

FARMLAND & DEVELOPMENT LAND AUCTION TWO PRIME TRACTS IN NORTHERN OHIO

OTTAWA COUNTY

108 +/- ACRE FARMLAND AUCTION

ERIE TOWNSHIP - PORT CLINTON, OHIO

AERIAL VIEW



AUCTION DATE
& TIME

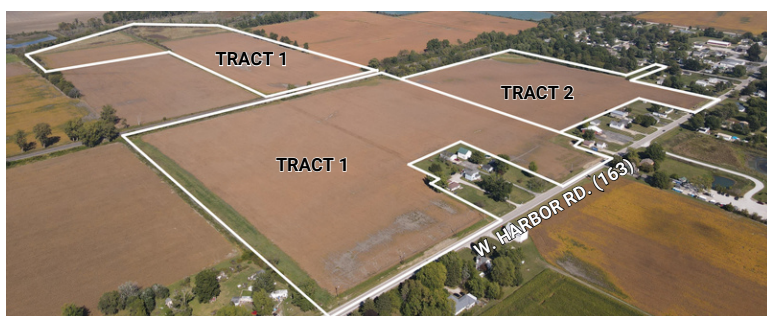
**December 4, 2025
6:00pm**

AUCTION
LOCATION

**Ottawa County
Fairgrounds
7870 OH-163 SCENIC
OAK HARBOR, OH 43449**

CONTACT

**DEVIN DYE
THE LAND GUY
419-303-5891**



**REAL ESTATE
& LAND COMPANY**

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

PRIME TILLABLE FARMLAND WITH DEVELOPMENT POTENTIAL



TRACT 1

PARCEL NUMBER:

0161688324913000, 0161688324912000 &

0161688324912001

COUNTY: OTTAWA

TOWNSHIP: ERIE

SECTION: 31

ANNUAL TAXES: \$2,263.02

TOTAL ACRES: 84.17+/-

TILLABLE ACRES: 66+/-

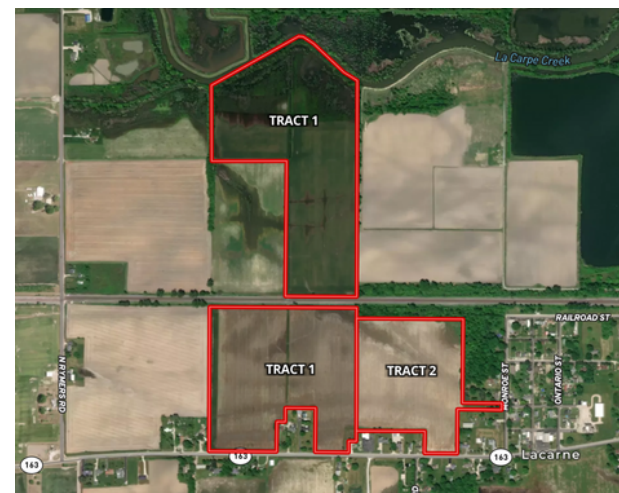
CRP ACRES: 11.32

NCCPI: 66.81

LOCATION: Located one third of a mile east of the intersection of North Rymers Road and West Harbor Road on the north side of West Harbor Road.

DESCRIPTION:

This tract features primarily tillable farmland totaling approximately 84.17 acres with 11 acres of CRP and a strong NCCPI score of 66.81, indicating high-quality soil. It presents a valuable opportunity for both productive farming and potential development due to its strategic location. Whether you're looking to expand your land holdings or explore development options, this parcel offers considerable upside. Don't miss your chance to acquire this versatile property either individually or as part of a combined purchase with the other tract in this sale.



CRP INFORMATION:

Contract 1

1.34 Acres

Contract Dates:

04/01/2016-09/30/2030

Rental Rate Per Acre: \$220.10

Contract 2

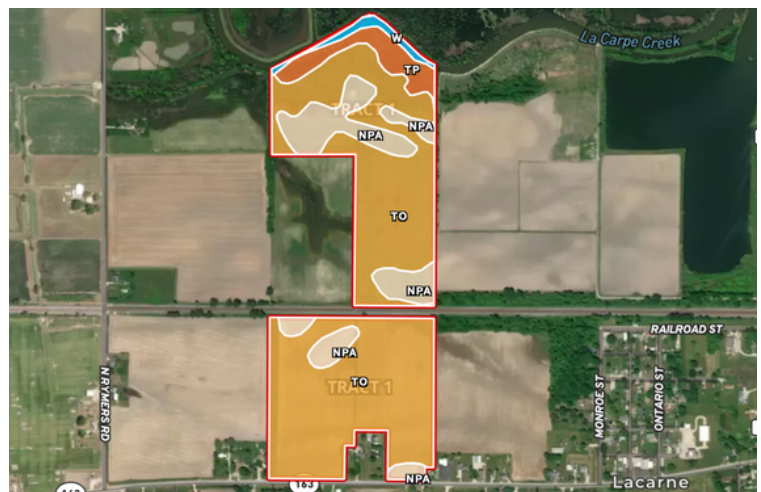
9.98 Acres

Contract Dates:

