

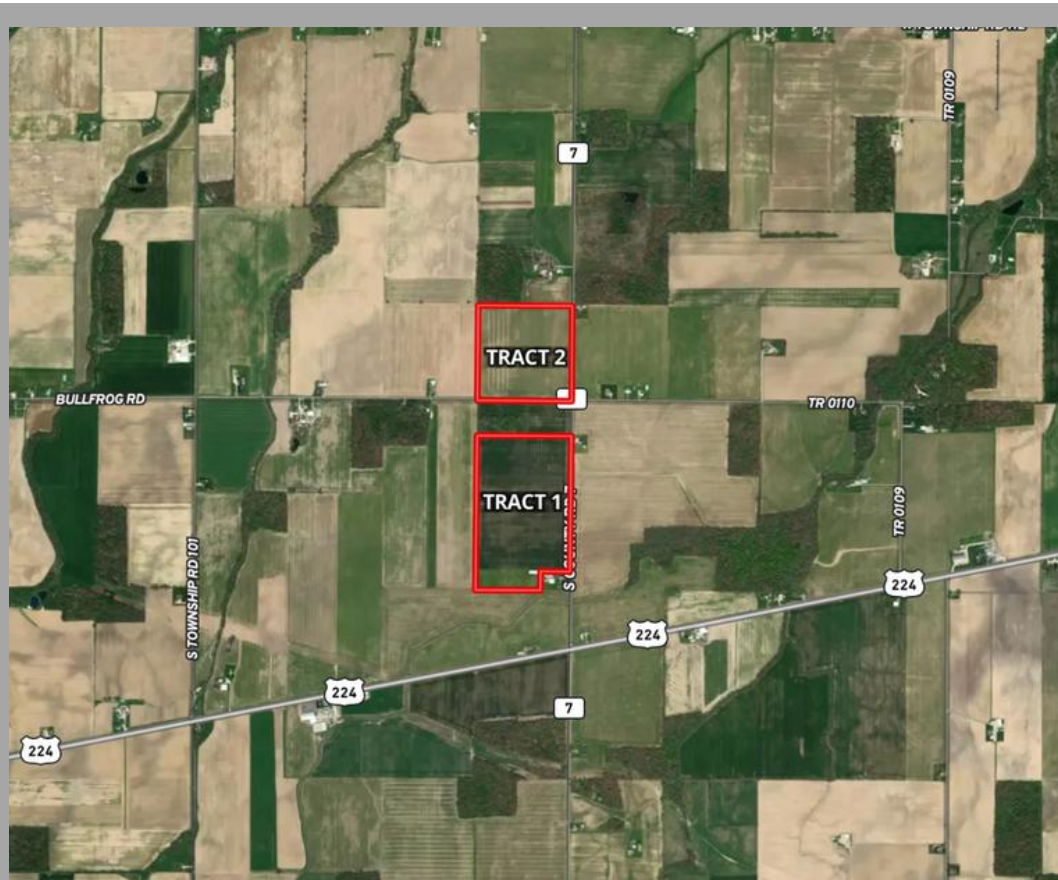
PRIME FARMLAND AUCTION IN SENECA COUNTY, OHIO

SENECA COUNTY

103 +/- ACRE FARMLAND AUCTION

HOPEWELL TOWNSHIP, OHIO

AERIAL VIEW



Auction Date & Time

**November 6, 2025
6:00pm**

Auction Location

**Camden Falls
2460 S. SR 231
Tiffin, OH 44883**

DEVIN DYE
THE LAND GUY
419-303-5891

This auction features approximately 103 acres of high-quality farmland in the Hopewell Loudon School District offered in two tracts. The land includes symmetrical fields, excellent soil types, and substantial drainage tile, ensuring optimal productivity and drainage. With extensive road frontage on multiple sides, this property offers great access for farming. Whether purchased individually or combined, this is a rare opportunity to acquire highly desirable, easy-to-farm farmland in Seneca County. Don't miss your chance to bid on this exceptional offering.



