

FARMLAND

AUCTION

# 100 ± ACRES

HENRY COUNTY | FLATROCK TOWNSHIP

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



*"Your area leader in land auctions"*

**AUCTION  
 DATE & TIME:**

NOVEMBER 20, 2025  
 6:00PM



**AUCTION  
 LOCATION:**

HENRY COUNTY FAIRGROUNDS  
 EVENT CENTER  
 821 S. PERRY ST.  
 NAPOLEON, OH 43545

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

**Don't miss your opportunity to bid on this high-quality farmland auction in Northwest Ohio. This 100-acre parcel includes approximately 91 acres of tillable land and 7 acres of wooded area. Opportunities like this don't come often. Located in the Holgate School District and featuring significant road frontage, this is your chance to purchase a prime piece of farmland in Northwest Ohio.**



### **Parcel Info.**

Parcel Number:  
09-350002-0000  
County: Henry  
Township: Flatrock  
Section: 35  
Total Acres: 100  
Tillable Acres: 91  
NCCPI: 67



### **Description**

Located in Holgate School District, Flatrock Township, this 100-acre parcel features all Hoytville soil with an NCCPI of 67. The property includes approximately 91 acres of prime tillable land, complemented by 7 acres of wooded area. It offers significant road frontage and adequate drainage tile, ensuring efficient and productive tillable acreage. This is a fantastic opportunity to acquire high-quality farmland in a desirable location.

## Location

Situated at the southwest corner of the intersection of Township Road H and County Road 14.

## Additional Info

Taxes:

\$4,105.00

Sellers:

Robert and Stephen  
Groll

Auctioneers:

Devin Dye  
Matt Bowers  
Mike Reindel

## Soil Map & Report

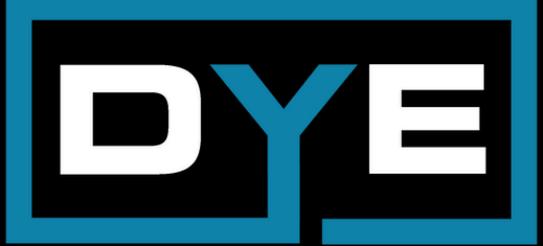


## Aerial View



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## HENRY COUNTY | FLATROCK TOWNSHIP



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REAL ESTATE  
& LAND COMPANY  
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