

98 ± ACRE FARMLAND AUCTION



ALLEN COUNTY | PERRY TOWNSHIP



SELLERS: NANCY FETTER

ANNUAL TAXES: \$3,605.10

Auctioneers: Devin Dye, Matt Bowers &
Mike Reindel

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

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

AUCTION DATE & TIME:

9-28-26

**SEPTEMBER 28, 2026
6:00 PM**

**AUCTION LOCATION:
HOWARD JOHNSON**

**1920 Roschman Ave,
Lima, OH 45804**



**REAL ESTATE
& LAND COMPANY**

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

FOR TERMS & CONDITIONS GO TO WWW.DYEREALESTATE.COM



TRACT 1

PARCEL NUMBER:

Part of Parcel Number:

47260003001000

COUNTY: ALLEN

TOWNSHIP: PERRY

SECTION: 26

TOTAL ACRES: 7

TILLABLE ACRES: 5.6

NCCPI: 61.95

TRACT 2

PARCEL NUMBER:

Part of Parcel Number:

47260003001000

COUNTY: ALLEN

TOWNSHIP: PERRY

SECTION: 26

TOTAL ACRES: 57

TILLABLE ACRES: 54

NCCPI: 67.72

TRACT 3

PARCEL NUMBER:

47250003004000

COUNTY: ALLEN

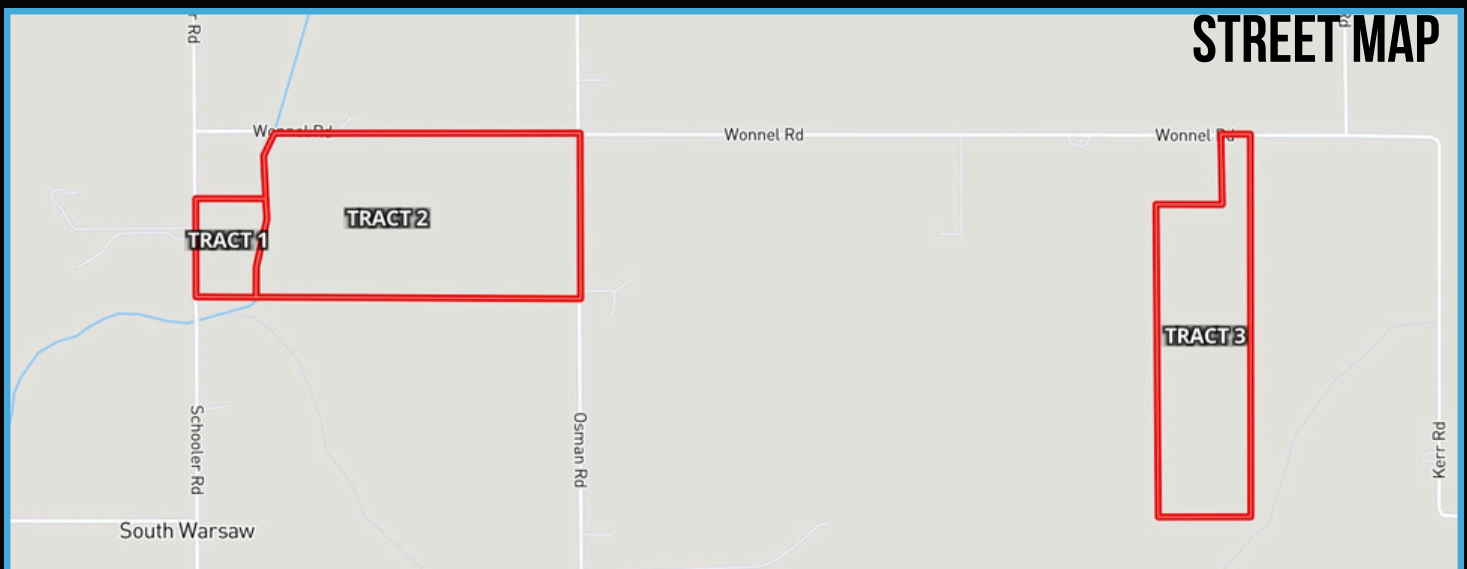
TOWNSHIP: PERRY

SECTION: 25

TOTAL ACRES: 35

TILLABLE ACRES: 34

NCCPI: 68.45



LOCATIONS OF FARM

TRACT 1: Located just south of the intersection of Wonnel and Schooler Roads. Use 40.663488, -84.031670 in your GPS to access this parcel.

