

NEW LAND LISTING



288+/- ACRES LOGAN COUNTY



Highly
Productive
Farmland

Prime
Logan County
Location

High
Tillable
Percentage

Listing Price:

CONTACT AGENT FOR PRICING

www.dyerealestate.com

CONTACT:

DEVIN DYE
419-303-5891

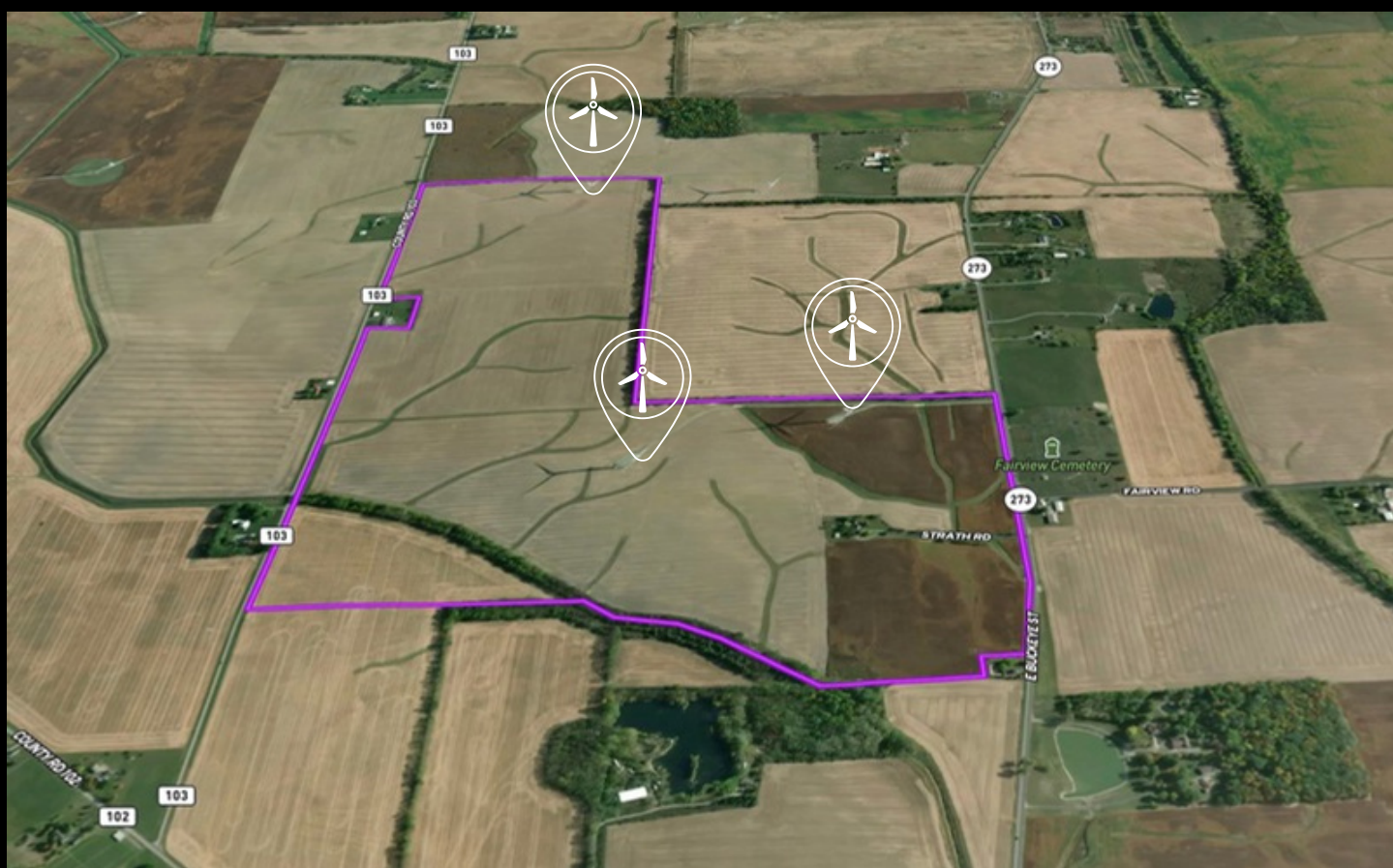
A rare opportunity to acquire 288± total acres of highly productive Logan County farmland, featuring 269± contiguous tillable acres and an exceptional combination of income, access, and scale. Large, contiguous tracts of this quality are increasingly difficult to find in Ohio, and the added benefit of wind turbine income elevates this property into a category of its own.

