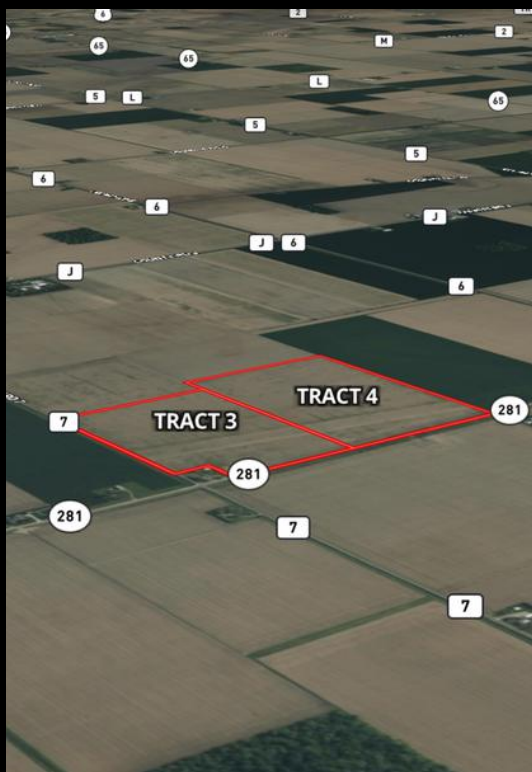
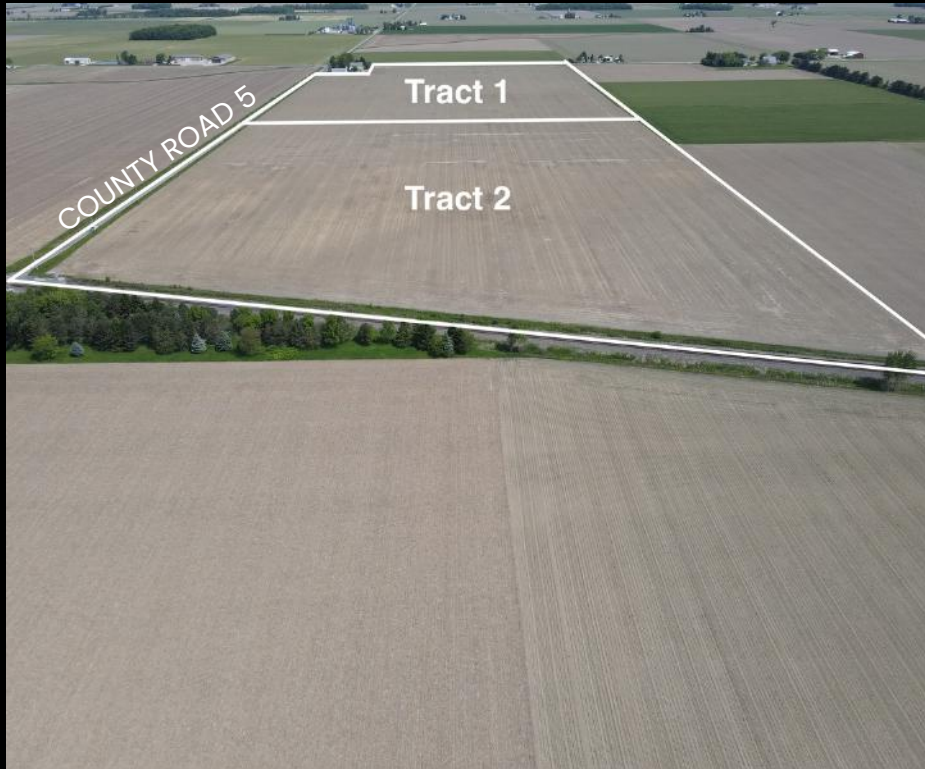


196 ± ACRES



DEVIN DYE
THE LAND GUY
 BROKER/OWNER/AUCTIONEER
 419-303-5891

HENRY COUNTY DRONE FOOTAGE



Sellers:

Garry and Sheila Wiens, Janet Rickenberg and the RA and DM McManus Living Trust

Auction Date → August 12, 2025

TRACT ONE

Located on the south east corner of the intersection of SR - 18 and CR - 5.



