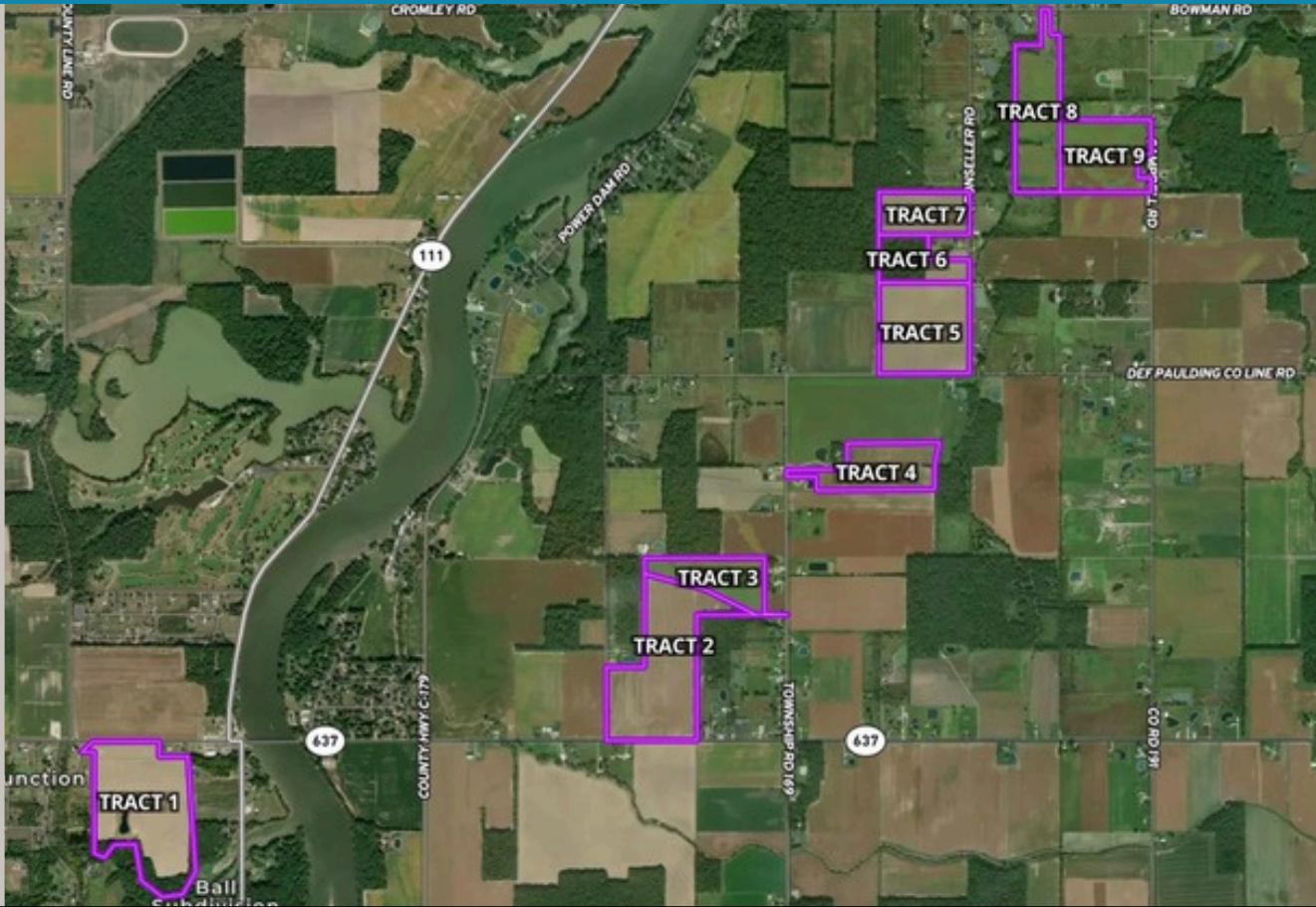


# 300± ACRE LAND

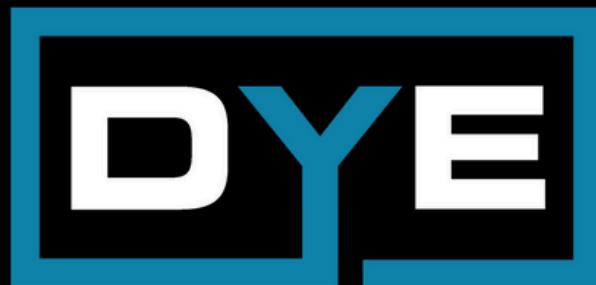
# AUCTION

OFFERED IN NINE TRACTS, INDIVIDUALLY, IN COMBINATION OR AS A WHOLE

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## PAULDING & DEFIANCE COUNTY *DEFIANCE & AUGLAIZE TOWNSHIPS*



**REAL ESTATE  
& LAND COMPANY**

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

### AUCTION DATE & TIME

April 6, 2026 at 6:00 pm

### AUCTION LOCATION

OSU Extension Building

Paulding County

Fairgrounds

503 Fairground Drive,  
Paulding, Ohio 45879

Devin Dye | Broker | Owner | Auctioneer | 419-303-5891

# TRACT 1

## PARCEL NUMBER

01-14S-027-07

### TRACT FACTS

- County: Paulding
- Township: Auglaize
- Section: 30
- Annual Taxes: \$640.20
- Total Acres: 58.7
- Tillable Acres: 51
- Wooded Acres: 8
- NCCPI: 44.73

### DESCRIPTION

Tract 1 consists of a total of approximately 58 acres, of which 51 are tillable. This tract has significant road frontage for great access and potential future building lots. It also has approximately 8 acres of wooded land that borders the Little Flat Rock Creek. Additionally, situated on Tract 1 is a 3/4-acre pond. This tract would make a great recreational, agricultural, and potential future building location for its new owner.



### LOCATION

Located directly west of the five-span intersection of State Route 111 and 637, this property lies on the south side of State Route 111. Look for auction signs.



### SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RoA	Roselms silty clay loam, 0 to 2 percent slopes	28.41	47.98	0	48	3w
Pc	Paulding clay, 0 to 1 percent slopes	14.28	24.12	0	43	3w
BrB2	Broughton silty clay loam, 2 to 6 percent slopes, eroded	5.98	10.1	0	41	3e
BrC2	Broughton silty clay loam, 6 to 12 percent slopes, eroded	3.77	6.37	0	41	4e
BsC3	Broughton silty clay, 6 to 12 percent slopes, severely eroded	3.65	6.16	0	33	6e
Wb	Wabasha silty clay loam, frequently flooded	1.75	2.96	0	56	3w
RpB2	Roselms silty clay, 2 to 6 percent slopes, eroded	1.16	1.96	0	39	3e
BrE2	Broughton silty clay loam, 18 to 35 percent slopes, eroded	0.21	0.35	0	33	7e
BsD3	Broughton silty clay, 12 to 18 percent slopes, severely eroded	0.01	0.02	0	30	7e
TOTALS		59.22( )	100%	-	44.73	3.26

# TRACT 2

PARCEL NUMBER  
PART OF 01-04S-009-01

## TRACT FACTS

- County: Paulding
- Township: Auglaize
- Section: 20
- Annual Taxes: TBD (Due to split)
- Total Acres: 58
- Tillable Acres: 54
- NCCPI: 46.28

## DESCRIPTION

Tract 2 in this sale is located just east of Tract 1 and just east of the Auglaize River. It is comprised primarily of productive tillable farmland, with the northern border adjoining Tract 3 in this sale. Consisting of a total of approximately 58 acres, this tract would make a great investment on its own or in combination with the other tracts offered in this sale.



## LOCATION

Just east of the Auglaize River on the north side of State Route 637.  
Look for auction signs.



## SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pc	Paulding clay, 0 to 1 percent slopes	36.23	62.39	0	43	3w
RpA	Roselms silty clay, 0 to 2 percent slopes	13.45	23.16	0	46	3w
RmA	Rimer-Fulton complex, 0 to 2 percent slopes	3.78	6.51	0	64	2w
RkA	Rimer loamy sand, 0 to 2 percent slopes	2.39	4.12	0	64	2w
RoA	Roselms silty clay loam, 0 to 2 percent slopes	1.56	2.69	0	48	3w
RkB	Rimer loamy sand, 2 to 6 percent slopes	0.67	1.15	0	61	2e
<b>TOTALS</b>		<b>58.08(</b> <small>*)</small>	<b>100%</b>	<b>-</b>	<b>46.28</b>	<b>2.88</b>

# TRACT 3

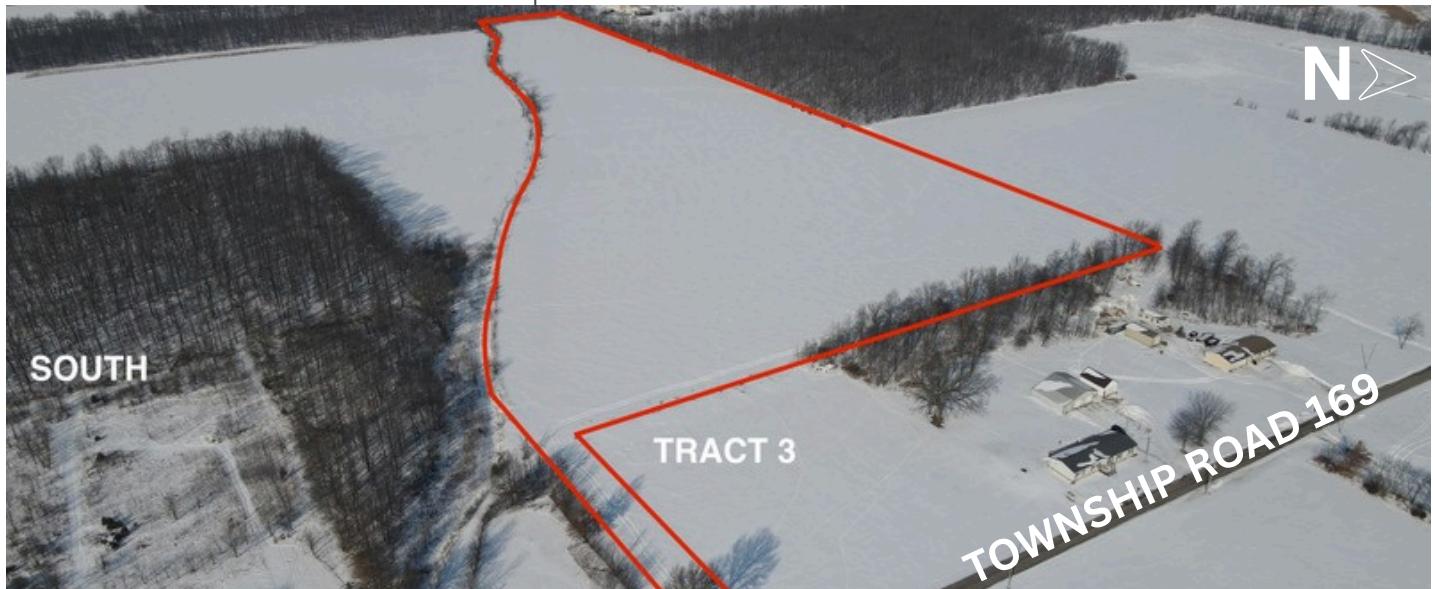
PARCEL NUMBER  
PART OF 01-04S-009-01

## TRACT FACTS

- County: Paulding
- Township: Auglaize
- Section: 20
- Annual Taxes: TBD (Due to split)
- Total Acres: 20
- Tillable Acres: 19
- NCCPI: 43.71

## DESCRIPTION

Tract 3 consists primarily of tillable farmland, with the southern border adjoining Tract 2 in this sale. Productive farmland and small acreage make this a good investment on its own or a great addition to the other tracts being offered in this sale.



## LOCATION

Just north of the intersection of State Route 637 and Township Road 169, on the west side of Township Road 169. Look for auction signs.



## SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pc	Paulding clay, 0 to 1 percent slopes	15.99	77.02	0	43	3w
RpA	Roselms silty clay, 0 to 2 percent slopes	4.78	23.03	0	46	3w
TOTALS		20.77( )	100%	-	43.71	3.0

# TRACT 4

## PARCEL NUMBER

01-05S-005-07

### TRACT FACTS

- County: Paulding
- Township: Auglaize
- Section: 21
- Annual Taxes: \$445.28
- Total Acres: 20.59
- Tillable Acres: 19
- NCCPI: 43.48

### DESCRIPTION

Tract 4 is located just north of Tract 3 on Township Road 169 and consists primarily of tillable farmland. There is very little waste on this tract, allowing the owner to maximize almost every acre for income-producing crop production.



### LOCATION

Located 3/4 of a mile north of the intersection of State Route 637 and Township Road 169, on the east side of State Route 169.



### SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PC	Paulding clay, 0 to 1 percent slopes	21.59	87.87	0	43	3w
RpA	Roselms silty clay, 0 to 2 percent slopes	2.78	11.31	0	46	3w
RmA	Rimer-Fulton complex, 0 to 2 percent slopes	0.19	0.77	0	64	2w
TOTALS		24.56( )	100%	-	43.48	2.99

# TRACT 5

## PARCEL NUMBER

PART OF B11-0016-0-008-00

### TRACT FACTS

- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: TBD due to split
- Total Acres: 40
- Tillable Acres: 39
- NCCPI: 44.18

### DESCRIPTION

Tract #5 in this sale offers a prime piece of Defiance County farmland, as it is a perfectly square 40-acre tract of all tillable farmland. With road frontage along the entire south and east boundaries of this farm, it is as close to farmland perfection as you can find in Defiance County.



### LOCATION

Located on the northwest corner of the intersection of Defiance-Paulding County Line Road and Sponseller Road.



### SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pa	Paulding clay, 0 to 1 percent slopes	26.63	66.51	0	43	3w
RsA	Roselms silty clay, 0 to 3 percent slopes	11.66	29.12	0	46	3w
RvA	Roselms loam, 0 to 2 percent slopes	1.75	4.37	0	50	3w
TOTALS		40.04( )	100%	-	44.18	3.0

