

80+[±] ACRE LAND AUCTION

WOOD COUNTY

HAMMANSBURG RD.

MILTON RD.

N



AUCTION TIME & DATE
September 3, 2026 at 6:00 pm



AUCTION LOCATION
Deshler American Legion

Land. Legacy. Opportunity. - Let's make it yours!

**Predominantly
Tillable Acreage**

**Highly
Productive
Soil Types**

**Dual Road
Frontage for
Easy Access**



**REAL ESTATE
& LAND COMPANY**

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

FOR TERMS & CONDITIONS GO TO WWW.DYEREALESTATE.COM

80+ Acres of Prime Tillable Farmland

Deshler / McComb Area

Offered at auction: 80+ acres of highly productive, tillable farmland located just northeast of Deshler, Ohio, in the McComb School District. This farm features quality, productive soil types with evidence of significant field tile throughout — a turnkey addition to any farming operation or land portfolio.

With extensive road frontage on both Milton Road and Hammansburg Road, the property offers excellent access from two sides, adding flexibility for equipment, future splits, or building potential.

Farms like this don't come along often — Primarily all tillable, well-drained, and well-located. Don't miss your chance to bid on this exceptional tract of land!



FSA INFORMATION

 WHEAT

26.2 Base Acres

68 PLC Yield

 CORN

25.5 Base Acres

147 PLC Yield

 SOYBEANS

25.5 Base Acres

36 PLC Yield

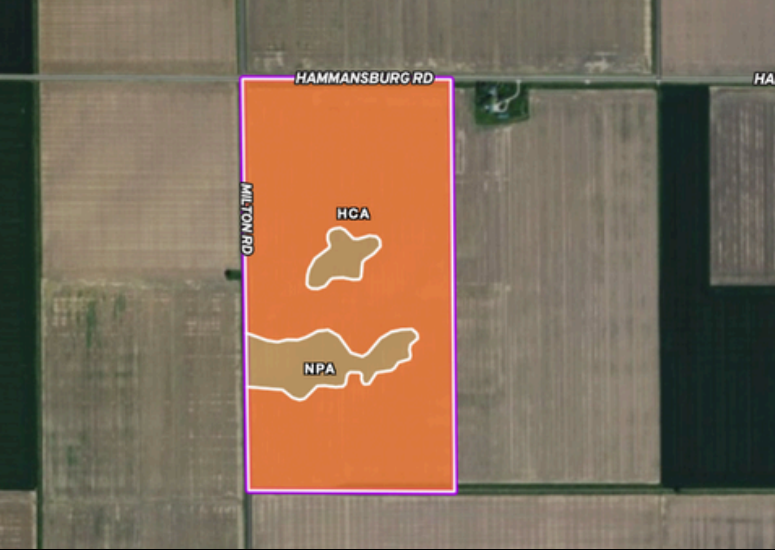
Farm Land: 79.48 Acres

Cropland: 79.48 Acres

PROPERTY INFORMATION

Parcel Number: G24309150000005001
County: Wood
Township: Jackson
Section: 15
Legal Description: West 1/2 of the
NW 1/4 of Section 15
School District: McComb
Total Acres: 80 +/-
Tillable Acres: 77 +/-
NCCPI: 66.66
Taxes: \$3,829.82

SOIL MAP

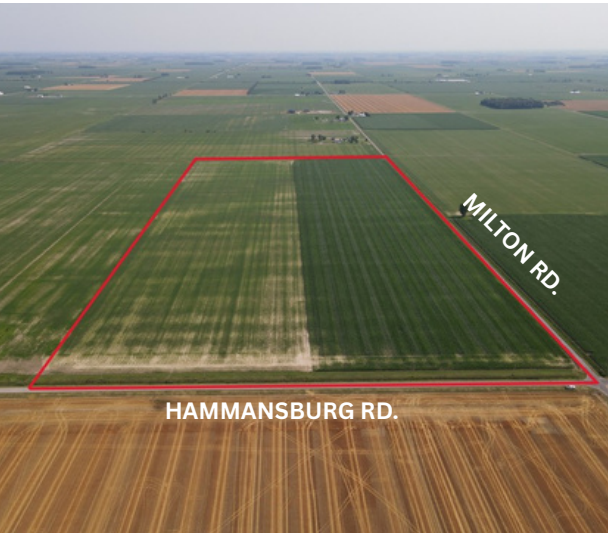
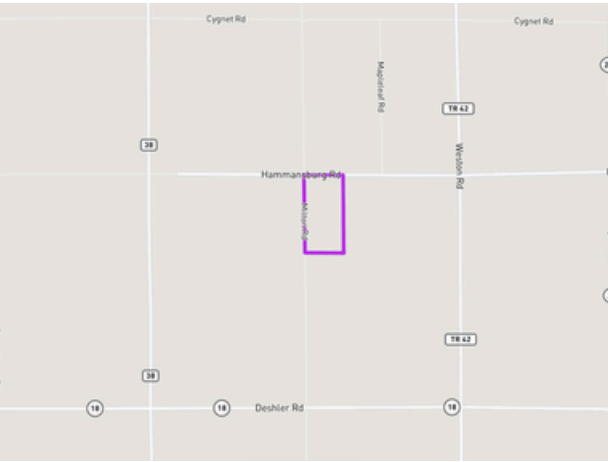


SOIL SUMMARY

Code	Description	Acres	%	CPI	NCCPI	CAP	?
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	71.58	88.58%	82	67	2w	?
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	9.23	11.42%	-	64	3w	?
Totals		80.81 ac		72.63 CPI Average	66.66 NCCPI Average	2.11 Cap. Average	

LOCATION

Located on the southeast corner of the intersection of Milton and Hammansburg Roads. Enter the following information into google maps to find the farm:
41°13'34.4"N 83°49'16.1"W



FOR MORE INFORMATION
ABOUT THIS EXCEPTIONAL
AUCTION OPPORTUNITY, SCAN
THE QR CODE BELOW





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AUCTION LOCATION
Deshler American Legion
505 S. Stearns Ave,
Deshler, OH 43516

80± ACRE LAND AUCTION

Wood County



THE LAND TEAM

JAYLENE SMITH



AUSTIN HEFFNER



KYLIE DYE



MORGAN HOY



DEVIN DYE

BROKER/OWNER/AUCTIONEER

419-303-5891

*Experience the Dye
 Company Standard*



**REAL ESTATE
 & LAND COMPANY**

2045 HEATHER DR.

LIMA, OH 45804

419-516-4106

www.dyerealestate.com

ADDITIONAL INFO

Sellers: Susan Higley, Mike Kern, Edwin Kern, Ruth Edwards, Jean Rogers

Auctioneers: Devin Dye, Matt Bowers & Mike Reindel

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

For Terms & Conditions or all other info go to: www.dyerealestate.com

