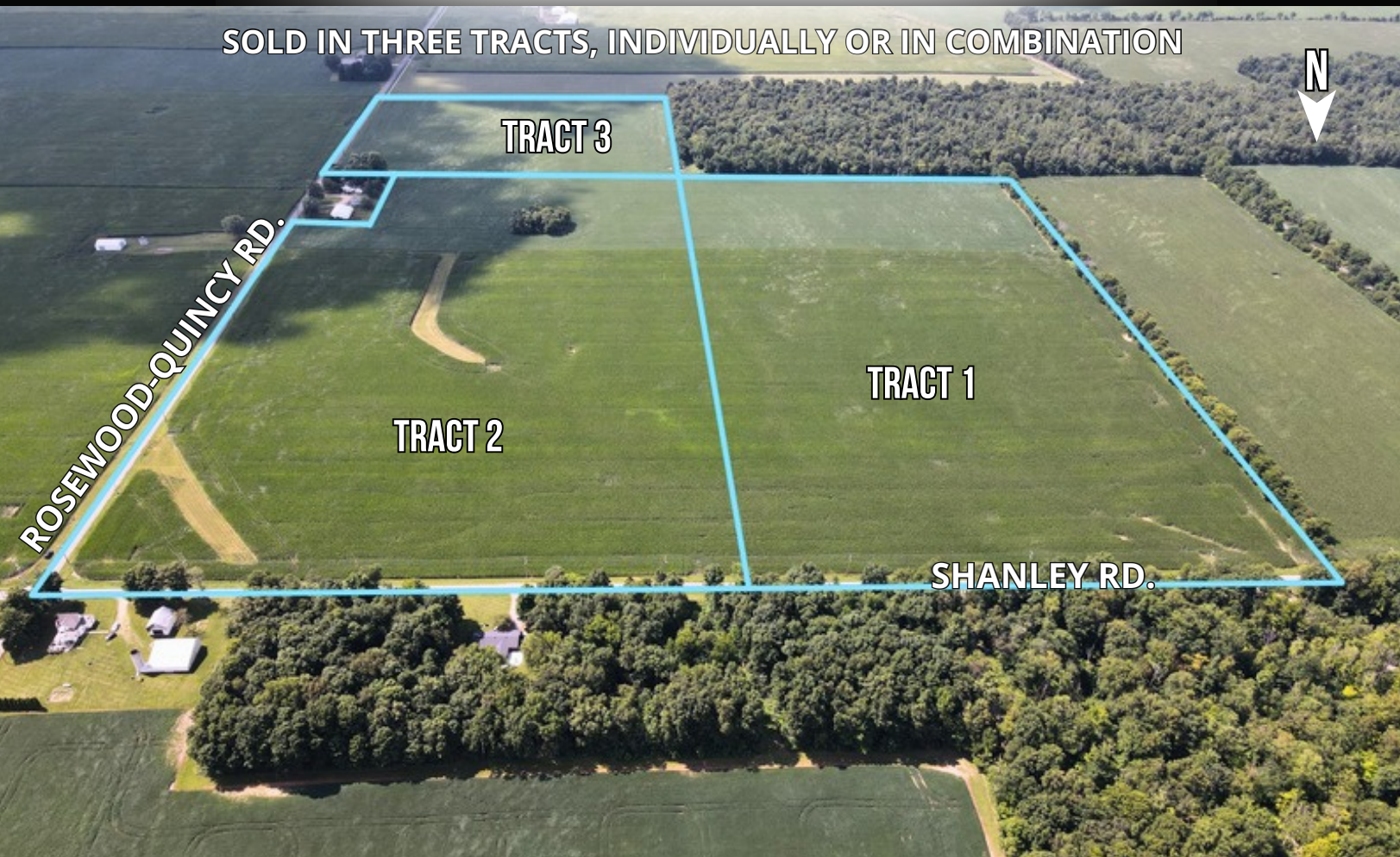


103± ACRE LAND AUCTION

CHAMPAIGN COUNTY

SOLD IN THREE TRACTS, INDIVIDUALLY OR IN COMBINATION



**REAL ESTATE
& LAND COMPANY**



AUCTION DATE & TIME:

