



**REAL ESTATE
& LAND COMPANY**

AUCTION DATE & TIME:
FEBRUARY 19, 2026 6:00 PM

AUCTION LOCATION:
HOWARD JOHNSON INN LIMA
1920 ROSCHMAN AVE., LIMA, OH 45804

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



90± ACRE FARMLAND
AUCTION
ALLEN COUNTY
AUGLAIZE TOWNSHIP



CONTACT THE LAND GUYS
DEVIN DYE | 419-303-5891
MATT BOWERS | 567-204-7462

WWW.DYEREALESTATE.COM

TRACT 1



DESCRIPTION

Tract 1 consists of approximately 60 acres, predominantly made up of tillable land. This parcel is comprised of Blount and Pewamo soils and has been systematically tiled. This tract would be a great investment on its own or in combination with Tract 2 in this auction.

LOCATION

Located 1 mile east of the intersection of Amherst Road and State Route 117 on the south side of Amherst Road.

Parcel Number:

Part of 48350003006000

County: Allen

Township: Auglaize

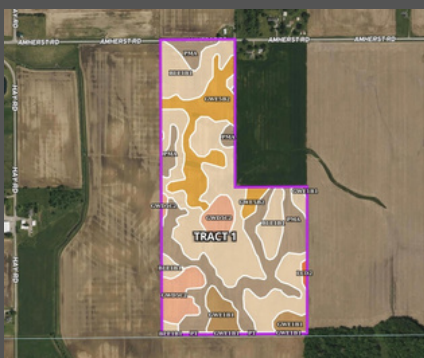
Section: 35

Total Acres: 60

Tillable Acres: 59.51

NCCPI: 66.6

SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	27.59	45.33	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	15.14	24.87	0	76	2w
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	8.62	14.16	0	56	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	5.54	9.1	63	56	4e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	3.53	5.8	0	66	2e
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	0.26	0.43	0	59	4e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	0.18	0.3	0	76	2w
TOTALS		60.86()	100%	5.73	66.6	2.19

Don't miss the opportunity to bid on this outstanding land auction located in Allen County, Ohio. The auction features two tracts of land, each consisting primarily of tillable farmland situated directly adjacent to one another. Tract One is approximately 60 acres of mostly tillable land, while tract two consists of about 30 acres, also primarily tillable. Both tracts have significant amounts of drainage tile and have been very well maintained, complete with abundant nutrients.

TRACT 2



DESCRIPTION

Tract 2 consists of approximately 30 acres of entirely tillable land, comprised of Blount and Pewamo soils. This tract is small enough to be manageable for new farm buyers and would also be a great investment for someone looking to add to Tract 1 in this sale.

LOCATION

Tract 2 is located just 1 mile east of the intersection of Amherst Road and State Route 117, on the north side of Amherst Road.

Part of Parcel Number:

48350003006000

County: Allen

Township: Auglaize

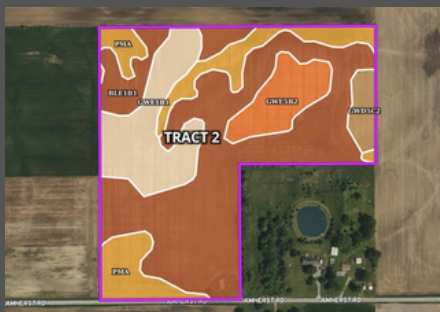
Section: 35

Total Acres: 30

Tillable Acres: 29

NCCPI: 67.06

SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	16.76	55.31	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	5.1	16.83	0	76	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	4.83	15.94	0	66	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	2.59	8.55	0	56	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	1.03	3.4	63	56	4e
TOTALS		30.31()	100%	2.14	67.06	2.07

DWELLING INFORMATION

2 Bedroom

1 Bath

560 Total Square Feet

Built in 1920

Crawl Space

Total Electric

Dwelling is currently occupied by a tenant on a month to month basis.