PARCEL NUMBER

PART OF 391600060000

COUNTY

HENRY

TOWNSHIP

BARTLOW

SECTION

16

TOTAL ACRES

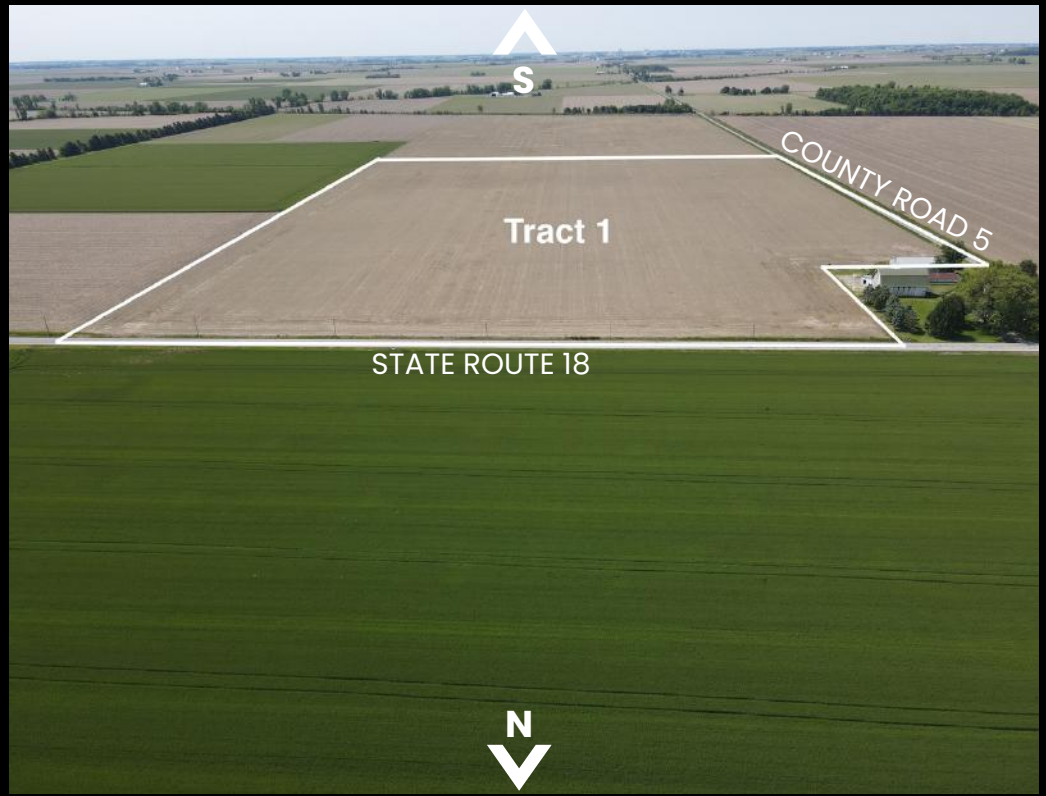
48.36

TILLABLE ACRES

PRIMARILY ALL

NCCPI

67



With significant road frontage and mostly all tillable, Tract 1 would make a great investment on it's own or in combination with other tracts on this sale. Tract 1 consists of 100% Hoytville Silty Clay Loam with an NCCPI of 67. Tract 1 has approximately 1,000 feet of road frontage along SR 18 and approximately 1,300 feet along CR 5.



SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	48.36	100	82	67	2w
TOTALS		48.36(*)	100%	82.0	67.0	2

Annual taxes for both tract 1 and 2 are: \$4,333.44 combined as of tax year 2024.

TRACT TWO

Located 3 tenths of a mile south of the intersection of SR - 18 and CR - 5 on the east side of CR - 5.