# TRACT 6

## PARCEL NUMBER

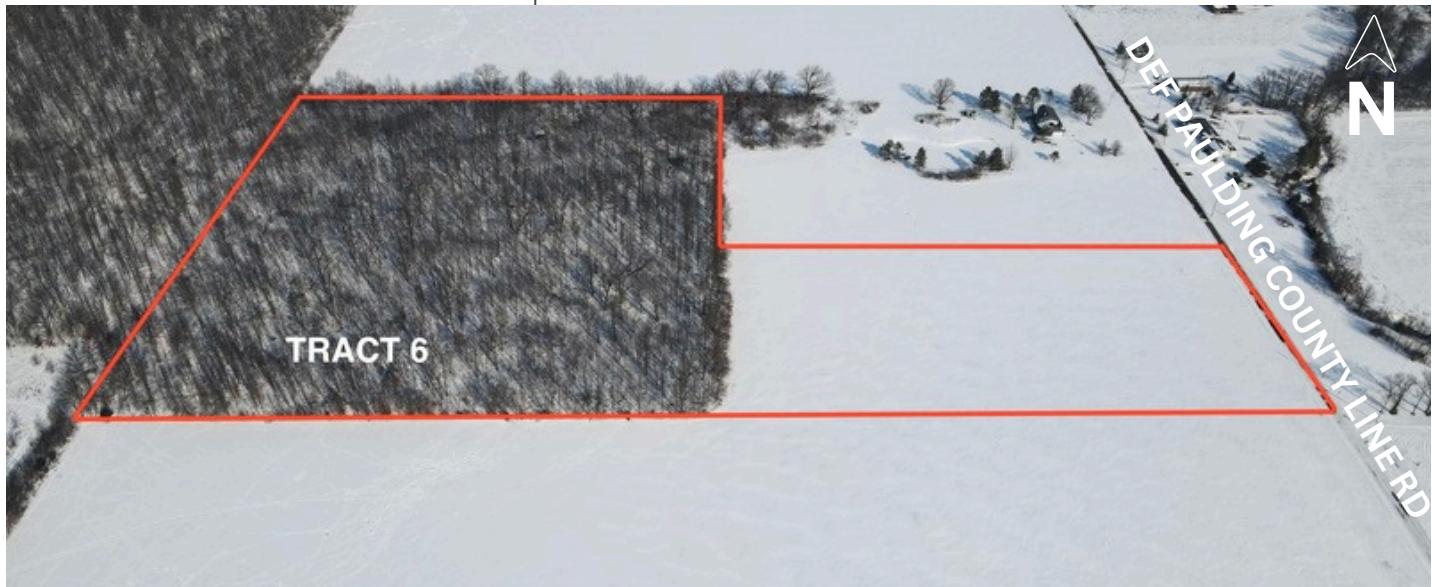
PART OF B11-0016-0-008-00

### TRACT FACTS

- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: TBD due to split
- Total Acres: 16
- Tillable Acres: 5
- Wooded Acres: 11
- NCCPI: 43.89

### DESCRIPTION

Tract 6 consists of approximately 16 acres total, with approximately 11 acres wooded and 5 acres tillable. This parcel would make a great property for an outdoor enthusiast looking to build a home and live near their hunting domain. It would also be a great addition to Tract 5 or other tracts in this sale.



### LOCATION

Tract 6 lies directly north of Tract 5 in this sale, approximately 1/4 mile north of the intersection of Sponseller and Defiance-Paulding County Line Road.



### SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pa	Paulding clay, 0 to 1 percent slopes	11.41	70.48	0	43	3w
RsA	Roselms silty clay, 0 to 3 percent slopes	4.78	29.52	0	46	3w
