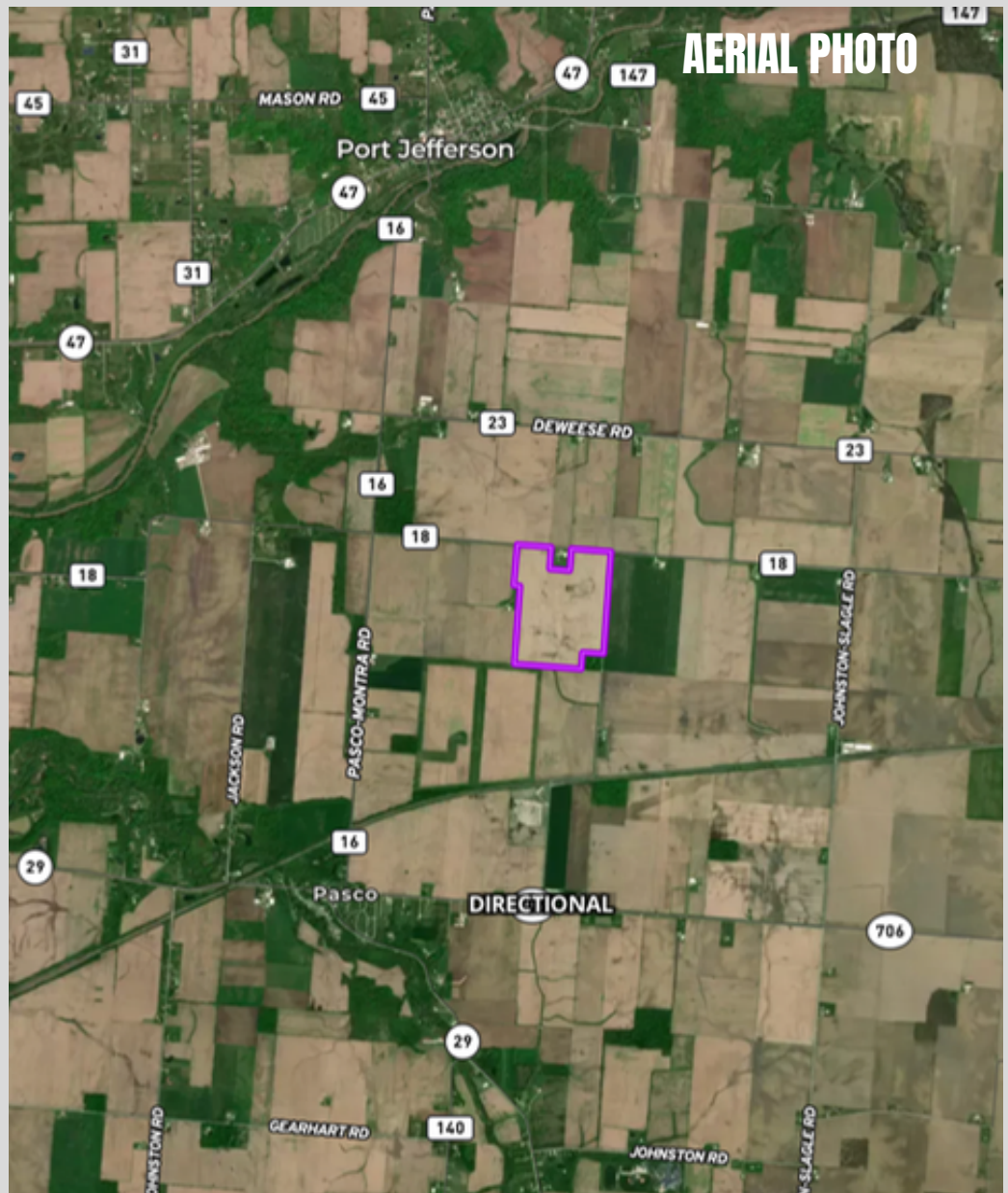


**REAL ESTATE  
& LAND COMPANY**



# 113 ± ACRE LAND AUCTION

**COUNTY**

**SHELBY**

**TOWNSHIP**

**PERRY**



## AUCTION DATE AND TIME

**JANUARY 8, 2026  
6:00 PM**

## AUCTION LOCATION

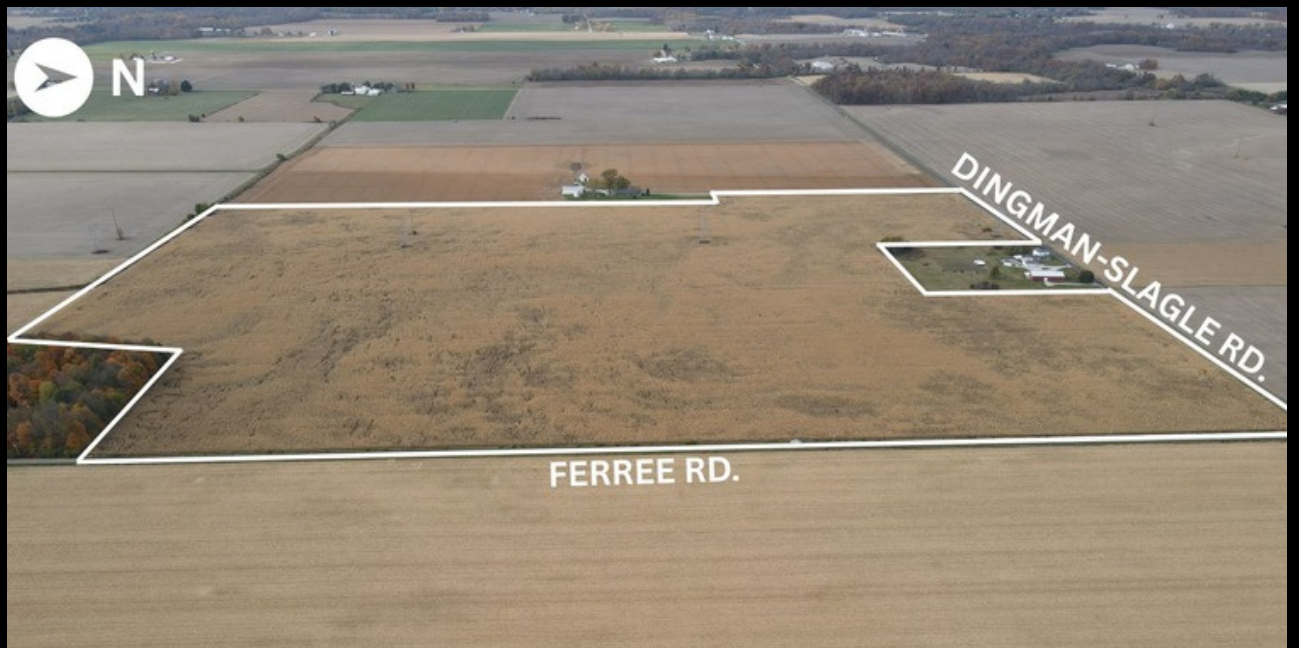
**CLOPAY BUILDING  
SHELBY COUNTY FAIRGROUNDS  
701 S. HIGHLAND AVE.,  
SIDNEY, OH 45365.**

## CONTACT

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

FOR TERMS & CONDITIONS VISIT [WWW.DYEREALESTATE.COM](http://WWW.DYEREALESTATE.COM)

# SHELBY COUNTY



Don't miss this exceptional opportunity to bid on 113-acres of prime tillable farmland located on the east side of Sidney in Shelby County. The land features predominantly high-quality soil types with a symmetrical layout, making it ideal for efficient and productive farming. With significant road frontage and a composition of top-tier soil, consisting of Crosby and Brookston, this property offers excellent opportunities for expanding your farming operation or adding a valuable piece of land to your investment portfolio.



**PERRY TOWNSHIP**

**Parcel Information:**

Parcel Number: 382323100003

County: Shelby

Township: Perry

Section: 23

School District: Fairlawn Local School District

Total Acres: 113

Tillable Acres: 111

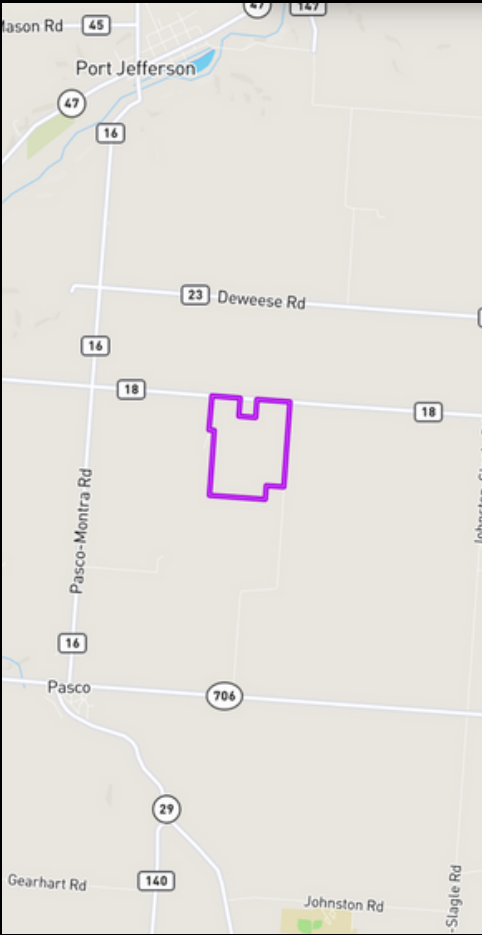