This farm includes three wind turbines, each providing additional revenue. All prospective buyers will be required to sign an NDA to obtain detailed information regarding the wind turbine contracts and associated income. Please contact the listing agent for confidential financial specifics.

The property offers outstanding access with significant road frontage on both State Route 273 to the south and County Road 103 to the north. Internal access is equally impressive, with well-maintained wind turbine lanes providing excellent mobility throughout the farm for equipment, management, and future operational efficiency.

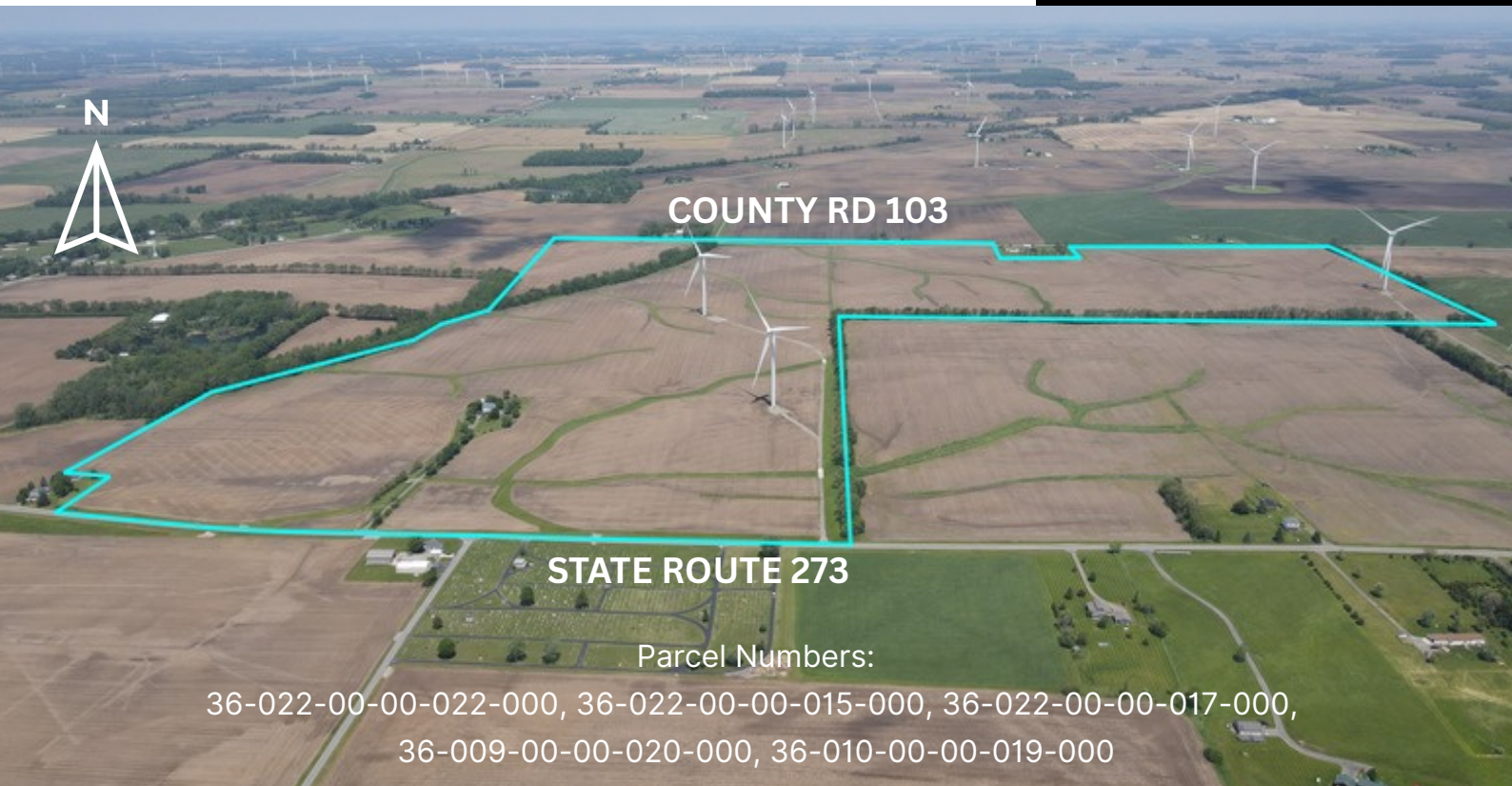
The tillable acreage is large, clean, and contiguous—an increasingly scarce attribute in today's market—making this an exceptional opportunity for row-crop operators, investors, and landowners seeking scale, efficiency, and long-term income stability. The combination of premium tillable acres and wind-generated revenue is extraordinarily uncommon in Ohio, positioning this property as one of the most attractive farmland offerings available.

