

67±ACRE LAND-AUCTION

SHELBY COUNTY | ORANGE TOWNSHIP



2045 Heather Dr. Lima, OH 45804 www.dyerealestate.com AUGUST 26TH AT 6:00PM

LOCATION:

SHELBY COUNTY FAIRGROUNDS 701 South Highland Ave., Sidney, Ohio 45365

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



67 ACRES-IN-ONE-TRACT





FACTS

Parcel Number: 362201100001

County: Shelby Township: Orange

Section: 1 Total Acres: 67

Tillable Acres: 67 NCCPI: 69.77

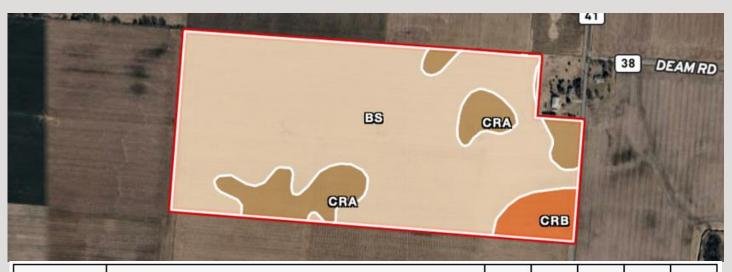
LOCATION:

Turn east off of 25A onto McCloskey School Road, then turn south at the first intersection on Children's Home Road. The farm is located one half a mile south of that intersection, on the west side of the road.

DESCRIPTION:

This is a very high quality soil farm located in Orange Township, Shelby County. Primarily all tillable farmland with 800 feet of road frontage on Children's Home Road. Don't miss this opportunity to bid your price and make this parcel of land an addition to your land holdings portfolio.

HIGH QUALITY SOILS! HIGH QUALITY SOILS!



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	58.25	81.08	0	70	2w
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	10.06	14.0	0	68	2w
CrB	Crosby silt loam, 2 to 6 percent slopes	3.53	4.91	0	71	2e
TOTALS		71.84(100%	-	69.77	2.0

FSA INFORMATION

Crop	Base Acres	PLC Yield
Corn	33.4	186
Soybeans	33.43	48

Cropland: 67.091 Farmland: 70.11

Sellers:
Mary Jane Durst,
Connie and Bruce
Smith, Sharon and
Dennis Lucas

TAXES: \$2,874.40

"Your area leader in land autions"





FOR TERMS & CONDITIONS OR ALL OTHER INFO GO TO:

YOUR AREA LEADER IN LAND AUCTIONS

67 tacre LAND-AUGHON



LOCATION:

Shelby County Fairgrounds
Clopay Building

701 South Highland Ave., Sidney, Ohio 45365

DATE:

August 26th at 6:00pm



Don't miss this wonderful opportunity to purchase a very highly productive, all tillable, quality farmland located in Shelby County, Ohio. The opportunity to purchase a farm of this quality doesn't come along often. This farm consists of over 80% Brookston soil with significant road frontage and is very symmetrical for easy farming.

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