PARCEL NUMBER

Part of 391600060000

COUNTY

HENRY

TOWNSHIP

BARTLOW

SECTION

16

TOTAL ACRES

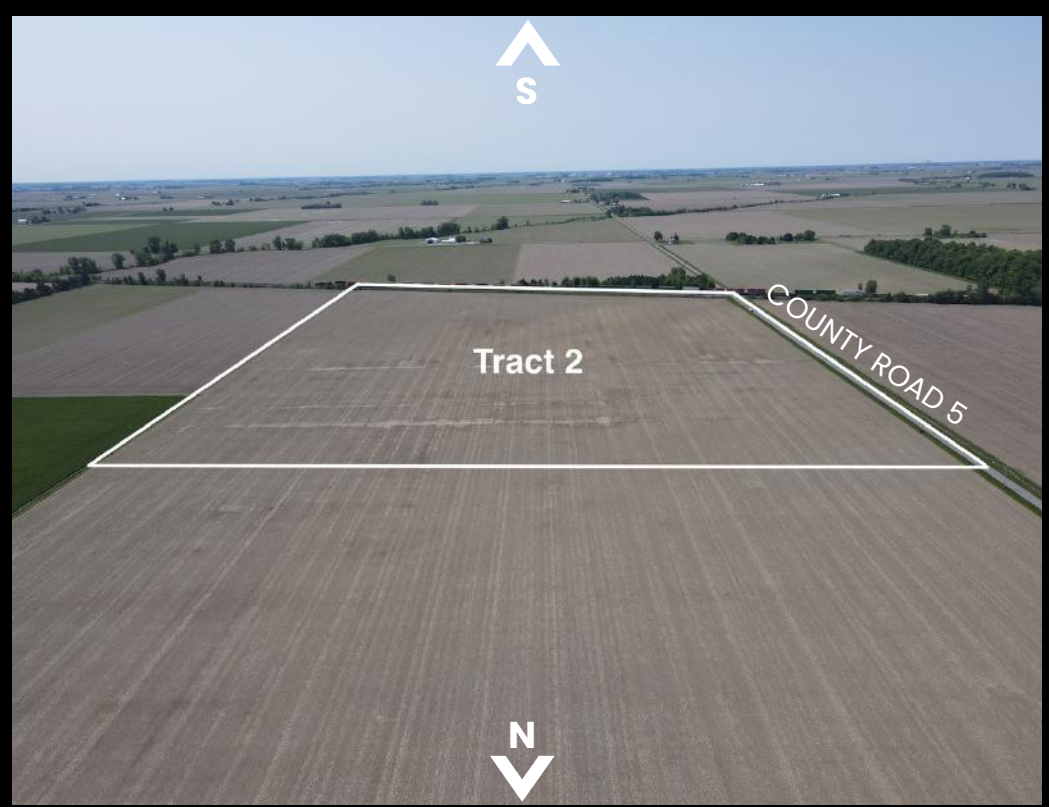
49.58 +/-

TILLABLE ACRES

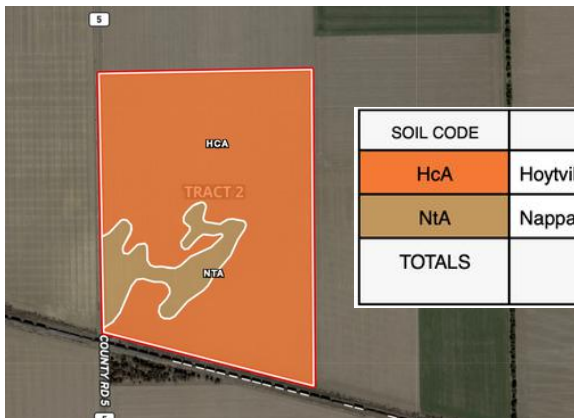
PRIMARILY ALL

NCCPI

66.42



Tract 2 would make a great investment on it's own or in combination with other tracts on this sale. Tract 2 consists of 88% Hoytville Silty Clay Loam and 12% of Nappanee Silty Clay with an overall NCCPI of 66.42. Tract 2 has approximately 1,500 feet of road frontage along CR 5.



SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	42.65	88.34	82	67	2w
NtA	Nappanee silty clay loam, 0 to 2 percent slopes	5.63	11.66	0	62	3w
TOTALS		48.28(	100%	72.44	66.42	2.12

Annual taxes for both tract 1 and 2 are: \$4,333.44 combined as of tax year 2024.

TRACT THREE

Located on the north east corner of
SR - 281 and CR - 7.



