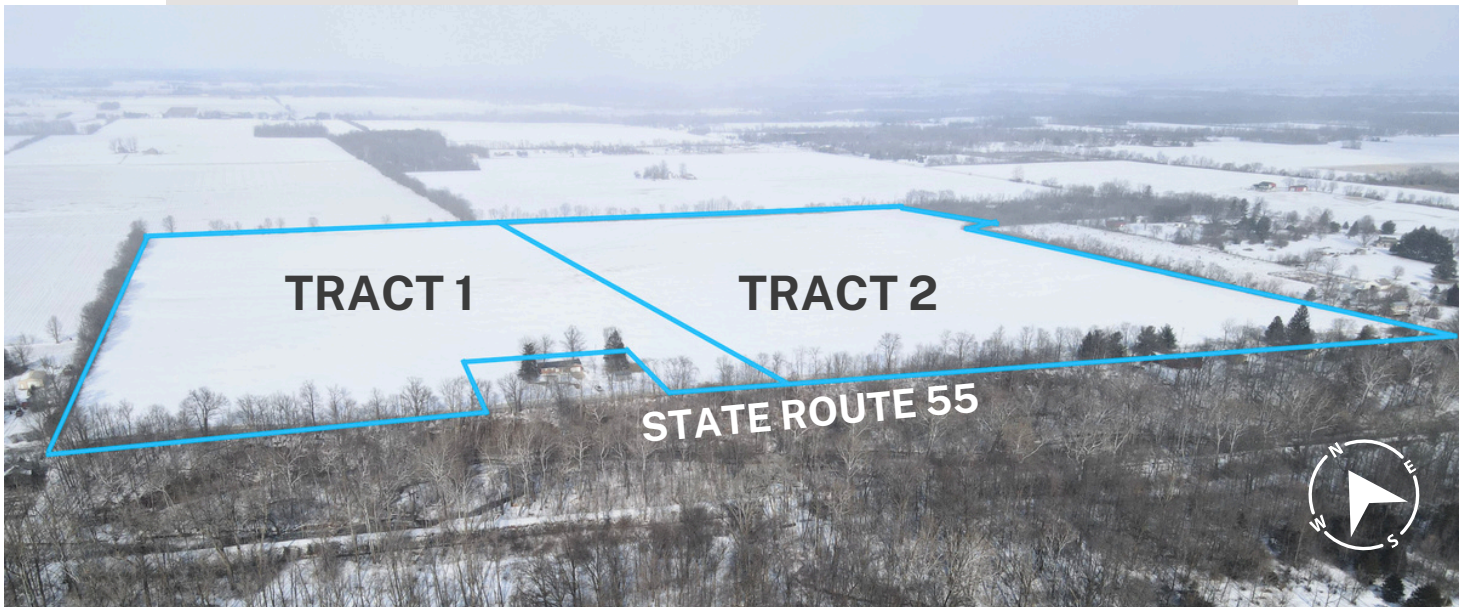


OFFERED IN 2 TRACTS, SOLD INDIVIDUALLY OR IN COMBINATION



104± ACRE FARMLAND

AUCTION

MIAMI COUNTY
UNION TOWNSHIP

Auction Date & Time:

MARCH 13, 2025 AT 6PM

Auction Location:

DARKE COUNTY FAIGROUNDS
(YOUTH BUILDING)
800 SWEITZER ST.
GREENVILLE, OH



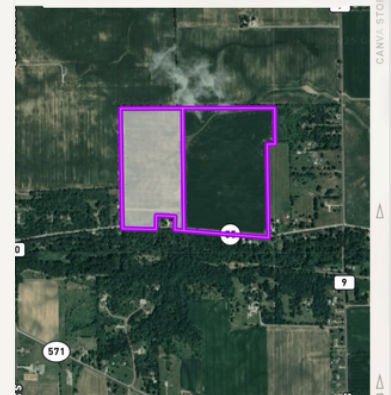
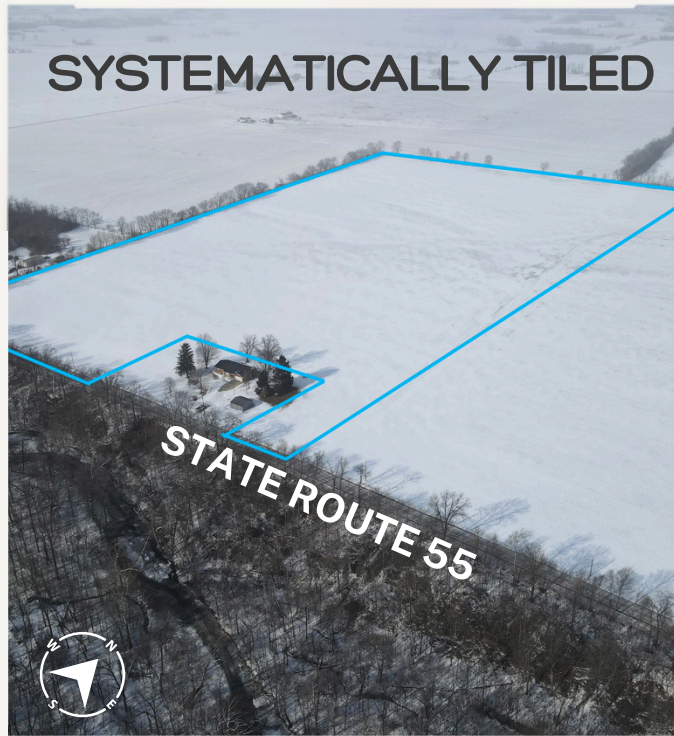
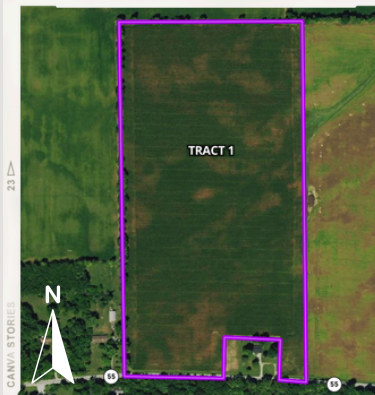
**REAL ESTATE
& LAND COMPANY**