10/01/2022-09/30/2037

Rental Rate Per Acre: \$160.54

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
To	Toledo silty clay, 0 to 1 percent slopes	60.82	74.38	0	67	3w
NpA	Nappanee silty clay loam, 0 to 3 percent slopes	14.01	17.13	0	66	3w
Tp	Toledo silty clay, 0 to 1 percent slopes, flooded	5.38	6.58	0	31	4w
W	Water	1.55	1.9	0	-	-
TOTALS		81.76()	100%	-	63.18	3.07

PRIME TILLABLE LAND WITH ROAD FRONTAGE AND DEVELOPMENT POTENTIAL

TRACT 2

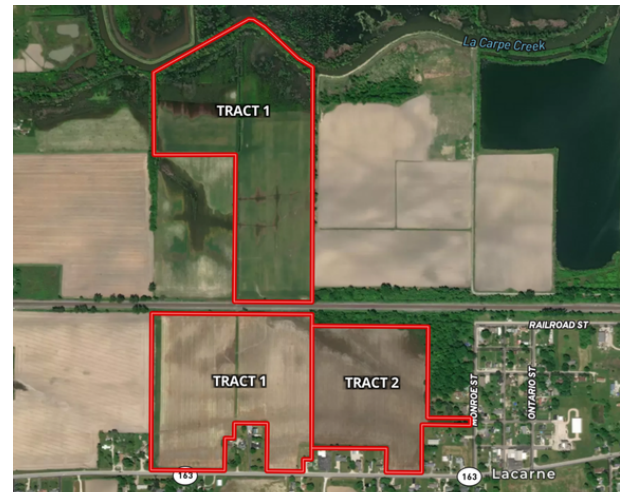
PARCEL NUMBER:
0161688324917000
COUNTY: OTTAWA
TOWNSHIP: ERIE
SECTION: 32
ANNUAL TAXES: \$782.84
TOTAL ACRES: 23.88+/-
TILLABLE ACRES: 23+/-
NCCPI: 66.79



LOCATION: Located directly adjacent to the east of tract 1 on this auction, on the north side of W. Harbor Road.

DESCRIPTION:

This 23.88-acre tract is conveniently located adjacent to residential housing and features primarily tillable land with an impressive NCCPI of 66.79, indicating high-quality soil. With significant road frontage, this property offers excellent accessibility and versatility. It is well-suited for continued tillable farming and presents promising development potential due to its strategic location. An ideal addition to your land portfolio, either individually or in combination with the other parcel in this sale.



ADDITIONAL INFORMATION:

SELLERS:

Kimberly Ann Minton

AUCTIONEERS:

DEVIN DYE, MATT BOWERS,
AND MIKE REINDEL

*LICENSED IN FAVOR OF
THE STATE OF OHIO*

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
To	Toledo silty clay, 0 to 1 percent slopes	18.82	79.11	0	67	3w
NpA	Nappanee silty clay loam, 0 to 3 percent slopes	4.97	20.89	0	66	3w
TOTALS		23.79()	100%	-	66.79	3.0

FARMLAND & DEVELOPMENT LAND AUCTION TWO PRIME TRACTS IN NORTHERN OHIO

108 ± ACRE FARMLAND AUCTION OTTAWA COUNTY ERIE TOWNSHIP

AUCTION DATE & TIME
December 4, 2025 at 6:00pm

AUCTION LOCATION
Ottawa County Fairgrounds
7870 OH-163 SCENIC
OAK HARBOR, OH 43449



This multiparcel land auction features two exceptional tracts with versatile opportunities for farming and development. Tract 1 offers approximately 84.17 acres of high-quality tillable land with substantial upside potential, while Tract 2 provides 23.88 acres of prime tillable land with significant road frontage and development prospects. These properties can be purchased individually or combined to enhance your land holdings. Don't miss this rare opportunity to acquire prime northern Ohio farmland perfect for expanding your agricultural portfolio or exploring development opportunities.

FSA INFORMATION

CROP	BASE ACRES	PLC YIELD
Wheat	14.4	47
Corn	19.5	107
Soybeans	54.45	47

FARMLAND: 109.26
CROPLAND: 99.67

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