



REAL ESTATE
& LAND COMPANY

160± ACRE AUCTION

Hancock County

CONTACT

Devin Dye

THE LAND GUY

419-303-5891



REAL ESTATE
& LAND COMPANY

160 ± ACRE FARMLAND AUCTION

AUCTION DATE/TIME

July

17

6:00 PM

AUCTION LOCATION

*Old Mill
Stream Centre*

HANCOCK COUNTY
FAIRGROUNDS

1017 E. SANDUSKY ST.
FINDLAY, OH 45840

CONTACT

**DEVIN
DYE**

"The Land Guy"
Owner/Broker
Auctioneer

419-303-5891

HANCOCK
COUNTY
EAGLE
TOWNSHIP

WWW.DYEREALESTATE.COM



DRONE FOOTAGE



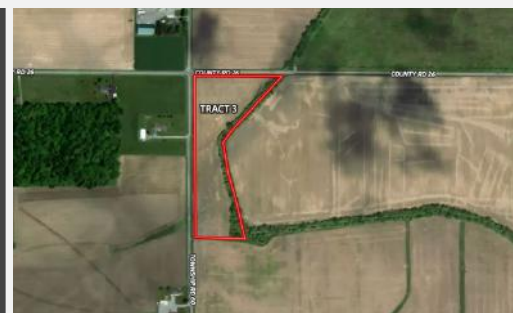
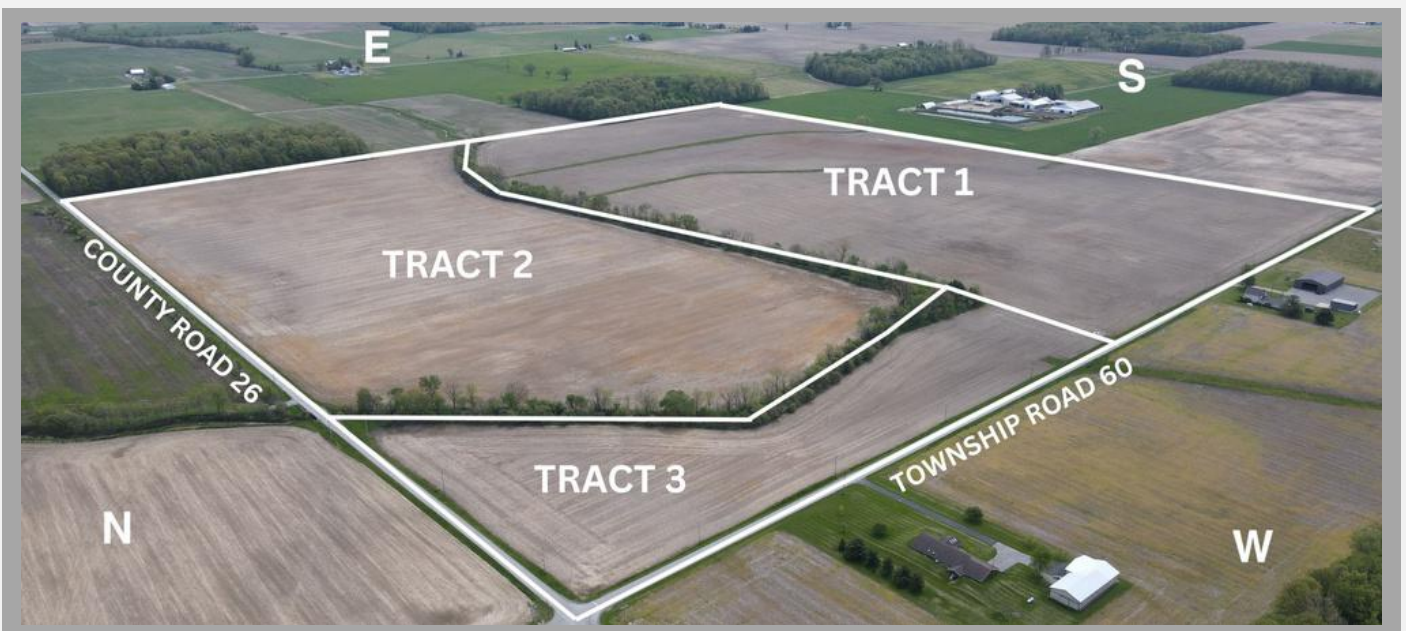
AERIAL VIEW