PARCEL NUMBER

Part of 371900080100

COUNTY

HENRY

TOWNSHIP

Richfield

SECTION

19

TOTAL ACRES

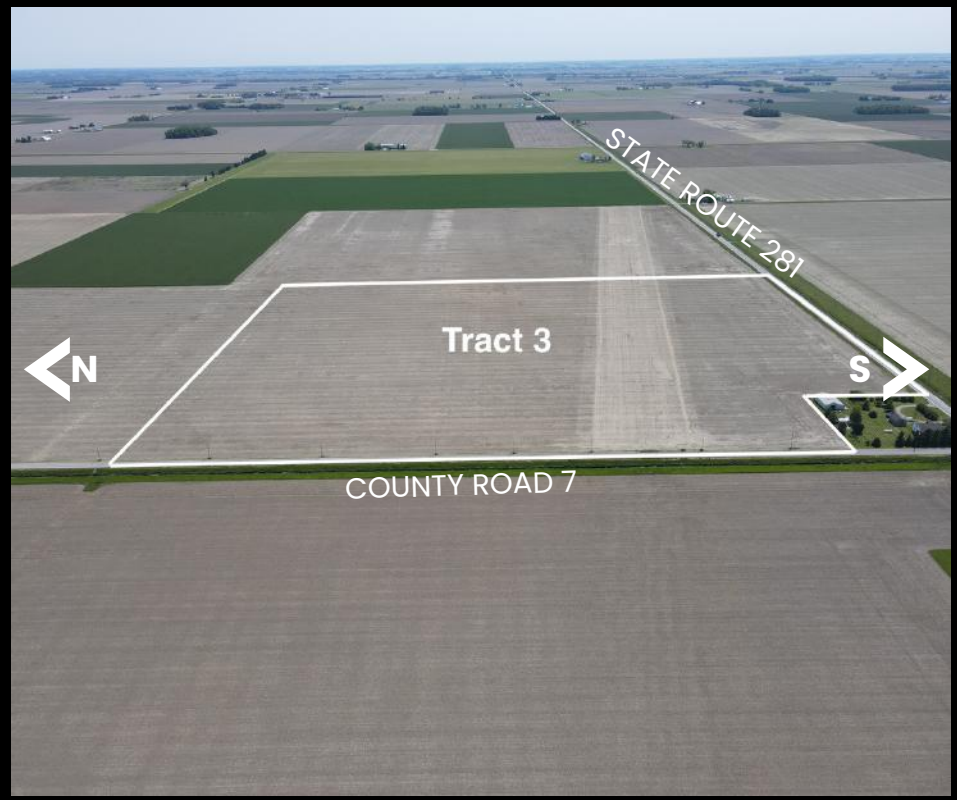
43 +/-

TILLABLE ACRES

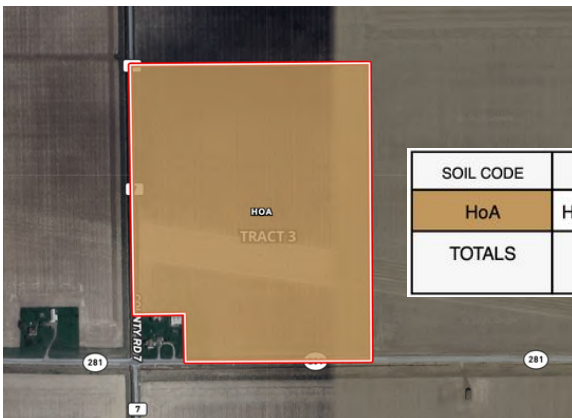
PRIMARILY ALL

NCCPI

64



Tract 3 has significant road frontage with approximately 1,000 feet of frontage along SR 281 and 1,300 feet of frontage along CR 7. This tract consists of all tillable Hoytville Clay Loam with an NCCPI of 64. This tract would make a great purchase individually or in combination with other tracts on this sale.



SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	44.78	100	83	64	2w
TOTALS		44.78(*)	100%	83.0	64.0	2

Annual taxes are to be determined as this is a split from a larger parcel.

TRACT FOUR

Located 2 tenths of a mile east of the intersection of SR - 281 and CR - 7 on the north side of SR - 281.