TRACT 2: This farm is located on the south east corner of the intersection of Wonnel and Schooler Roads. Use 40.665767, -84.006452 in your GPS to access this parcel

TRACT 3: Located 1/8th mile west of the intersection of Kerr and Wonnel Roads on the south side of Wonnel Road. Use 40.665767, -84.006452 in your GPS to access the this parcel.



Tract 1 offers 7± acres with significant road frontage along Schooler Road, making it an ideal potential building site. With a little over 5 acres currently tillable, this tract offers both income potential and a beautiful country setting. Whether you're looking for the perfect spot to build, a small acreage investment, or an addition to the neighboring tracts, Tract 1 is a great buy on its own or in combination.



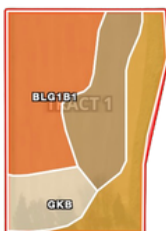
Tract 2 features 57± acres of primarily tillable farmland with significant frontage on Wonnell Road. This tract boasts great soil types and an excellent outlet for drainage tile, making it a highly productive and easily improvable piece of ground. A strong addition to the other tracts in this sale or a quality stand-alone purchase for any farming operation or investment portfolio.



Tract 3 is a highly desirable 35± acre tract that is all tillable, featuring very high-quality soils and frontage on Wonnell Road. Aerial photos show no apparent drainage issues, making this an efficient, productive tract from day one. Tract 3 stands out as a great investment on its own or as the perfect complement to Tracts 1 and 2.

TRACT 1

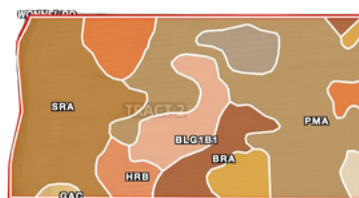
SOIL REPORT



6.95± Acres
61.95 NCCPI
38% Blount Silt Loam

TRACT 2

SOIL REPORT



57.02± Acres
67.72 NCCPI
61% Pewamo & Sloan Silty Clay Loams

TRACT 3

SOIL REPORT



34.06± Acres
68.45 NCCPI
64% Blount Silt Loam

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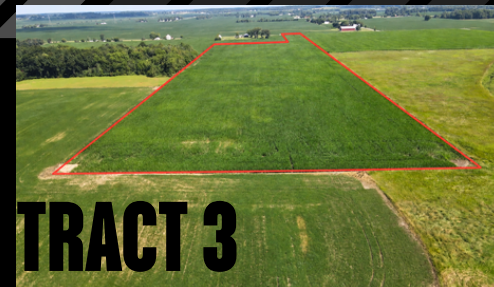
DEVIN DYE
BROKER/OWNER/AUCTIONEER
419-303-5891



TRACT 1



TRACT 2



TRACT 3

Don't miss this outstanding opportunity to purchase quality farmland in a strong agricultural community! This 98± acre farm will be offered in 3 individual tracts, in any combination, or as a whole — giving every bidder the chance to buy exactly the acreage that fits their operation. Featuring highly productive soil types and great potential for continued ag production, these tracts are a perfect fit for area farmers looking to expand their operation or investors seeking to add quality farmland to their holdings. 1031 exchange buyers are welcome. Mark your calendar and come prepared to bid on this exceptional farmland offering!



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& LAND COMPANY**



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📞 419-303-5891

✉️ devin@dyerealestate.com



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