

# 101.25± ACRE AUCTION LAND

April 10th, 2025 at 6:00 pm

Auction Location:  
**Hardin County Fairgrounds**  
14134 Letson Avenue  
Kenton, OH 43326

HARDIN COUNTY



TAYLOR CREEK TOWNSHIP

CONTACT:

**Devin Dye | The Land Guy**  
Broker/Owner/Auctioneer  
419-303-5891



**REAL ESTATE  
& LAND COMPANY**

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This farm sells with 2025 farming rights!

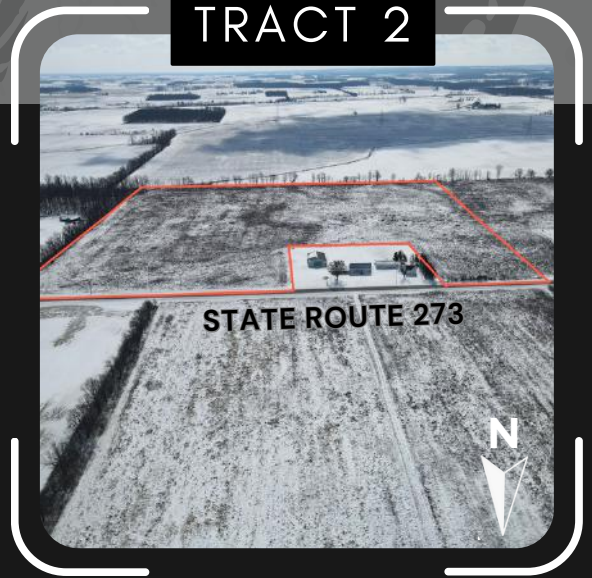
# TRACT

*Information*

TRACT 1



TRACT 2



- Parcel Number: 402000170000
- County: Hardin
- Township: Taylor Creek
- Annual Taxes: \$1,952.27
- Total Acres: 60 +/-
- Tillable Acres: 58 +/-
- NCCPI: 70.17

- Parcel Number: 402000120000
- County: Hardin
- Township: Taylor Creek
- Annual Taxes: \$1,395.06
- Total Acres: 41.25 +/-
- Tillable Acres: 38 +/-
- NCCPI: 71.4

TOTAL TAXES: \$3,347.33

SELLERS: KRISTIE MCCARTHY, MATTHEW MCCARTHY, AND NATHAN MCCARTHY

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This auction offers a total of 101.25 acres of mostly all tillable farmland located in Taylor Creek Township in Hardin County, Ohio. This auction consists of two tracts of land which can be purchased individually or in combination. The soil composition of this farm is high quality with 33% Pewamo and the remainder Blount Silt Loams. Each tract has significant road frontage and ease of access for farming purposes. Don't miss this rare southern Hardin County public farmland auction. Come bid your price on this 2 tract, 101.25 acre land auction.

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**TRACT 1**

**Description:**

60 +/- acres of primarily all tillable farmland located at the intersection of County Road 155 and State Route 273 just east of Belle Center, Ohio. This tract has a significant amount of drainage tile and road frontage with quality soil types and flat topography. This tract will make a great addition to your land holding portfolio or in addition to the other tract offered on this sale.

**Location:**

Located on the south east corner of the intersection of County Road 155 and State Route 273.

**TRACT 2**

**Description:**

41.25 +/- acres of primarily all tillable farmland located just east of the intersection of County Road 155 and State Route 273 east of Belle Center, Ohio. This tract also has a significant amount of drainage tile, quality soil types, and flat topography. This tract will make a great addition to your land holding portfolio or in addition to the other tract offered on this sale. Don't miss you oppportunity to bid your price individually or in combination on this highly desirable tract of land.