160 ACRE FARMLAND AUCTION

HANCOCK COUNTY

EAGLE TOWNSHIP, OHIO

DRONE FOOTAGE



Don't miss a great opportunity to bid at this 160 acre land auction. This auction offers three tracts of land that are all contiguous and mostly all tillable. Consisting of high quality soils and located in a strong agricultural community in northwest Ohio, this offering would make a great addition to your land holdings portfolio in individual tracts or in combination.

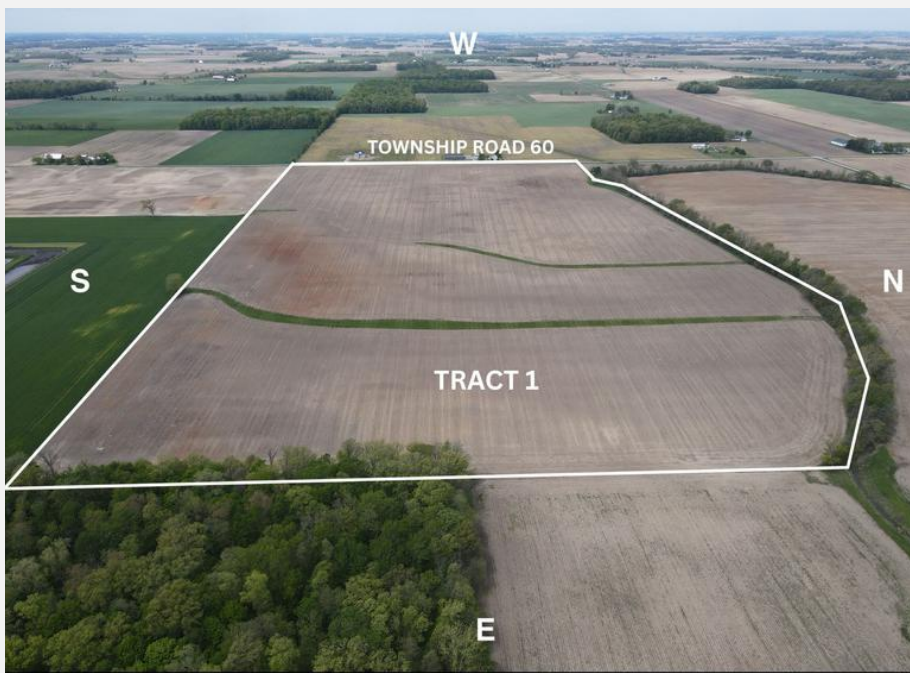


**REAL ESTATE
& LAND COMPANY**

TRACT 1

DYE REAL ESTATE & LAND CO.

Location: Located just south of the intersection of County Road 26 and Township Road 60.

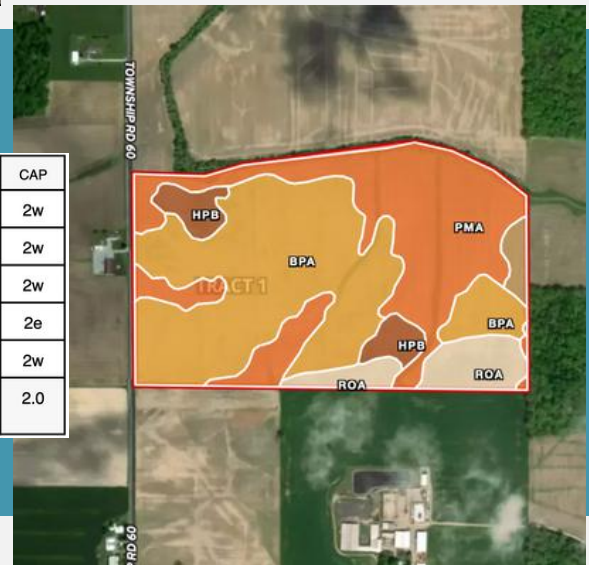


FACTS

- Part of Parcel Number: 190000044030
- County: Hancock
- Township: Eagle
- Section: 29
- Total Acres: 90.920+/-
- Tillable Acres: 88.02
- NCCPI: 72.38

SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	42.57	47.66	72	71	2w
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	32.91	36.85	0	76	2w
RoA	Rimer loamy fine sand, deep phase, 0 to 2 percent slopes	7.31	8.18	66	67	2w
HpB	Houcktown loam, 2 to 6 percent slopes	4.88	5.46	67	69	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	1.67	1.87	0	69	2w
TOTALS		89.34(*)	100%	43.38	72.38	2.0



Mostly all tillable with significant road frontage. Tract one is a great opportunity to purchase a large, mostly tillable, quality soil tract of land. This tract would make a great addition to your land holdings as an individual tract or in combination with other tracts on this auction.

TRACT 2

DYE REAL ESTATE & LAND CO.

Location: Located on the south side of County Road 26, just east of the intersection of County Road 26 and Township Road 60.

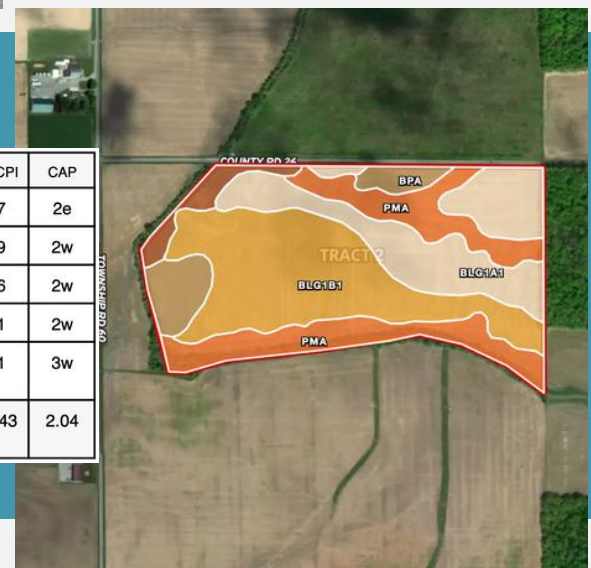


FACTS

- Part of Parcel Number: 190000044030
- County: Hancock
- Township: Eagle
- Section: 29
- Total Acres: 58.928+/-
- Tillable Acres: 55.5
- NCCPI: 69.43

SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	21.31	36.83	0	67	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	15.18	26.24	0	69	2w
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	14.3	24.71	0	76	2w
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	4.77	8.24	72	71	2w
SpA	Sloan silty clay loam, limestone substratum, 0 to 1 percent slopes, occasionally flooded	2.29	3.96	58	51	3w
TOTALS		57.85(*)	100%	8.23	69.43	2.04

