



REAL ESTATE
& LAND COMPANY

67± ACRE AUCTION

Shelby County

CONTACT

Devin Dye

THE LAND GUY

419-303-5891

67± ACRE LAND AUCTION

SHELBY COUNTY | ORANGE TOWNSHIP



REAL ESTATE
& LAND COMPANY

2045 Heather Dr.
Lima, OH 45804
www.dyerealestate.com

DATE & TIME:

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



DRONE PHOTO



AERIAL PHOTO

[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.

SOIL MAP & REPORT

HIGH QUALITY SOILS! 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

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**REAL ESTATE
& LAND COMPANY**



FOR TERMS & CONDITIONS OR ALL OTHER INFO GO TO:

WWW.DYEREALSTATE.COM

YOUR AREA LEADER IN LAND AUCTIONS

67± ACRE LAND AUCTION



Shelby County / Orange Township

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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DYE REAL ESTATE & LAND CO.