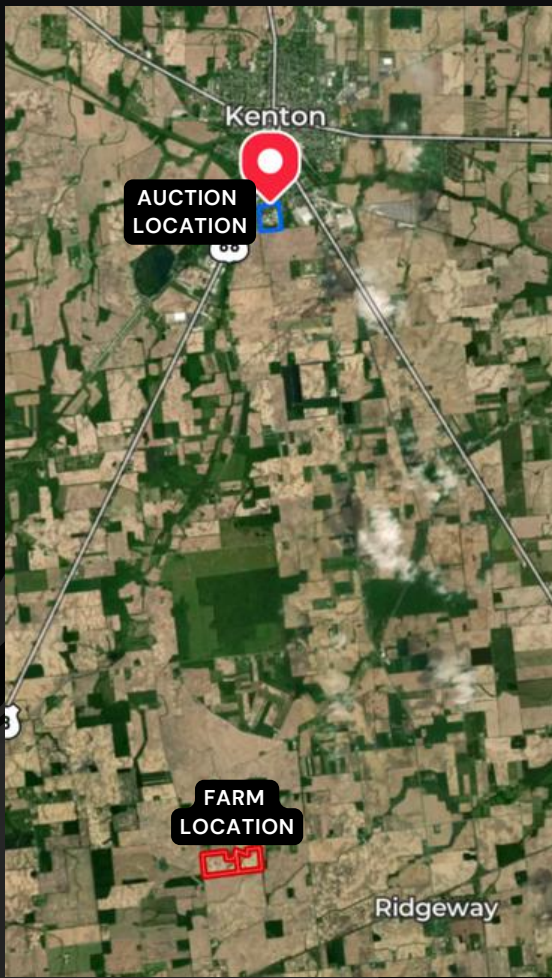
**Location:**

Located just east of the intersection of County Road 155 and State Route 273 directly adjacent to Tract 1 on this sale.

**FARMLAND: 98.37**  
**CROPLAND: 97.96**

F S A  
**INFORMATION**

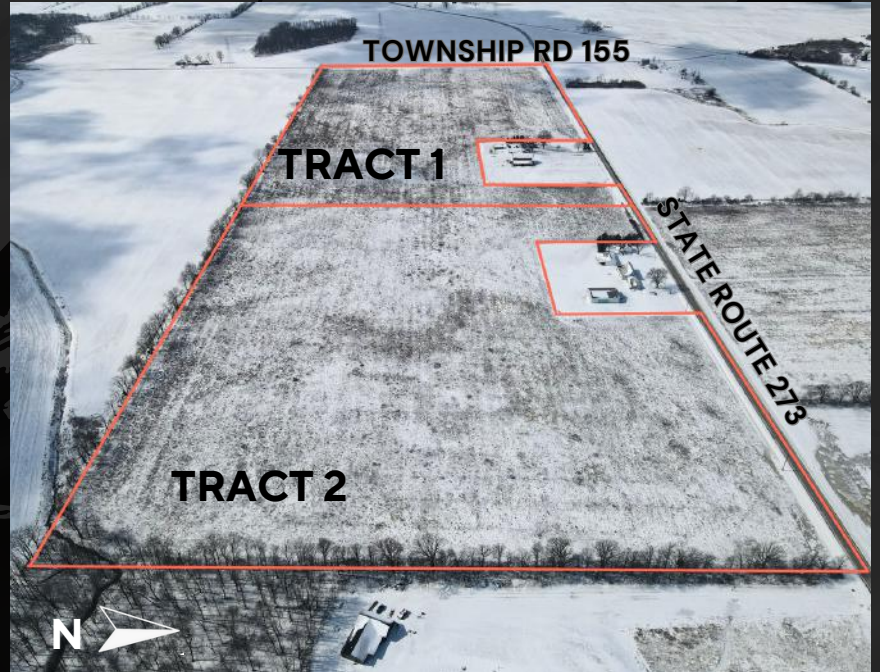
CROP	BASE ACRES	PLC YIELD
WHEAT	20	64
CORN	21.25	141
SOYBEANS	56.71	46



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*"Your area leader in land auctions"* 



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2045 Heather Dr.,  
Lima OH 45804

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**"THE LAND GUYS"**



**DEVIN DYE**  
Broker/Auctioneer



**MATT BOWERS**  
Realtor/Auctioneer



**MIKE REINDEL**  
Realtor/Auctioneer

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

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[WWW.DYEREALSTATE.COM](http://WWW.DYEREALSTATE.COM)