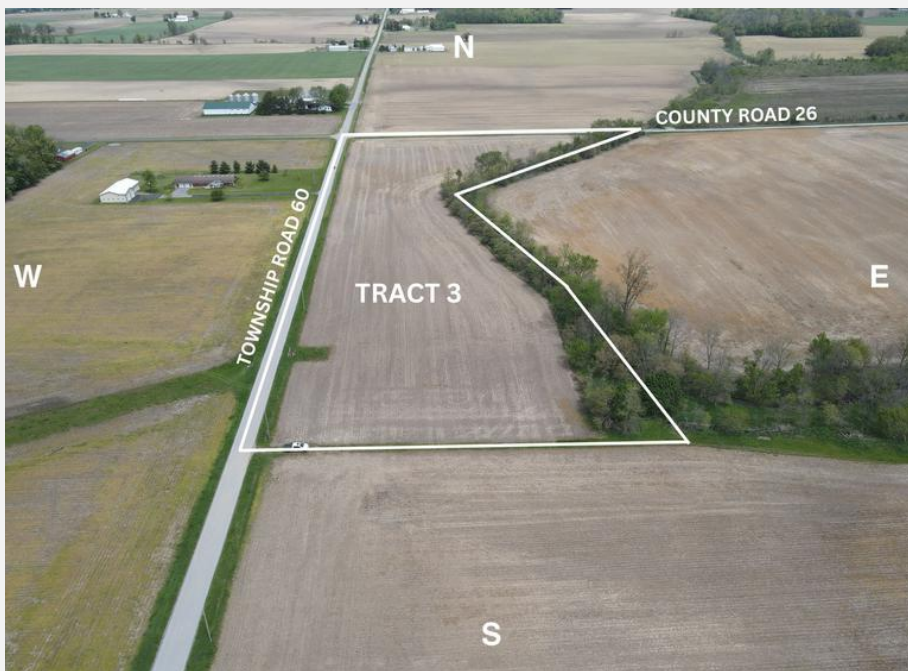


Another great opportunity on this auction to purchase a mostly all tillable, quality soils, tract of land. Tract two offers a mid sized tract that can be purchased as an individual investment or in combination with the other tracts on this auction.

TRACT 3

DYE REAL ESTATE & LAND CO.

Located on the southeast corner of the intersection of Township Road 60 and County Road 26.

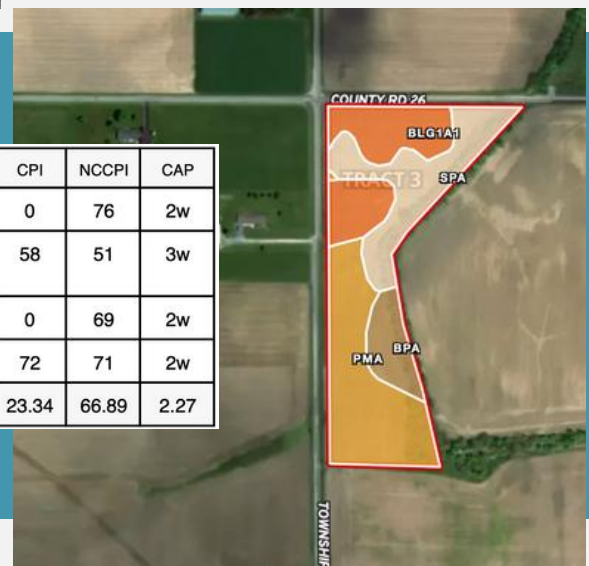


FACTS

- Part of Parcel Number: 190000044030
- County: Hancock
- Township: Eagle
- Section: 29
- Total Acres: 10.694+/-
- Tillable Acres: 8.2
- NCCPI: 66.89