PARCEL NUMBER

Part of 3711900100000

COUNTY

HENRY

TOWNSHIP

Richfield

SECTION

19

TOTAL ACRES

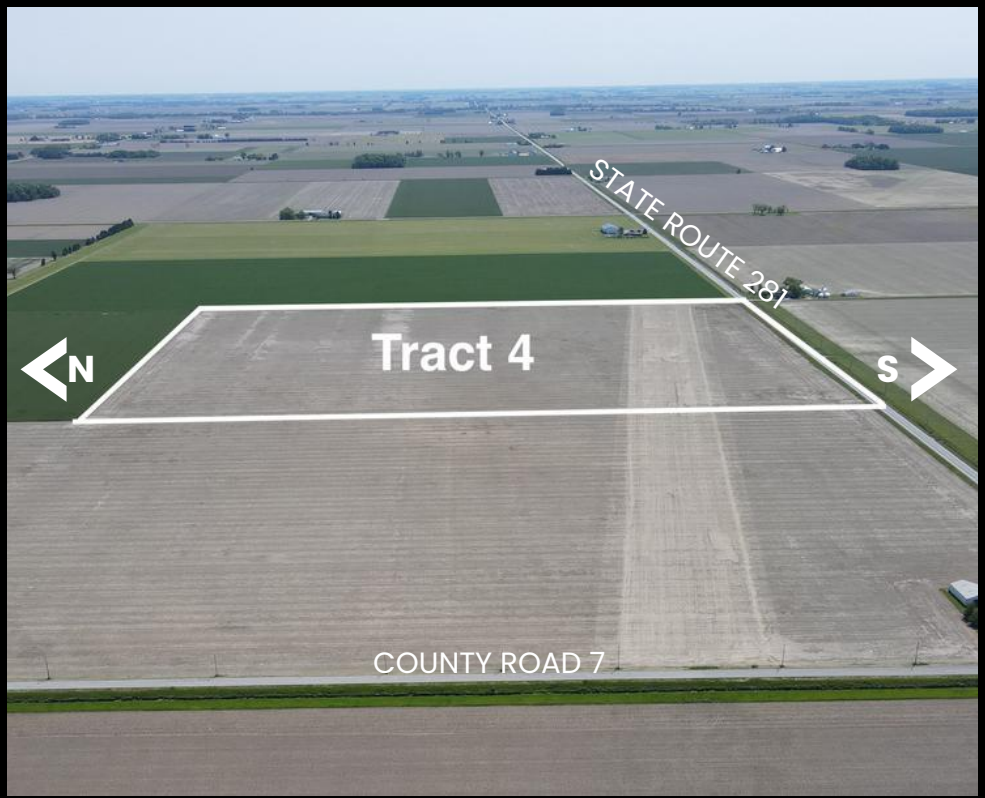
54 +/-

TILLABLE ACRES

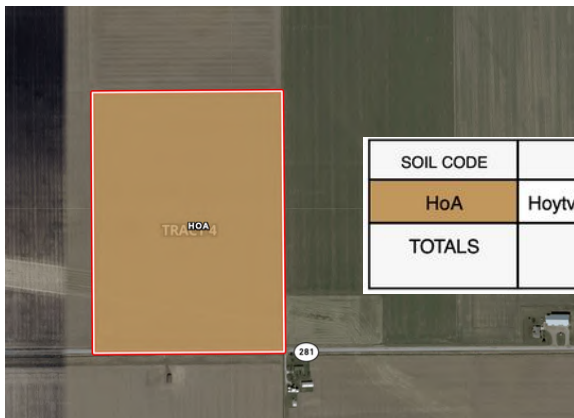
PRIMARILY ALL

NCCPI

64



Tract 4 has significant road frontage with approximately 1,300 feet of frontage along SR 281. This tract consists of all tillable Hoytville Clay Loam with an NCCPI of 64. This tract would make a great purchase individually or in combination with other tracts on this sale.



SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	53.99	100	83	64	2w
TOTALS		53.99(7)	100%	83.0	64.0	2

Annual taxes for this parcel are: \$2,334.74 as of tax year 2024.

DEVIN DYE



MATT BOWERS



MIKE REINDEL



JAYLENE SMITH



AUSTIN HEFFNER



MORGAN HOY

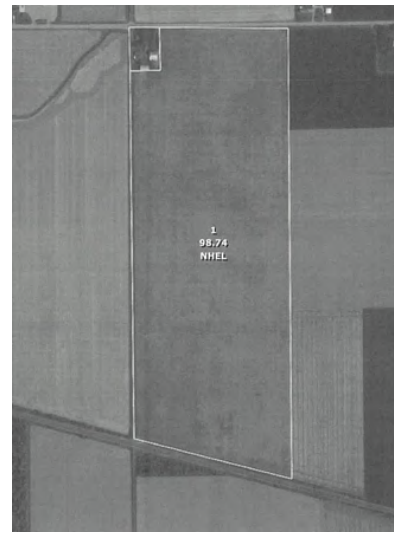


KYLIE DYE



AUCTION TEAM | AUCTION TEAM | AUCTION TEAM | AUCTION TEAM | AUCTION TEAM | AUCTION TEAM | AUCTION TEAM

FSA INFO



TERMS & CONDITIONS

Sales Method: The property will be offered in 4 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.