AUCTION DATE & TIME:

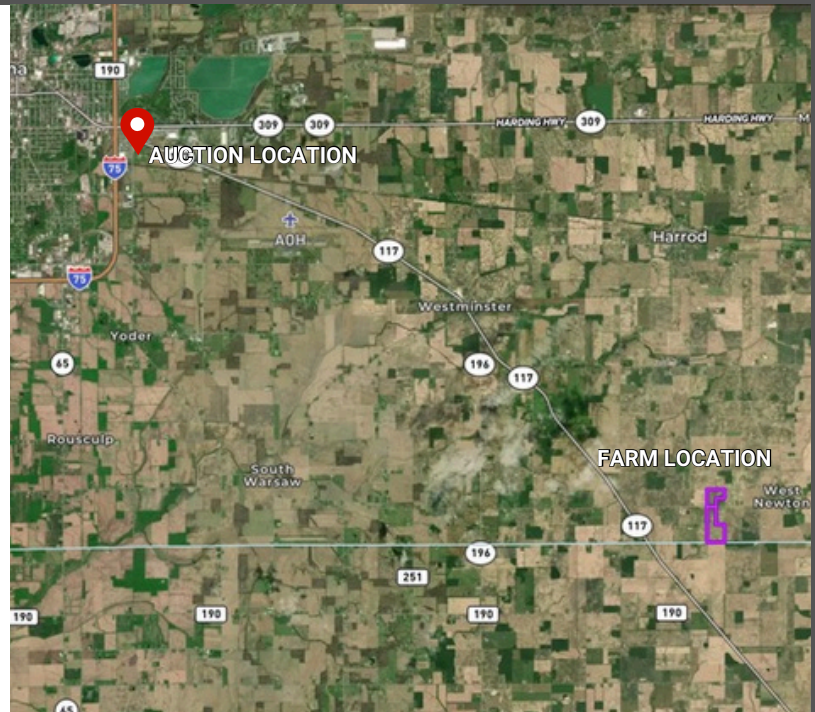
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FOR TERMS & CONDITIONS OR ALL
OTHER INFO GO TO:
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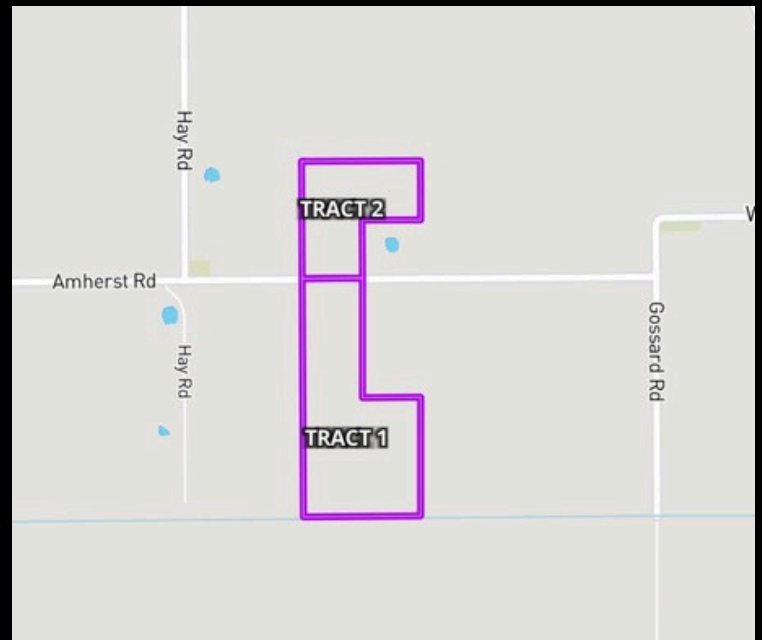
REALTOR/AUCTIONEER
567-204-7462

ADDITIONAL INFO

SELLERS: James M. Gossard and Dianna L. Gossard

TAXES: \$3,435.38

**SOLD IN TWO TRACTS, INDIVIDUALLY
OR IN COMBINATION**



AUCTIONEERS:

DEVIN DYE, MATT BOWERS, AND
MIKE REINDEL

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



**REAL ESTATE
& LAND COMPANY**