TOTALS		16.19( )	100%	-	43.89	3.0

# TRACT 7

PARCEL NUMBER  
PART OF B11-0016-0-008-00

## TRACT FACTS

- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: TBD due to split
- Total Acres: 19
- Tillable Acres: 18.5
- NCCPI: 43.96

## DESCRIPTION

Tract 7 lies directly north of Tract number 6 in this sale. This is a perfectly rectangular 18-acre (plus or minus) mostly tillable farm with significant road frontage, making it a great investment on its own or in conjunction with the other tracts offered in this sale.



## LOCATION

Located on the west side of Sponseller Road, just north of Tract 6.



## SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pa	Paulding clay, 0 to 1 percent slopes	12.64	67.27	0	43	3w
RsA	Roselms silty clay, 0 to 3 percent slopes	6.14	32.68	0	46	3w
TOTALS		18.78( )	100%	-	43.96	3.0

# TRACT 8

## PARCEL NUMBER

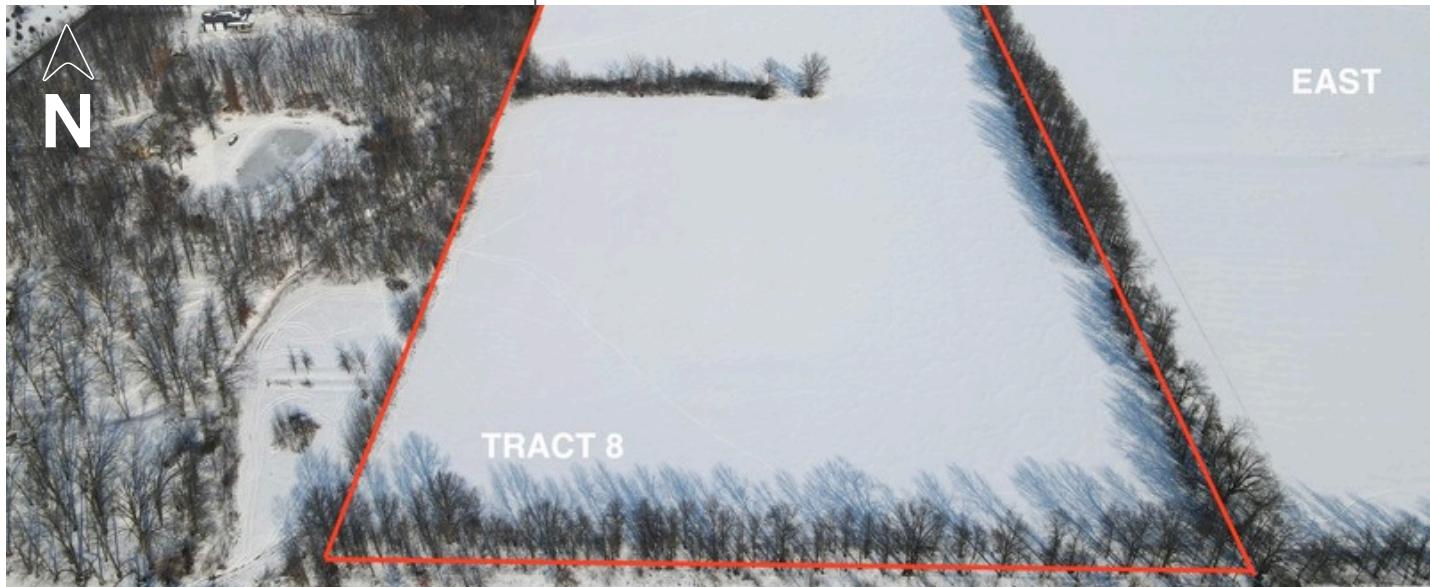
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## TRACT FACTS

- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: \$353.76
- Total Acres: 34.32
- Tillable Acres: 28.6
- NCCPI: 44.54

## DESCRIPTION

Tract 8 has road frontage on Bowman Road and mainly consists of tillable farmland. This tract has a small amount of recreational land but primarily consists of tillable land and would make a great investment on its own or in conjunction with Tract 9, as it lies directly adjacent to Tract 9 in this sale.



## LOCATION

Located just west of the intersection of Campbell Road and Bowman Road. Look for auction signs.



## SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsA	Roselms silty clay, 0 to 3 percent slopes	22.97	67.1	0	46	3w
Pa	Paulding clay, 0 to 1 percent slopes	8.73	25.5	0	43	3w
BwC3	Broughton clay, 6 to 12 percent slopes, severely eroded	2.26	6.6	0	33	6e
Md	Mermill loam	0.27	0.79	0	67	2w
TOTALS		34.23( )	100%	-	44.54	3.19

# TRACT 9

## PARCEL NUMBER

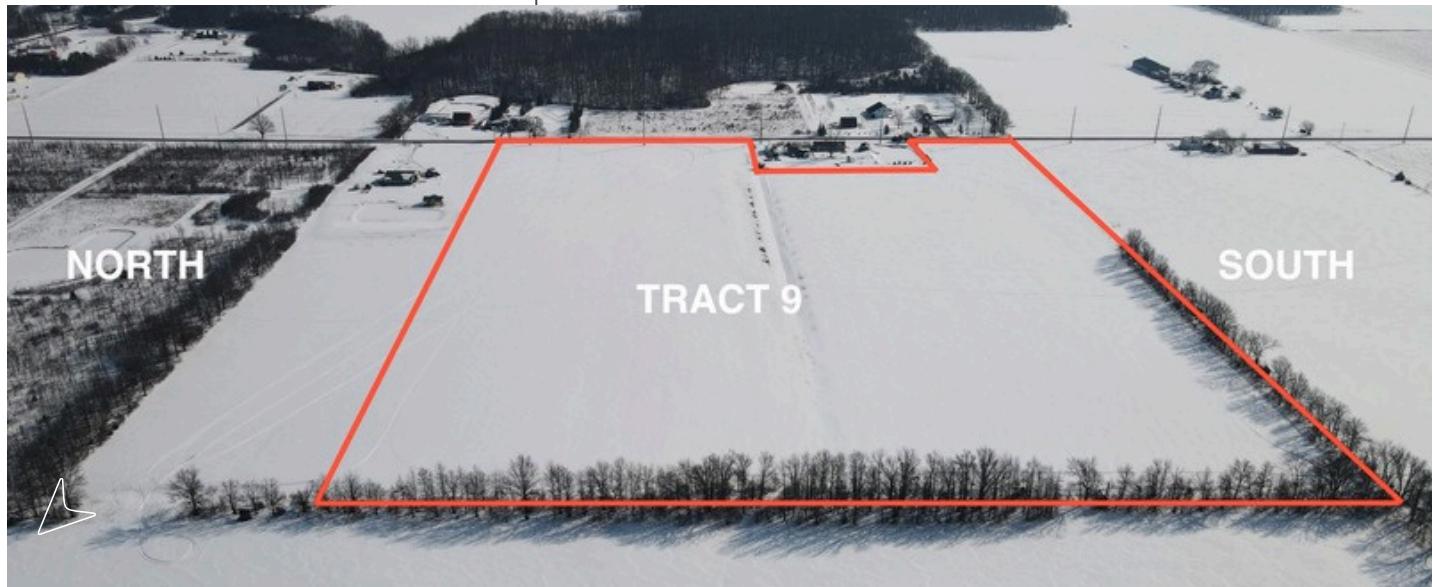
B 1 1 - 0 0 1 6 - 0 - 0 1 4 - 0 0

### TRACT FACTS

- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: \$316.78
- Total Acres: 30.17
- Tillable Acres: 28.75
- NCCPI: 45.23

### DESCRIPTION

Tract 9, located directly adjacent to the east of Tract 8 offered in this auction, consists of 30 acres of primarily tillable farmland with significant road frontage along Campbell Road. This tract of land would make a great investment on its own or in addition to Tract 8 or any other tracts offered in this sale.



### LOCATION

Located 1/4 of a mile south of the intersection of Bowman and Campbell Road, on the west side of Campbell Road. Look for the signs.

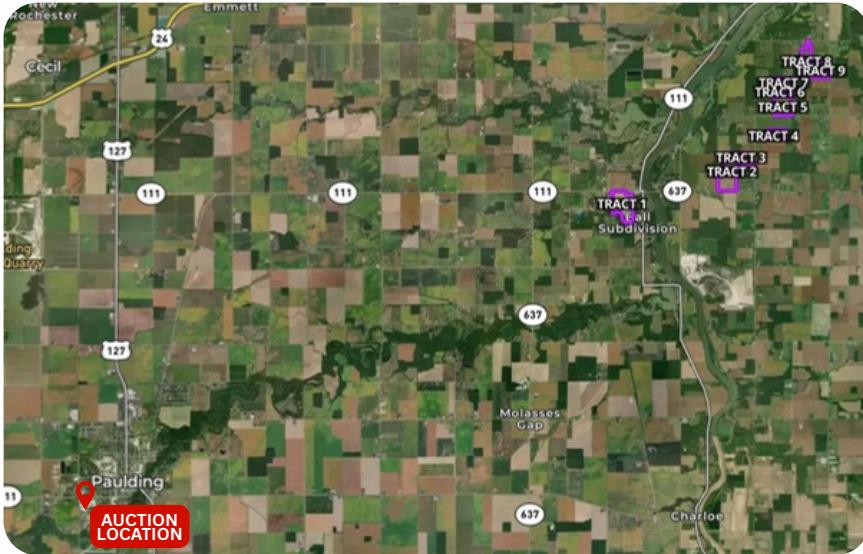


### SOIL MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Rsa	Roselms silty clay, 0 to 3 percent slopes	22.44	73.99	0	46	3w
Pa	Paulding clay, 0 to 1 percent slopes	7.9	26.05	0	43	3w
TOTALS		30.34( )	100%	-	45.23	3.0

LOCATION



AUCTION INFO

AUCTION DATE  
& TIME

April 6, 2026  
6:00 pm

AUCTION LOCATION

OSU Extension Building  
Paulding County  
Fairgrounds  
503 Fairground Drive,  
Paulding, Ohio 45879

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DEVIN DYE

BROKER/OWNER/AUCTIONEER  
419-303-5891

#### ADDITIONAL INFO

Sellers: Pete Schlegel and Garbani Farms LLC

Auctioneers: Devin Dye, Matt Bowers & Mike Reindel

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