

124± ACRE LAND AUCTION

ALLEN COUNTY | AMANDA TOWNSHIP



*BOUNDARY LINES ARE APPROXIMATE



**REAL ESTATE
& LAND COMPANY**

WWW.DYEREALSTATE.COM

AUCTION TIME & DATE
September 15, 2026 at 6:00 pm

AUCTION LOCATION
Whitetail Acres
2276 W. Breese Rd.,
Lima, OH 45806

CONTACT
Devin Dye
Broker/Owner/Auctioneer
419-303-5891

124 Acres of Prime Allen County! Farmland & Hunting Ground!

Land buyers, take note! Offered at auction: 124± acres in Amanda Township, Allen County, Ohio — a rare opportunity to own a substantial tract combining productive cropland with outstanding recreational ground.

Approximately 70 acres of quality tillable cropland are ready to go to work for your operation, while the balance offers beautiful woods and recreational land that's a whitetail hunter's dream. Acreage with this blend of income-producing tillable ground and prime hunting habitat is getting harder and harder to find.

Significant road frontage on both Defiance Trail and Agarter Road provides excellent access and long-term flexibility for the entire tract. The property also includes several outbuildings and a farmhouse, along with a recently constructed 3-car attached garage. Whether you're expanding your farming operation, securing your own hunting ground, or investing in land, this is the kind of tract that doesn't come along often. Don't let it get away!

HOUSE INFO

**1095 S Defiance Tr,
Spencerville, Ohio 45887**

Square Feet: 2,129

Style: 1.5

Foundation Type:
Cellar/Partial Basement

Bedrooms: 4

Bathrooms: 1

Garage

Type: 3 Car Attached

Size: 30x48

Floor: Concrete

Outbuilding 1

Size: 30x40

Type: Farm Building

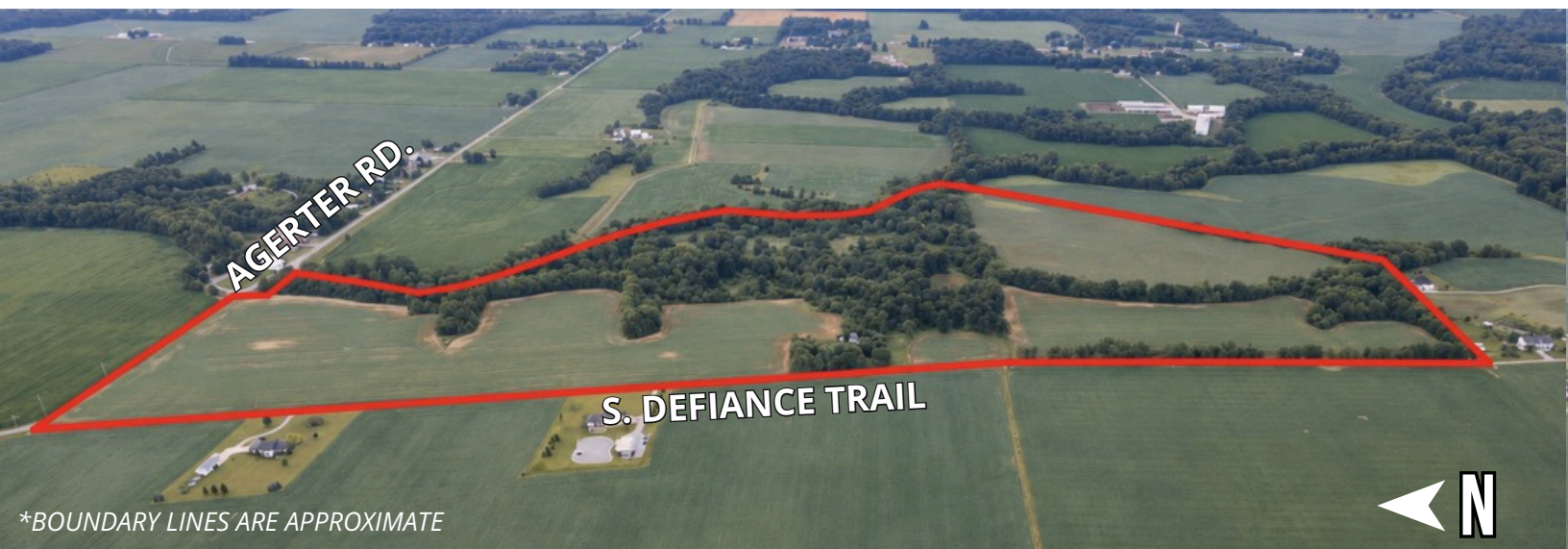
Floor: Dirt

Outbuilding 2

Size: 16x30

Type: Utility Shed

Floor: Dirt



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**Outstanding Hunting &
Recreational Property with
Mature Woods and
Whitetail Habitat**

**71.9± Tillable Acres
with Quality Soils
(NCCPI 70.81)**

**Rare Combination of
Income-Producing
Cropland & Premier
Whitetail Habitat**

Estate of Elizabeth Jeanne Meyer
Probate Case Number: 2025 EST 00098
Civil Landsale Case Number: 2026 CIV 00028