**REAL ESTATE
& LAND COMPANY**

FOR TERMS & CONDITIONS AND ALL OTHER INFO GO TO: WWW.DYEREALESTATE.COM

HIGHLY DESIRABLE FARMLAND WITH PRIME FEATURES



TRACT 1

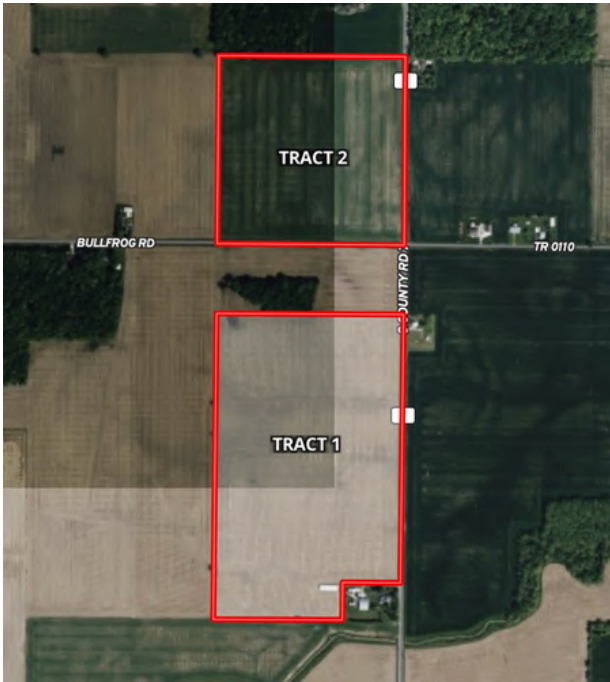
PARCEL NUMBER:
PART OF F20000308280000
COUNTY: SENECA
TOWNSHIP: HOPEWELL
SECTION: 30
TOTAL ACRES: 63+/-
TILLABLE ACRES: 61 +/-
NCCPI: 69.04 +/-

LOCATION:

Located just south of the intersection of County Road 7 and County Road 18.

DESCRIPTION:

Tract 1 features high-quality soil types and symmetrical fields, enhanced by a substantial amount of drainage tile. The extensive road frontage along the east side offers excellent access for farming. Don't miss the opportunity to own this highly sought-after piece of land. It can be purchased individually or combined with Tract 2 in this auction.



SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	27.76	44.18	0	69	2w
Pa	Pandora silt loam, 0 to 2 percent slopes	21.83	34.74	0	67	2w
HkB	Haskins loam, 2 to 6 percent slopes	12.01	19.12	0	73	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	1.24	1.97	0	67	2e
TOTALS		62.84(*)	100%	-	69.04	2.0

SELLERS:
JUDITH J. DEWALD (REBECCA S. MILLER TRUSTEE)
TAXES:
TBD DUE TO NEW SPLITS

PRIME 40-ACRE FARMLAND IN SENECA COUNTY



TRACT 2

PARCEL NUMBER:
F20000308240000
COUNTY: SENECA
TOWNSHIP: HOPEWELL
SECTION: 19
TOTAL ACRES: 40+/-
TILLABLE ACRES: PRIMARILY ALL
TILLABLE
NCCPI: 68.18 +/-

LOCATION:

Located on the north west corner of the intersection of County Road 7 and County Road 18.

DESCRIPTION:

This parcel features 40 acres of primarily tillable farmland, boasting high-quality soil types ideal for farming. With significant road frontage on both the east and south borders, this square tract offers easy access for farming. A rare opportunity to bid on such a desirable piece of property, it can be purchased individually or in combination with Tract 1 from this auction. Don't miss your chance to own this exceptional farmland.



SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	23.75	59.12	0	69	2w
Pa	Pandora silt loam, 0 to 2 percent slopes	16.42	40.88	0	67	2w
TOTALS		40.17(*)	100%	-	68.18	2.0

AUCTIONEERS:

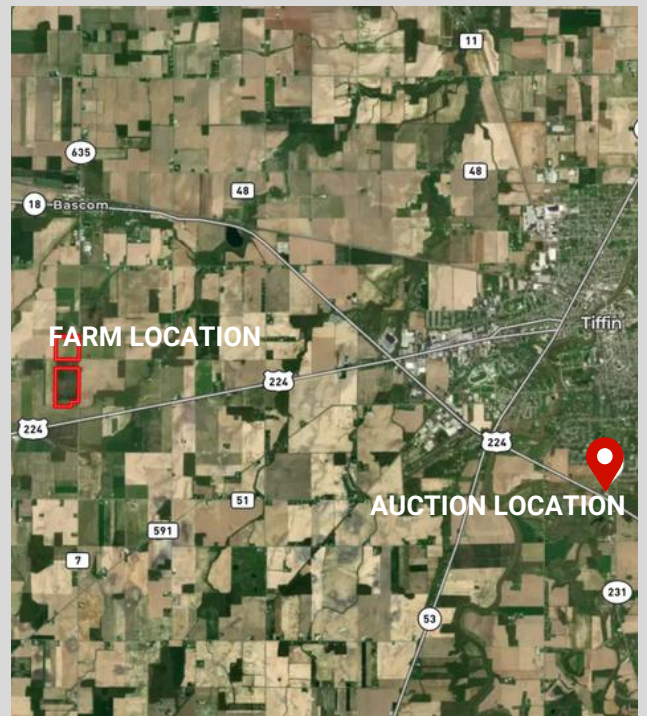
DEVIN DYE, MATT BOWERS, AND MIKE REINDEL

LICENSED IN FAVOR OF THE STATE OF OHIO

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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



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