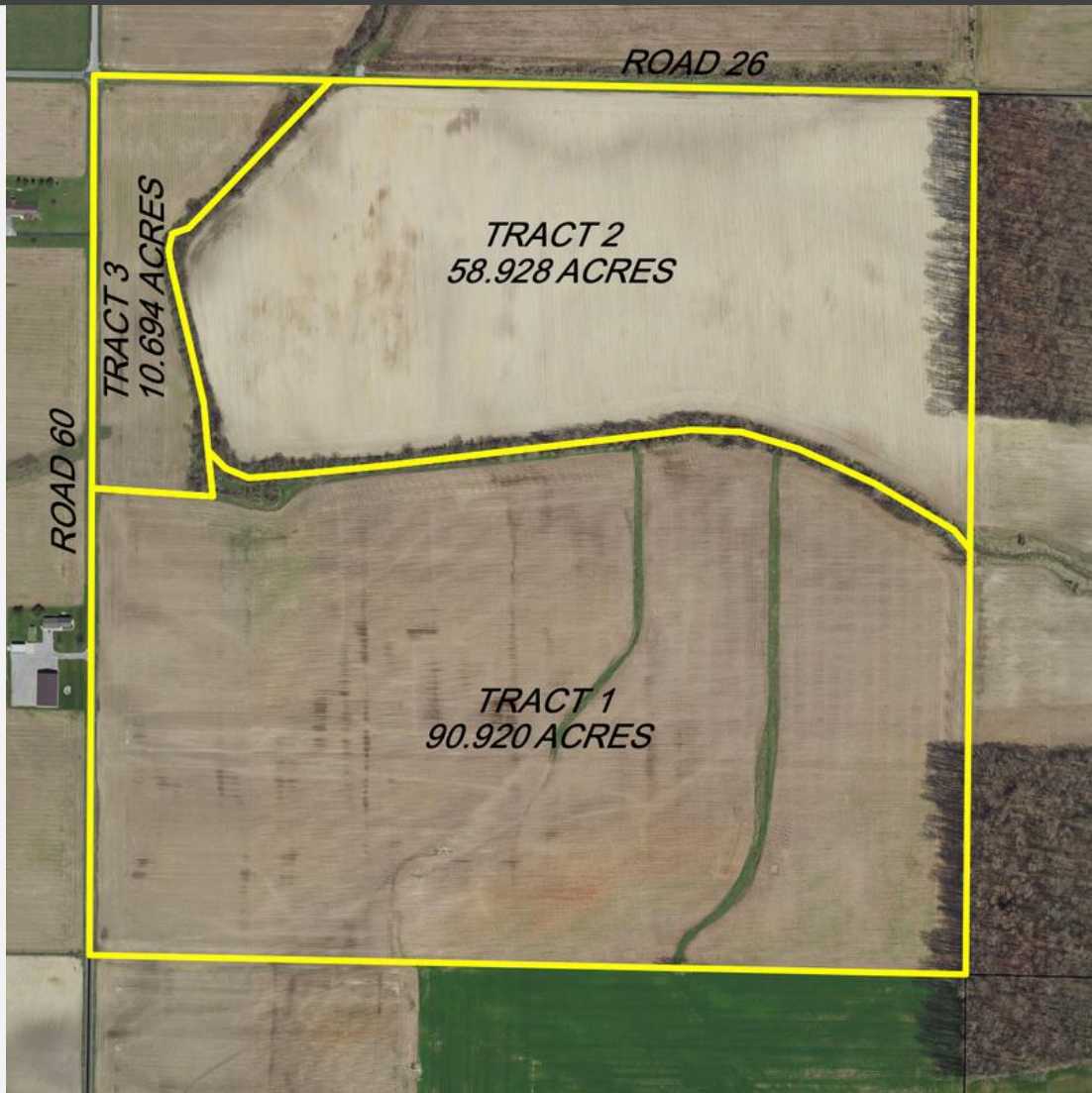
SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	3.6	37.11	0	76	2w
SpA	Sloan silty clay loam, limestone substratum, 0 to 1 percent slopes, occasionally flooded	2.65	27.32	58	51	3w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	2.44	25.15	0	69	2w
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	1.01	10.41	72	71	2w
TOTALS		9.7(*)	100%	23.34	66.89	2.27



Tract three is a unique tract that could be purchased as a potential building lot or purchased in combination with the other tracts on this sale. This 10 acre tract would be great as an investment on it's own, a place to build or in combination with the other tracts on this auction.

SURVEY



ADDITIONAL INFO

SELLERS: Delores M. Hamilton Estate

TAXES: \$3,532.24

TRACT 1: 90.920 ACRES

TRACT 2: 58.928 ACRES

TRACT 3: 10.694 ACRES

TOTAL ACRES IN COMBINATION: 160.542

SOLD IN 3 TRACTS, INDIVIDUAL OR COMBINATION

TERMS & CONDITIONS

FOR ADDITIONAL TERMS & CONDITIONS & ALL OTHER INFO PLEASE VISIT
WWW.DYEREALSTATE.COM

Sales Method: The property will be offered in 3 tracts, individually and then in combination. There will be opening bidding on the individual tracts, then proceeding to multiparcel bidding format, bidders will be able to combine any tract at any time during this part of the auction. Bidders will be able to increase their bids on any tract or the combination until the auctioneer announces the tracts are sold.