PROPERTY INFORMATION

Parcel Number:
45-0400-03-001.000 &
45-0500-01-002.000

County: Allen

Township: Amanda

School District: Spencerville
Local School District

Section: 4 & 5

Legal Description: E 1/2 Sec 5
& W 1/2 Sec 4

Total Acres: 124+/-

Tillables Acres: 71.9

NCCPI: 70.81

Taxes: \$4,735.15

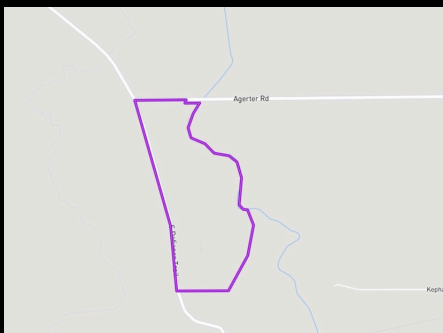
FSA INFO



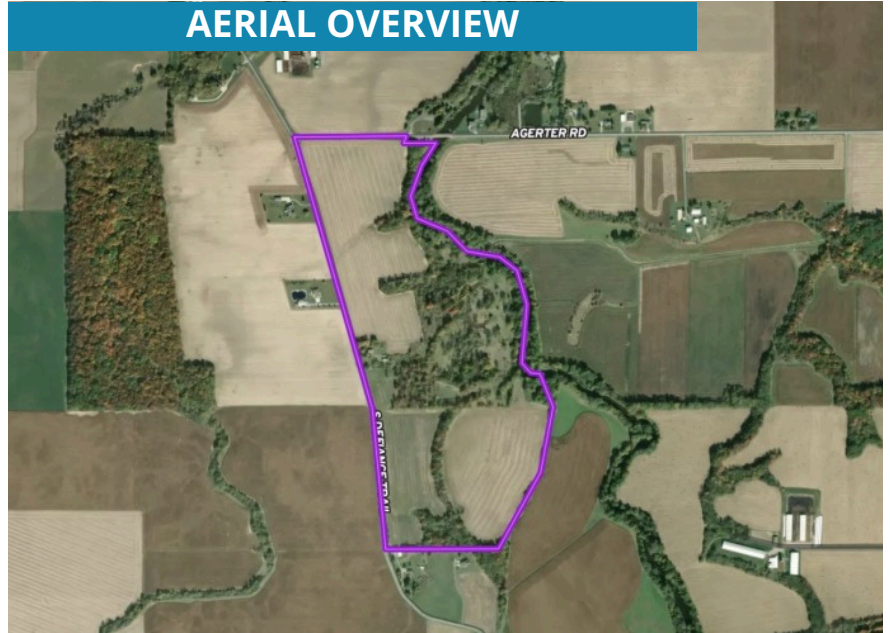
CROPLAND:
119.99
FARMLAND:
73.3

LOCATION

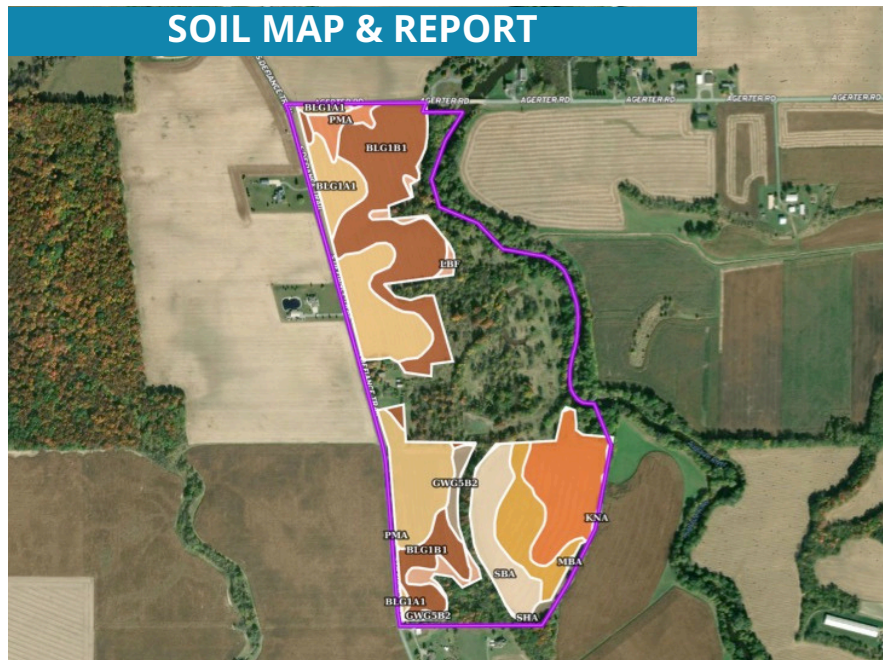
Located just north of SR 117 at
the intersection of Agerter and
Defiance Trail. Use address:
1095 S Defiance Trl,
Spencerville, OH, 45887