Absentee and phone bids: ALL absentee and phone bidders must register with Dye Real Estate and Land Company prior to the auction. Anyone bidding on behalf of an absentee bidder will be equally responsible for the bid and required to enter into a contract to purchase at the end of the auction.

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.

Online Bidders: All online bidders must be registered prior to the day of the auction.

Closing: The balance of the purchase price is due at closing, which will take place within 60 days after the auction.

Title Company: The closing will be conducted by Benchmark Title Services LLC: 214 West 2nd Street, Delphos, Ohio 45833 (419) 692-9055. (Ask for Ryan Warnecke). Contact them with any questions regarding closing prior to the auction.

Possession: Possession is subject to tenants' rights. Buyer will receive possession of the property'(s) after the 2025 crop is harvested.

Survey: A new survey and legal description will be provided to the buyer.

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.

Seller: Garry and Sheila Wiens, Janet Rickenberg and the RA and DM McManus Living Trust

Auctioneer and Real Estate Broker: Devin Dye
Assisting Auctioneers: Mike Reindel and Matthew Bowers
Licensed and Bonded in favor of the State of Ohio.

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



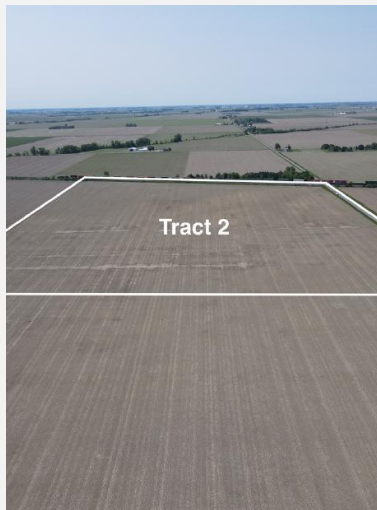
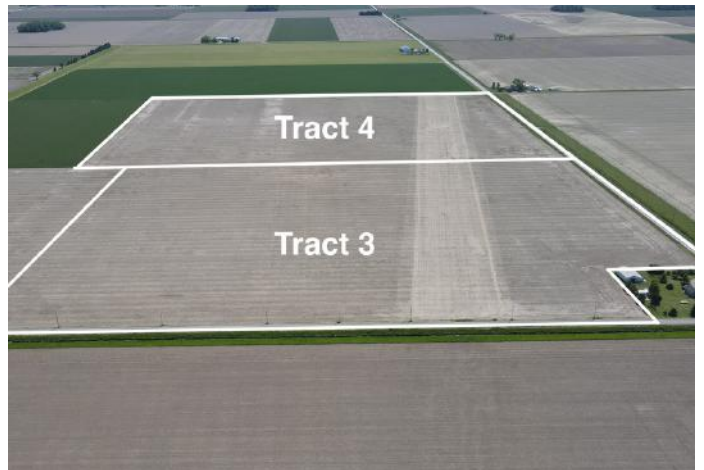
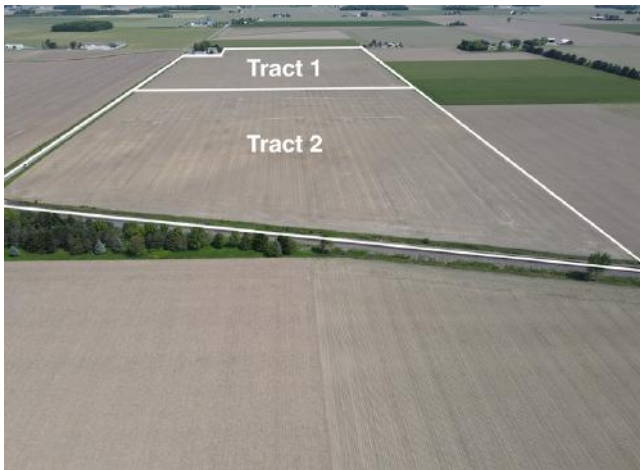
**REAL ESTATE
& LAND COMPANY**

Your Area Leader in Land Auctions

196 ACRE FARMLAND AUCTION

HENRY COUNTY

BARTLOW & RICHFIELD TOWNSHIP, OHIO



Don't miss this very rare opportunity to purchase all tillable, very flat, quality soils with significant road frontage in Northwestern Ohio. These four tracts consist of quality soil types and no waterways or fence lines making them very easy to farm. Each tract could be purchased individually or in combination with the other tracts on the sale to become a phenomenal investment.



**REAL ESTATE
& LAND COMPANY**