Down Payment: 10% down payment on the day of the auction. The down payment must be by personal check, business check, or cashier's check.

Financing: Bidders' must have their financing arranged prior to the auction. No bids are conditional upon financing.

Bid Rigging: (A) No person shall engage in bid rigging. Ohio Revised Code: 4707.151 (B) As used in this section, "bid rigging" means a conspiracy between auctioneers, any participants in an auction, or any other persons who agree not to bid against each other at an auction or who otherwise conspire to decrease or increase the number or amounts of bids offered at auction.

Property Inspection: Potential purchasers are responsible for conducting their own inspection of the property and any due diligence, inquiries, and inspections will be conducted at their own risk. Seller and real estate company disclaims any and all responsibility for the bidder's safety during any physical inspection of the property.

Evidence of title: Dye Real Estate and Land Company will provide a preliminary title opinion, certificate, or report to be made available upon request, to prospective bidders for review prior to bidding. The certificate is given for the protection of Dye Real Estate and Land Company only. No other person or entity may rely on the opinion expressed herein; nor is any liability assumed by the certification except to. **If any buyer elects to purchase title insurance, the cost thereof will be at buyer's sole expense.** Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts are being sold "AS IS".

Closing: The balance of the purchase price is due at closing, which will take place within 45 days after the auction. In the event the Buyer fails to close and pay their balance when due, Seller reserves all rights allowed by law, including a suit for damages, specific performance or cancellation of the sale with the Seller to retain the earnest money deposit. Any action taken after default shall be solely at the Seller's option with all costs incurred by Seller being paid by the Buyer.

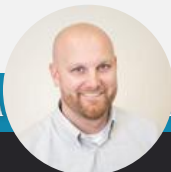
Possession: Possession is subject to tenants' rights. The farm is currently being farmed on a 50/50 crop share arrangement. The buyer will credit the seller for their input expenses at closing and be given the right to 50% of the crop at harvest. The total cost of the crop inputs will be announced the day of the auction.

Mineral Rights: The sale will include 100% of the mineral rights, if any, owned by the seller.

Survey: The seller will provide a new survey and legal description.

Agency: Dye Real Estate and Land Company, and its representatives, are sole agents for the seller.

ANY ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL. THE ABOVE TERMS AND CONDITIONS ARE TO BE AN ADDENDUM TO THE PURCHASE CONTRACT.



DEVIN DYE
BROKER/OWNER/AUCTIONEER



MATT BOWERS
REALTOR/AUCTIONEER



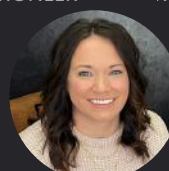
MIKE REINDEL
REALTOR/AUCTIONEER



JAYLENE SMITH
BUSINESS MANAGER/REALTOR



KYLIE DYE
MARKETING



MORGAN HOY
ADMINISTRATIVE ASSISTANT



AUSTIN HEFFNER
EQUIPMENT SPECIALIST

LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO



2045 HEATHER DR.
LIMA, OH 45804
419-516-4106
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AUCTION



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160 +/- ACRE LAND AUCTION

HANCOCK COUNTY
EAGLE TOWNSHIP



DATE: **JULY 17, 2025**

LOCATION: **OLD MILL STREAM CENTRE
HANCOCK COUNTY
FAIRGROUNDS
1017 E. SANDUSKY ST.
FINDLAY, OH 45840**

CONTACT: **DEVIN DYE
THE LAND GUY
419-303-5891**

AUCTION
INFO: OFFERED IN 3 TRACTS
COMBINED OR
INDIVIDUAL