Annual Real Estate Taxes: \$4,061.09

Owners Name: Frank G. Langenkamp Trustee

NCCPI: 68.78

**Location:**

This farm is located on the south west corner of Dingman Slagle and Ferree Roads.



**SOIL MAPS**



| SOIL CODE | SOIL DESCRIPTION                                                  | ACRES     | %     | CPI | NCCPI | CAP |
|-----------|-------------------------------------------------------------------|-----------|-------|-----|-------|-----|
| CrA       | Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes | 69.04     | 61.12 | 0   | 68    | 2w  |
| Bs        | Brookston silty clay loam, fine texture, 0 to 2 percent slopes    | 42.63     | 37.74 | 0   | 70    | 2w  |
| CrB       | Crosby silt loam, 2 to 6 percent slopes                           | 1.28      | 1.13  | 0   | 71    | 2e  |
| TOTALS    |                                                                   | 112.95(*) | 100%  | -   | 68.78 | 2.0 |

# 113 ± ACRE LAND AUCTION

## AUCTION DATE AND TIME

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THE LAND TEAM

JAYLENE SMITH



AUSTIN HEFFNER



KYLIE DYE



MORGAN HOY



**DEVIN DYE**

BROKER/OWNER/AUCTIONEER

419-303-5891



AUCTIONEERS:

DEVIN DYE, MATT BOWERS, AND MIKE REINDEL

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



REAL ESTATE  
& LAND COMPANY