DEVIN DYE | THE LAND GUY | 419-303-5891

TRACT 1

SYSTEMATICALLY TILED

STATE ROUTE 55



FACTS

COUNTY: Miami

TOWNSHIP: Union

SECTION: 1

LEGAL DESCRIPTION:

4-7-1 E PT SW QTR &
W PT SE QTR

TOTAL ACRES:

41.76+/-

TILLABLE ACRES:

40.8 +/-

NCCPI: 70.65

Tract one consists of mostly all tillable land, with the exception of road frontage. This tract has approximately 680 feet of road frontage on State Route 55. This tract also has a significant amount of systematic field tile, refer to the tile maps in our marketing information. This would make a great purchase on its own or in addition to tract two on this auction.

LOCATION

Located 2 miles west
of Ludlow Falls on the
north side of State
Route 55

PARCEL

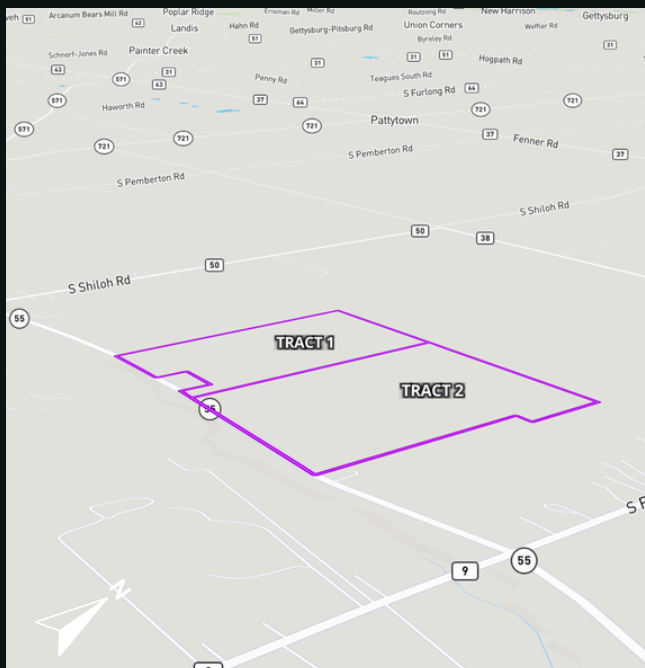
Part of Parcel
L32030540

AUCTION DESCRIPTION

Don't miss this opportunity to purchase very highly tillable farmland located in western Miami County. With quality soil types, systematic tile, 95% tillable, and significant road frontage, this farm will be hard to replicate in west central Ohio. This farm is located on the north side of State Route 55 between Laura and Ludlow Falls. Come and place your bid on this highly productive farmland offering located in western Miami County.

TAXES: \$2,441.06

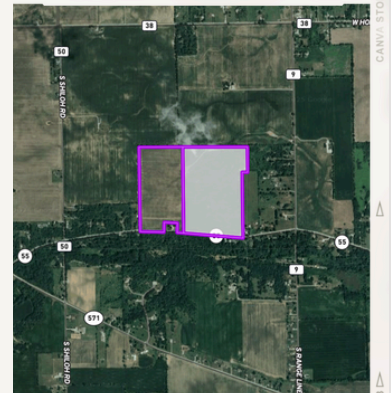
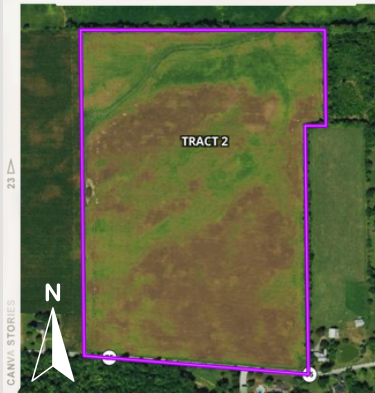
SELLERS: MARKLAND FARMS FLP



