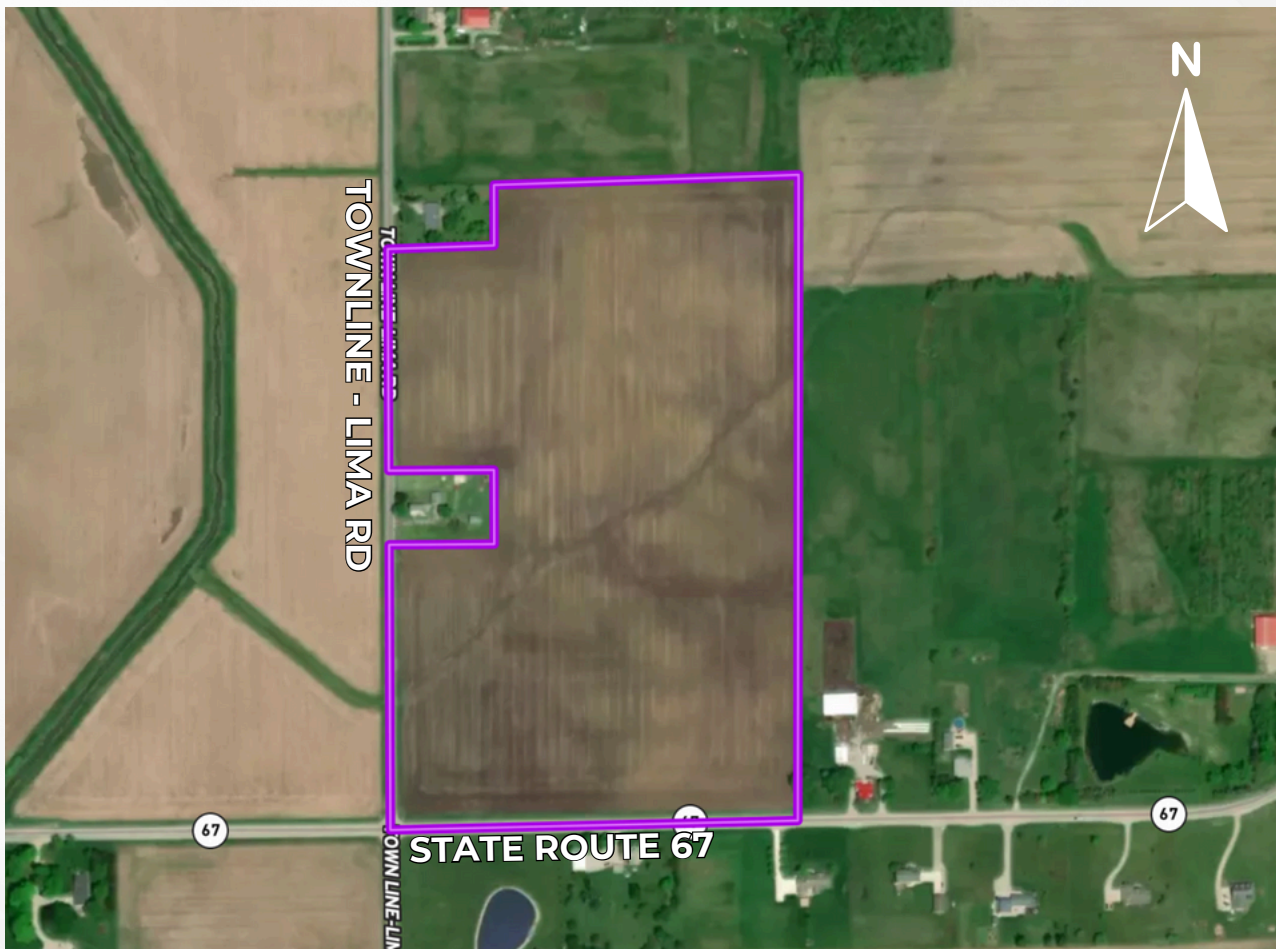


35 ± ACRE FARM LAND AUCTION

2025 FARMING RIGHTS 2025 FARMING RIGHTS 2025 FARMING RIGHTS

AUGLAIZE COUNTY

UNION TOWNSHIP



Don't miss this great opportunity to own a mostly all tillable farm located just west of Uniopolis, Ohio. This 35 acre property has a significant amount of road frontage on State Route 67 and Townline-Lima Road. Consisting of Blount, Glynwood, and Pewamo soils with a soil rating of 69.68. This farm is very productive and ready for it's new owner. Don't miss your opportunity to bid your price on this Union Township, Auglaize County, 35-acre farm.



REAL ESTATE
& LAND COMPANY

WWW.DYEREALESTATE.COM

AUCTION DATE/TIME

May
7
6:00 PM

AUCTION LOCATION

*Auglaize
County
Fairgrounds*

1001 Fairview Dr.,
Wapak, OH 45895

CONTACT

**DEVIN
DYE**

"The Land Guy"

419-303-5891

TRACT INFORMATION

Parcel Number:
L33-018-011-01
County: Auglaize
Township: Union
Section: 18

Total Acres: 35.184
Tillable Acres: 34.54

NCCPI: 69.68

Annual Taxes: \$1,046.75
Sellers: Christina Cheney &
Robert Carter

FSA INFORMATION

Farmland: 35.45 Acres
Cropland: 34.54 Acres

CROP	BASE ACRES	PLC YIELD
Wheat	17.2	61
Corn	8.6	118
Soybeans	8.5	43

LOCATION

Located on the northeast corner of the intersection of Townline-Lima Road and State Route 67, one mile west of Uniopolis, OH.



2025 FARMING RIGHTS QUALITY SOIL TYPES WONDERFUL LAND OFFERING DON'T MISS THIS OPPORTUNITY!



Buyer to reimburse current farmer \$3,892.78 for fall spraying and fertilizer expense prior to possession.



SOIL MAP & REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	13.1	37.14	0	67	2e
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	11.6	32.89	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	10.56	29.94	0	76	2w
TOTALS		35.26(*)	100%	-	69.68	2.0

AUCTION DATE & TIME
MAY 7, 2025
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1001 Fairview Dr.,
Wapak, OH 45895

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



**REAL ESTATE
& LAND COMPANY**

DYE REAL ESTATE & LAND AUCTION TEAM



DEVIN DYE



MATT BOWERS



MIKE REINDEL



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