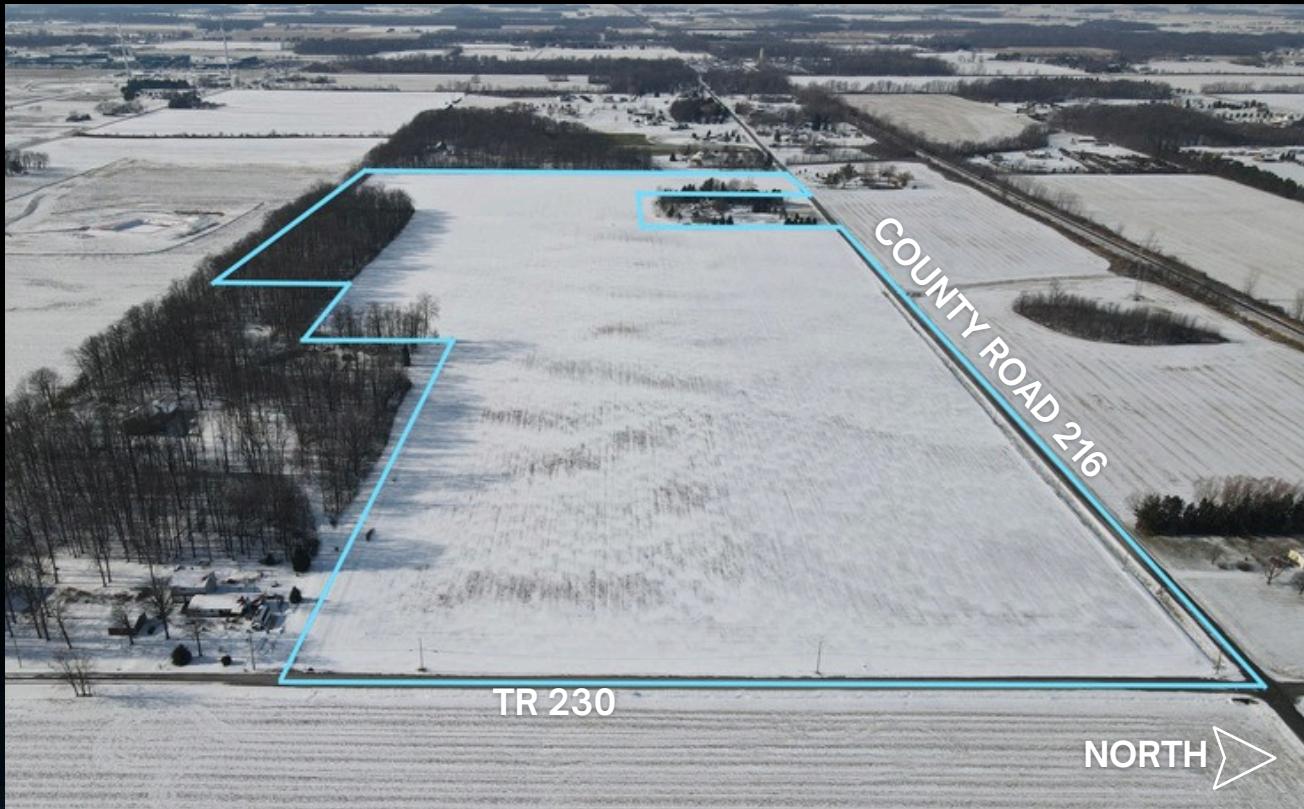


**REAL ESTATE
& LAND COMPANY**

AUCTION DATE & TIME:
FEBRUARY 12, 2026 6:00 PM

AUCTION LOCATION:
OLD MILL STREAM CENTRE
HANCOCK COUNTY FAIRGROUNDS,
1017 E SANDUSKY ST. FINDLAY OHIO 45840



**63± ACRE FARMLAND
AUCTION
HANCOCK COUNTY
ALLEN TOWNSHIP**



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

WWW.DYEREALESTATE.COM



This 63-acre land auction near Findlay, Ohio, presents an excellent investment opportunity, particularly for agricultural purposes. The property features high-quality soils, with approximately 50% being Pewamo soil and 50% Blount soil, making it highly productive. About 90% of the land is tillable, and it was systematically tiled in 2012 to enhance drainage and productivity. Additionally, its strategic location just east of I-75 and close to major distribution centers like Ball Metal, Whirlpool, and Lowe's further underscores its potential for future development. Overall, this property combines agricultural viability with possible development prospects, making it a valuable asset.