TRACT 2

SYSTEMATICALLY TILED

STATE ROUTE 55



FACTS

COUNTY: Miami

TOWNSHIP: Union

SECTION: 1

LEGAL DESCRIPTION:

4-7-1 CEN PT SE QTR

TOTAL ACRES:

62.899+/-

TILLABLE ACRES:

59.08 +/-

NCCPI: 68.06

Tract two also consist of primarily all tillable farmland located adjacent to the east of tract one. This tract has quality soil types and also has a significant amount of drainage tile. This tract would also make a great individual purchase or in addition to tract one.

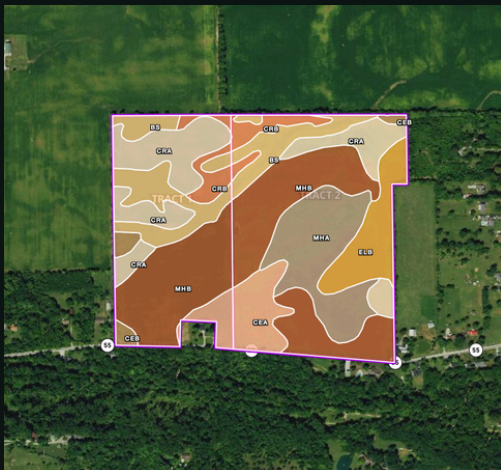
LOCATION

Located 2 miles west of Ludlow Falls on the north side of State Route 55

PARCEL

L32030540 & Part of Parcel L32030540

SOIL MAPS & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MhB	Miamian silt loam, 2 to 6 percent slopes	34.87	33.31	0	74	2e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	17.43	16.65	0	68	2w
MhA	Miamian silt loam, 0 to 2 percent slopes	14.81	14.15	0	68	1
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	14.02	13.39	0	70	2w
EiB	Eldean loam, 2 to 6 percent slopes	8.23	7.86	0	54	2e
CeA	Celina silt loam, 0 to 2 percent slopes	8.23	7.86	0	66	1
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	5.27	5.03	0	68	2e
CeB	Celina silt loam, 2 to 6 percent slopes	1.82	1.74	0	73	2e
TOTALS		104.68(*)	100%	-	69.1	1.78

FSA
INFO.

CROP

Corn
Soybeans

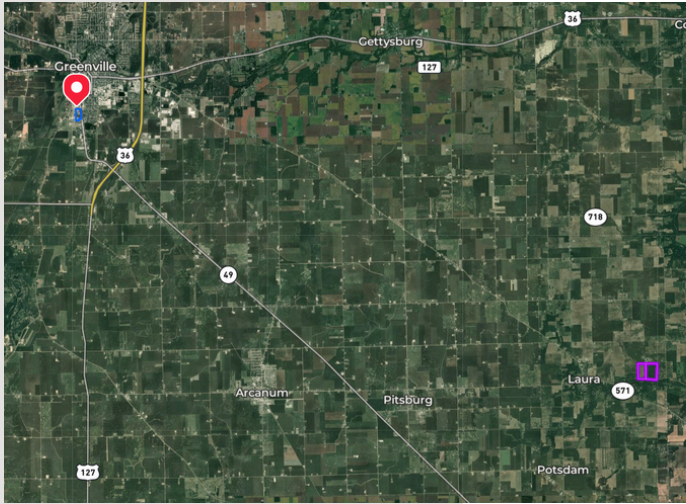
BASE ACRES

51.3
50.6

PLC YIELD

159
50

CROPLAND
102.35 ACRES



AUCTION LOCATION

MARCH 13, 2025

6:00 PM

**DARKE COUNTY FAIGROUNDS
(YOUTH BUILDING)
800 SWEITZER ST.
GREENVILLE, OH**

DEVIN DYE

BROKER/OWNER/AUCTIONEER

MATT BOWERS

REALTOR/AUCTIONEER

MIKE REINDEL

REALTOR/AUCTIONEER

JAYLENE SMITH

BUSINESS MANAGER/ REALTOR

MORGAN HOY

ADMINISTRATIVE ASSISTANT

KYLIE DYE

MARKETING DIRECTOR



MIKE REINDEL
REALTOR/AUCTIONEER
419-235-3607



DEVIN DYE
BROKER/OWNER/AUCTIONEER
419-303-5891



MATT BOWERS
REALTOR/AUCTIONEER
567-204-7462

AUCTION TEAM



**REAL ESTATE
& LAND COMPANY**

FOR TERMS & CONDITIONS OR
ALL OTHER INFO GO TO:

WWW.DYEREALESTATE.COM

CONTACT

Devin Dye

THE LAND GUY

419-303-5891



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