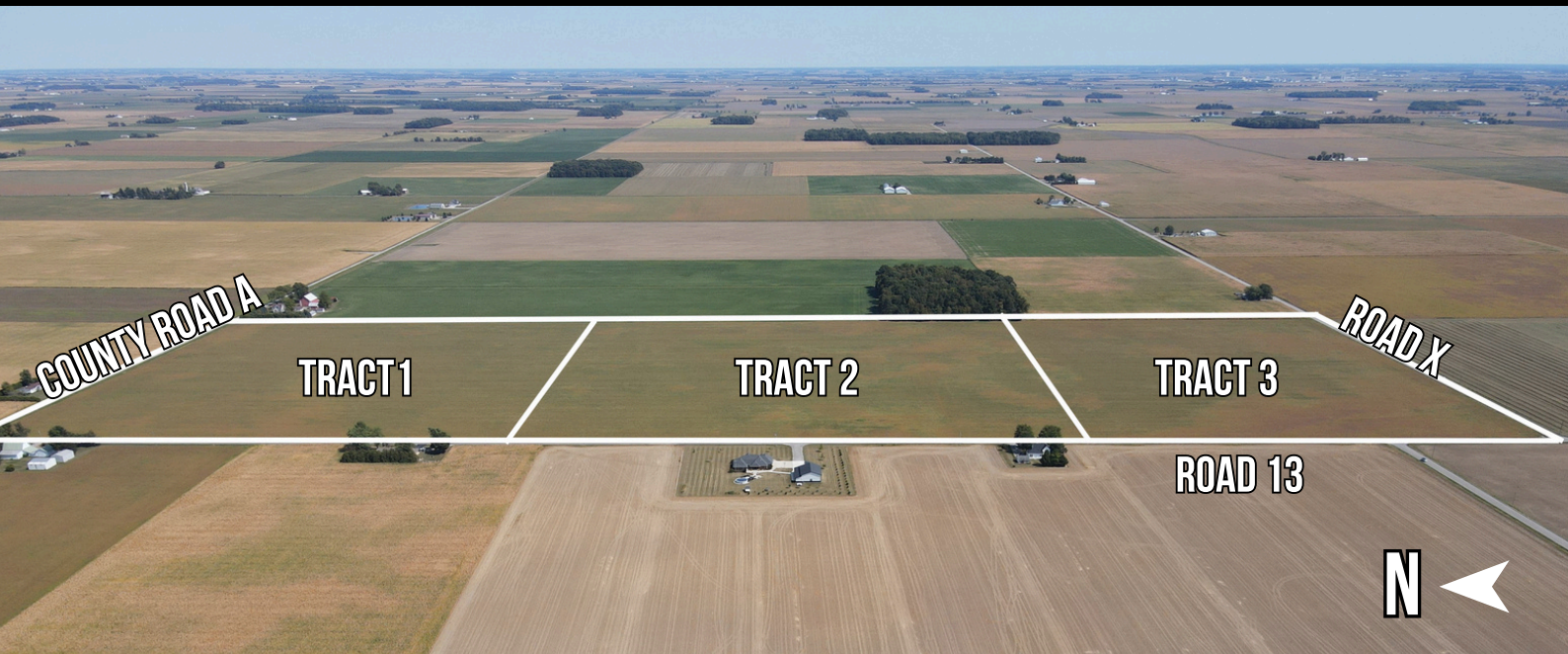
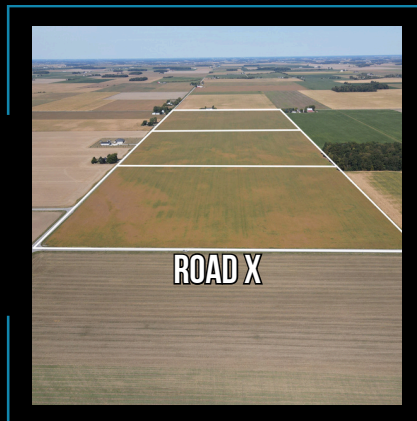
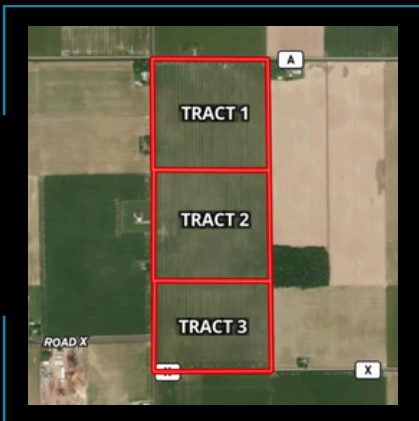


112 ± ACRE FARMLAND AUCTION

PUTNAM COUNTY | LIBERTY TOWNSHIP



Land of this quality and location rarely comes available — now is your chance to secure a valuable addition to your portfolio. Whether for farming or investment, these tracts present a unique and timely opportunity.