FARM INFO:

PARCEL NUMBER:
20001002078

COUNTY:
Hancock

TOWNSHIP:
Allen

SECTION:
29

LEGAL DESCRIPTION:
Part of the N 1/2 of
the NW 1/4 of
Section 29

TOTAL ACRES:
62.88

TILLABLE ACRES:
56

WOODED ACRES:
5

NCCPI:
73.48

ANNUAL TAXES:
\$1,533.30

SOIL MAP & INFO



LOCATION

Located on the south west corner of the intersection of County Road 216 and Township Road 230. This farm sits 1.5 miles east of I-75.

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|------------|-------|-------|-------|-----|
| BpA | Blount-Houcktown complex, 0 to 3 percent slopes | 29.82 | 49.65 | 72 | 71 | 2w |
| PrmA | Pewamo silty clay loam, 0 to 1 percent slopes | 28.06 | 46.72 | 0 | 76 | 2w |
| BrA | Blount-Jenera complex, 0 to 3 percent slopes | 1.1 | 1.83 | 73 | 73 | 2w |
| DfA | Del Rey-Blount complex, 0 to 3 percent slopes | 1.08 | 1.8 | 71 | 77 | 2w |
| TOTALS | | 60.06(*) | 100% | 38.36 | 73.48 | 2.0 |



SELLERS:
Edwin R & Pamela J Kline

AUCTION DATE & TIME:

FEBRUARY 12, 2026

6:00 PM

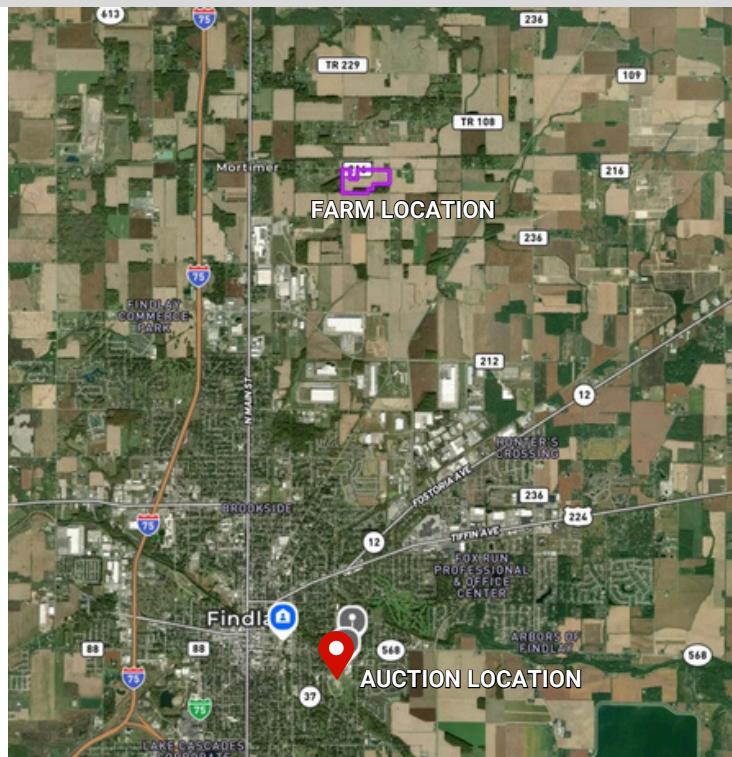
AUCTION LOCATION:

**OLD MILL STREAM CENTRE
HANCOCK COUNTY**

FAIRGROUNDS

**1017 E SANDUSKY ST.
FINDLAY OHIO 45840**

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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**