AERIAL OVERVIEW



AERIAL OVERVIEW



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	22.95	32.61	0	67	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	19.02	27.02	0	69	2w
MbA	Medway silt loam, 0 to 2 percent slopes, occasionally flooded	10.02	14.24	74	86	2w
SbA	Saranac silty clay loam, 0 to 2 percent slopes, frequently flooded	6.63	9.42	0	84	3w
ShA	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	5.99	8.51	0	74	2w
LbF	Lybrand silt loam, 20 to 55 percent slopes	2.3	3.27	0	15	7e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	1.84	2.61	0	76	2w
Gw5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	1.39	1.97	0	56	2e
KnA	Knoxdale silt loam, 0 to 2 percent slopes, occasionally flooded	0.23	0.33	67	85	2w
TOTALS		70.37()	100%	10.75	70.81	2.26

AUCTION DETAILS



AUCTION DATE

Tuesday
September 15, 2026
6:00 pm



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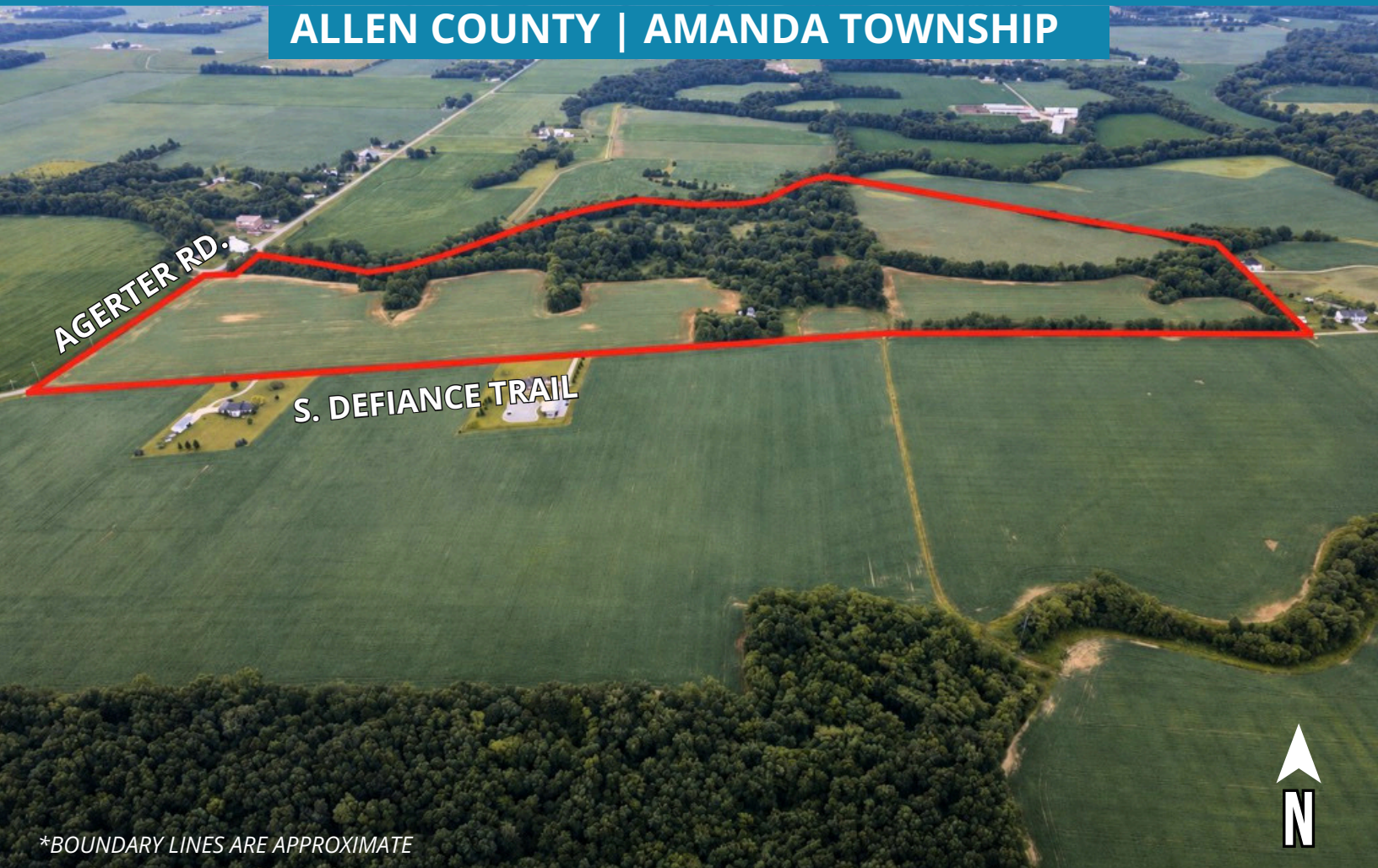
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Lets make it yours!

FOR MORE INFORMATION ABOUT
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OPPORTUNITY OR TO READ TERMS
& CONDITIONS, SCAN THE QR
CODE ON THE RIGHT!