This is truly a once-in-a-generation chance to acquire a premier Logan County farm with both top-tier agricultural productivity and diversified income streams.



WIND TURBINE LOCATIONS

LARGE CONTIGUOUS ACREAGE OPPORTUNITY



CRP INFORMATION

Contract One Acres: 3.43

Rental Rate: \$162.43

Annual Contract Payment:
\$557.00

Exp. Date: 9/30/2027

Contract Two Acres: 0.97

Rental Rate: \$150.00

Annual Contract Payment:
\$146.00

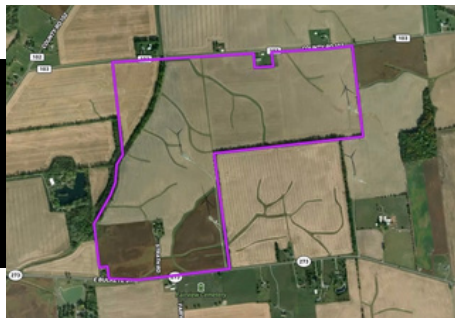
Exp. Date: 9/30/2029

Contract Three Acres: 1.12

Rental Rate: \$261.87

Annual Contract Payment:
\$293.00

Exp. Date: 9/30/2051



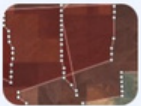
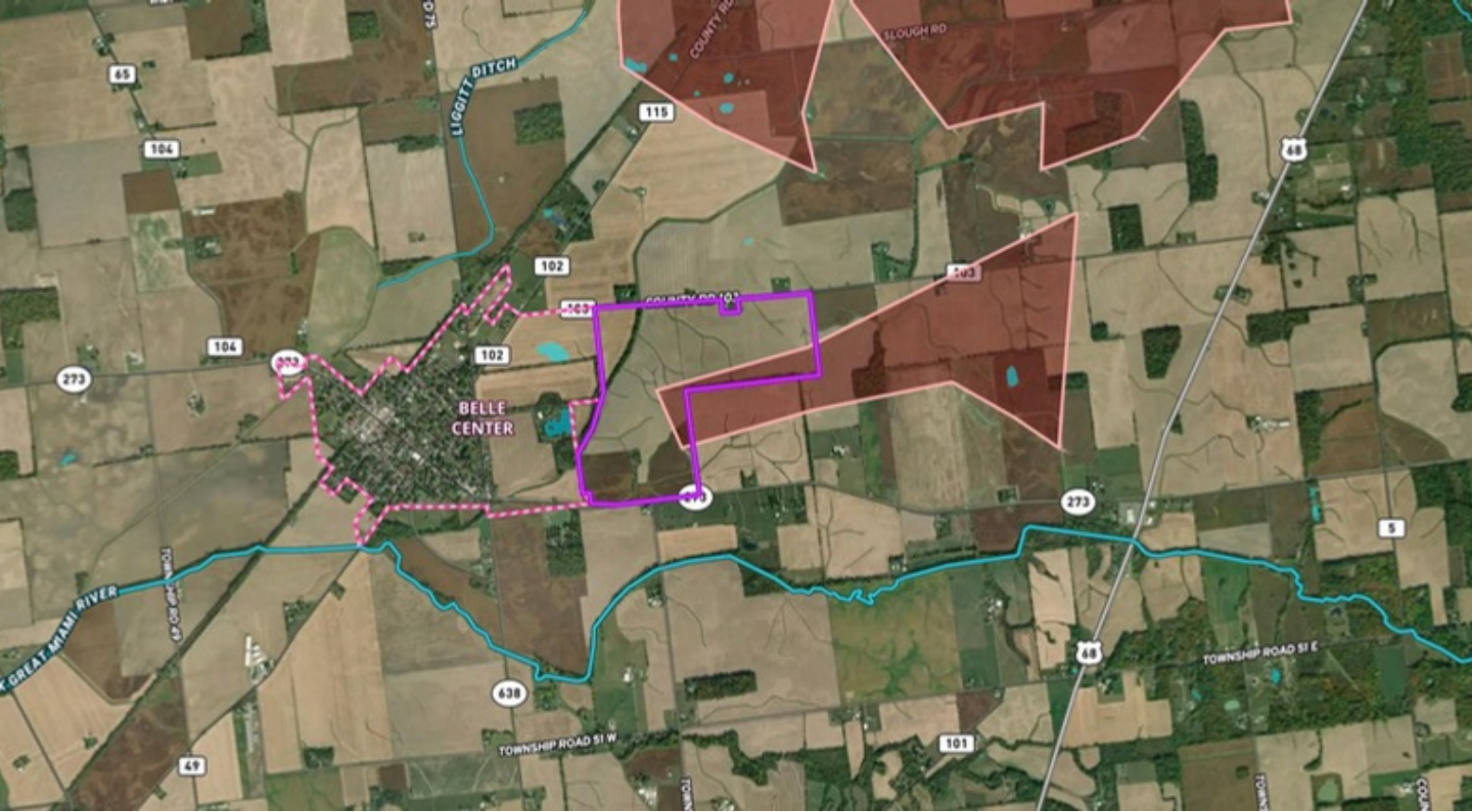
Quality Soil Composition – Comprised primarily of Nappanee, Lippincott, and St. Clair soil types, with a 58.41 NCCPI and approximately 269± tillable acres, supporting strong productivity potential.

FARM INFO

- County: Logan
- Township: Richland
- School District: Benjamin Logan
- Total Acres: 288
- Tillable Acres 269
- NCCPI: 58.41
- Taxes: \$9,174.67

HOUSE INFO

- Year Built: 1990
- Total Square Footage: 2,333
- Total Bedrooms: 5
- Total Bathrooms: 1.5
- Number of Stories: 2
- New Roof in 2026
- Currently Tenant Occupied. Inquire regarding the specifics of the rental income.



Wind Farms

FAA permit data locates turbines, grouped by facility names.



Surface Water

Hydrological features such as rivers, lakes, reservoirs, and groundwater.



City Limits

Boundary marking a city's legal extent and jurisdiction, excluding areas beyond.



WHY THIS FARM STANDS OUT

- ✓ Large contiguous acreage
- ✓ Strong productivity soils
- ✓ Excellent road access
- ✓ Wind turbine income potential
- ✓ Rare scale opportunity in Logan County

FOR MORE INFO VISIT
WWW.DYEREALESTATE.COM



Devin Dye

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BROKER - OWNER - AUCTIONEER

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