**REAL ESTATE
& LAND COMPANY**

WWW.DYEREALESTATE.COM

AUCTION DATE:
NOVEMBER 18, 2025

AUCTION TIME:
6:00 PM

AUCTION LOCATION:
MILLER CITY SPORTSMAN CLUB
400 S. MAIN ST., MILLER CITY, OHIO 45856

CONTACT:
DEVIN DYE
419-303-5891

TRACT 1



TRACT 2



TRACT 3



TRACT 1TRACT 1TRACT 1TRACT 1TRACT 1TRACT 1

Parcel Number: 180050600000	Township: Liberty	Annual Taxes: \$1,433.10	Tillable Acres: Primarily All
County: Putnam	Section: 6	Total Acres: 40	NCCPI: 65.77

Approximately 40 acres of all tillable land in Putnam County, Liberty Township, Ohio. Tract 1 features primarily Hoytville soil, systematically tiled for optimal drainage. Perfectly square in shape with very flat topography, offering ideal conditions for farming. There are no buildings or obstructions, providing a seamless opportunity for agricultural use.

LOCATION: Located at the southeast corner of the intersection of County Road A and County Road 13.

TRACT 2TRACT 2TRACT 2TRACT 2TRACT 2TRACT 2

Parcel Number: 180050700000	Township: Liberty	Annual Taxes: \$1,505.50	Tillable Acres: Primarily All
County: Putnam	Section: 6	Total Acres: 40	NCCPI: 66.69

Approximately 40 acres of all tillable land in Putnam County, Liberty Township. This tract is a perfect square featuring primarily Hoytville soil, systematically tiled for optimal drainage. The very flat topography and absence of buildings make it an ideal property for farming or investment

LOCATION: Located on the east side of Road 13 between Road X and Road A.

TRACT 3TRACT 3TRACT 3TRACT 3TRACT 3TRACT 3

Parcel Number: 180050900000	Township: Liberty	Annual Taxes: \$1,200.48	Tillable Acres: Primarily All
County: Putnam	Section: 6	Total Acres: 32.868	NCCPI: 67.88

Approximately 32.86 acres of productive farmland in Putnam County, Liberty Township. This tract offers road frontage on both the west and south sides, providing easy access and building lot development potential. It is predominantly tillable, with Hoytville soil and flat topography, perfect for agricultural use.

LOCATION: Located on the northeast corner of the intersection of Road X and Road 13.

SOIL MAP & REPORT

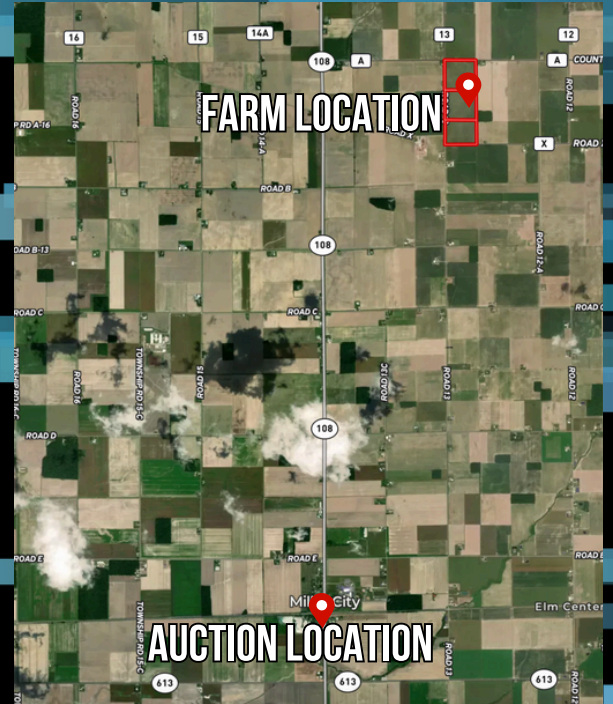


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	96.03	85.63	82	67	2w
NpA	Nappanee silt loam, 0 to 2 percent slopes	4.6	4.1	0	58	3w
Md	Mermill loam	4.16	3.71	0	61	2w
HkA	Haskins fine sandy loam, 0 to 2 percent slopes	3.24	2.89	0	75	2w
HnA	Haskins loam, 0 to 2 percent slopes	2.66	2.37	0	75	2w
NaA	Nappanee loam, 0 to 2 percent slopes	1.37	1.22	0	58	3w
Me	Mermill loam	0.07	0.06	0	65	2w
TOTALS		112.13(*)	100%	70.22	66.71	2.05

FSA INFORMATION

CROP	BASE ACRES	PLC YIELD
WHEAT	20.68	74
CORN	34.18	152
SOYBEANS	42.96	49
FARMLAND: 109.92 ACRES		
CROPLAND: 109.92 ACRES		

This is a rare opportunity to purchase three high-quality farmland tracts, located in Liberty Township, Putnam County. Perfectly suited for farmers and investors alike, these properties offer excellent tillable land with prime Hoytville soil, systematic drainage, and flat topography.



112 ± Acre Farmland Auction

Auction Date & Time:
November 18, 2025
6:00pm

Auction Location:
Miller City Sportsman Club
400 S. Main St.
Miller City, OH 45856



DEVIN DYE
THE LAND GUY
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AUCTIONEERS:
DEVIN DYE
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OF THE STATE OF OHIO"



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