9-24-26
6:00pm

AUCTION LOCATION:

SHELBY COUNTY FAIRGROUNDS

655 S Highland Ave., Sidney, OH 45365

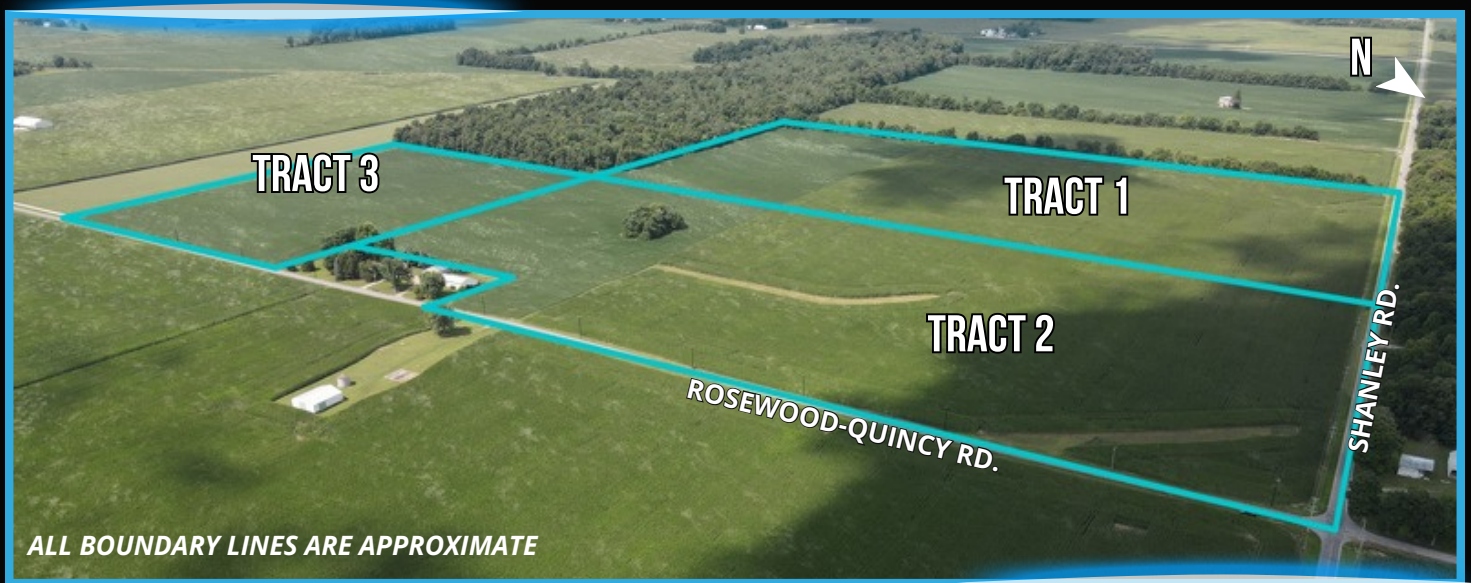
DEVIN DYE | THE LAND GUY
419-303-5891
DEVIN@DYEREALESTATE.COM

WWW.DYEREALESTATE.COM
2045 HEATHER DR.
LIMA, OH 45804

Opportunities like this don't come along often! Offered at auction are 103± acres of productive Champaign County farmland located just north of Rosewood, Ohio. This farm will be offered in 3 contiguous tracts ranging from 18± to 42± acres, selling in the multi-parcel bidding format — bid on any individual tract, any combination of tracts, or the farm in its entirety. Whatever way you choose to bid, this format gives you the flexibility to put together the exact piece of ground that fits your operation or investment goals.

All three tracts are comprised of highly productive Brookston and Crosby Silty soils, and each tract offers excellent road frontage along Shanley Road and/or Rosewood-Quincy Road. Whether you're a farmer looking to expand your operation, an investor seeking quality tillable ground, this auction has a tract for you.

Don't miss your chance to own productive Champaign County farmland — mark your calendar and come prepared to bid!



Located on the south west corner of the intersection of Shanley and Rosewood Quincy Roads.
Use 40.240819, -83.958019 in your GPS to find the property.

