

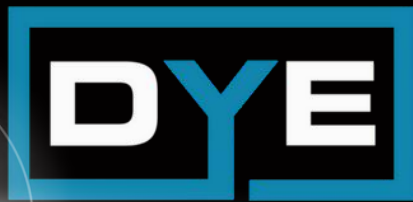
AUCTION 200± ACRES WOOD COUNTY PERRY TOWNSHIP

AUCTION DATE & TIME:

October 28, 2025 at 6:00pm

AUCTION LOCATION:

STACY'S PLACE
625 PLAZA DR.
FOSTORIA, OH 44830



**REAL ESTATE
& LAND COMPANY**

www.dyerealestate.com



This auction presents a rare opportunity to acquire approximately 200 acres of high-quality farmland in Wood County, Ohio. The offering includes two contiguous tracts: Tract 1, a 120-acre parcel featuring mostly tillable land, well-maintained Hoytville soil, a homestead with outbuildings, and a prime building site; and Tract 2, an 80-acre, all-tillable, well-drained tract with symmetrical fields ideal for farming. Both properties boast significant road frontage and excellent soil classifications, making them desirable for investment or productive agriculture. These large, contiguous parcels are available for purchase individually or as a combined offering—don't miss your chance to own this exceptional land in Northwest Ohio.

CONTACT:

Devin Dye | The Land Guy
419-303-5891

TRACT 1

120 Acres of Prime Tillable Farmland with Home Site in Wood County



This 120-acre tract features predominantly tillable farmland with a designated building site. It offers significant road frontage, well-tiled fields, adequate drainage outlets, and high-quality Hoytville soil. The farm has been well maintained and is ready for its new owner. The existing house and buildings provide great potential for restoration or renovation. Tract 1 can be purchased individually or in combination with the other tract being offered in this sale.

TRACT 1

County:
Wood
Township:
Perry
Section:
27 & 22
Total Acres:
120+/-
Tillable Acres:
Primarily All
NCCPI:
67.7

Part of Parcel Number: N53312270000002000 & N53312220000006000



Location: Located a half mile east of the interstecion of Baird Road and Pelton Road on the north side of Pelton Road.

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	91.01	76.06	82	67	2w
MdA	Merrill loam, 0 to 1 percent slopes	9.4	7.86	74	69	2w
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	8.03	6.71	0	64	3w
CvA	Cygnat loam, 0 to 2 percent slopes	6.97	5.82	72	75	1
AgA	Alvada loam, 0 to 1 percent slopes	1.94	1.62	81	79	2w
SeB	Shawtown loam, 2 to 6 percent slopes	1.48	1.24	69	74	2e
HfA	Haskins and Digby, till substratum, loams, 0 to 2 percent slopes	0.82	0.69	0	67	2w
TOTALS		119.65(*)	100%	74.54	67.7	2.01



**TRACT 1
INCLUDES A
HOUSE
& BARN**

**HOUSE ADDRESS:
3344 Pelton Road
Fostoria, OH 44830**

TRACT 2

80 Acres of All-Tillable, Well-Drained Farmland in Northwest Ohio



This 80-acre tract features soil compositions similar to Tract 1, with 100% Hoytville soil and all tillable. The symmetrical field makes for easy farming and efficient operation. This high-quality, well-drained farmland can be purchased individually or combined with Tract 1 in this auction. Don't miss this rare opportunity to acquire such an exceptional parcel in Northwest Ohio.

TRACT 2

County:
Wood
Township:
Perry
Section:
27 & 22
Total Acres:
80+/-
Tillable Acres:
Primarily All
NCCPI:
67.84

Part of Parcel Number: N53312270000002000 & N53312220000006000



Location: Located a half mile east of the interstecion of Baird Road and Pelton Road on the north side of Pelton Road. This tract is directly adjacent to the east of tract 1.

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MdA	Merrill loam, 0 to 1 percent slopes	38.79	48.43	74	69	2w
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	25.7	32.08	82	67	2w
HfA	Haskins and Digby, till substratum, loams, 0 to 2 percent slopes	12.02	15.01	0	67	2w
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	3.22	4.02	0	64	3w
NnA	Nappanee loam, 0 to 2 percent slopes	0.32	0.4	0	65	3w
CvA	Cygnets loam, 0 to 2 percent slopes	0.04	0.05	72	75	1
TOTALS		80.09(	100%	62.18	67.84	2.04

FSA INFORMATION

CROP NAME	BASE ACRES	PLC YIELD
WHEAT	43.40	68
CORN	65.50	157
SOYBEANS	64.20	53
TOTAL	173.10	

FARMLAND: 198.59
CROPLAND: 194.52

ADDITIONAL INFO:

TAXES: \$13,362.28

SELLERS:

Mary Orne Harrison Trust
and Steven Harrison

AUCTIONEERS:

Devin Dye, Matt Bowers
& Mike Reindel

LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO

200 ± ACRE FARMLAND AUCTION

WOOD COUNTY | PERRY TOWNSHIP

Auction Date & Time:
October 28, 2025 at 6:00pm

Auction Location:
**Stacy's Place
625 Plaza Dr.
Fostoria, OH 44830**



www.dyerealestate.com



MIKE REINDEL

REALTOR/AUCTIONEER

419-235-3607

DEVIN DYE

BROKER/OWNER/AUCTIONEER

419-303-5891

MATT BOWERS

REALTOR/AUCTIONEER

567-204-7462

"LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO"

JAYLENE SMITH



AUSTIN HEFFNER



KYLIE DYE



MORGAN HOY



"Your area leader in land auctions"



**REAL ESTATE
& LAND COMPANY**