TRACT 1

PARCEL NUMBER:
Part of A010113190000700
COUNTY:
CHAMPAIGN
TOWNSHIP:
ADAMS
SECTION:
19
LEGAL DESCRIPTION:
Part of the NE 1/4 of
Section 19
TOTAL ACRES:
43
TILLABLE ACRES:
41.5
NCCPI:
69.23

TRACT 2

PARCEL NUMBER:
Part of A010113190000700
COUNTY:
CHAMPAIGN
TOWNSHIP:
ADAMS
SECTION:
19
LEGAL DESCRIPTION:
Part of the NE 1/4 of
Section 19
TOTAL ACRES:
42
TILLABLE ACRES:
39
NCCPI:
69.72

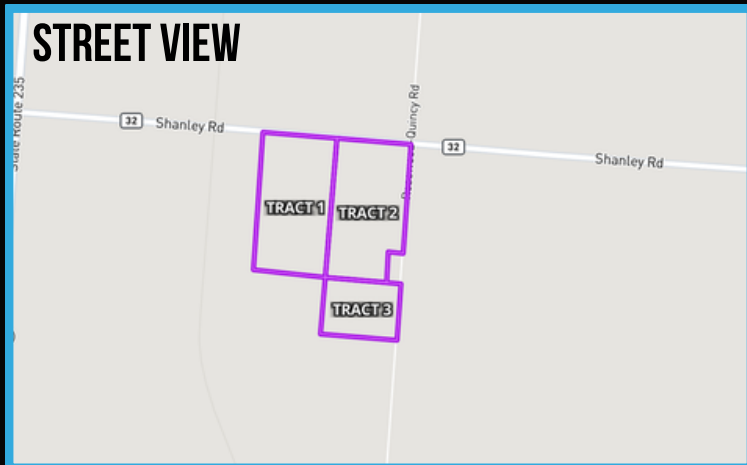
TRACT 3

PARCEL NUMBER:
Part of A010113190000700
COUNTY:
CHAMPAIGN
TOWNSHIP:
ADAMS
SECTION:
19
LEGAL DESCRIPTION:
Part of the NE 1/4 of
Section 19
TOTAL ACRES:
18
TILLABLE ACRES:
17.5
NCCPI:
68.75

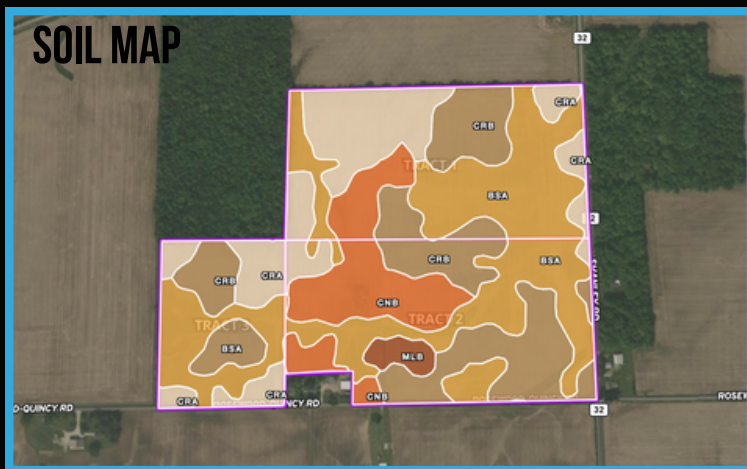
SELLERS: Luke & Claire Kohler
TAXES: \$3,264.22



Tract 1 is a perfectly symmetrical 43± acre farm that is primarily all tillable, featuring productive Brookston and Crosby silty soils throughout. This tract offers significant road frontage along its entire north boundary on Shanley Road, providing excellent access for farm equipment. Clean, square, and nearly all workable — Tract 1 would make a fantastic purchase on its own or in combination with the other tracts in this sale.



Lying just to the east of Tract 1, **Tract 2** consists of 42± acres with 39± tillable acres of quality Brookston and Crosby silty soils. This tract enjoys outstanding access with road frontage on two sides — Shanley Road along the north boundary and Rosewood-Quincy Road along the east. A highly productive tract with great access, Tract 2 is an excellent buy on its own or paired with the neighboring tracts to build a larger farm.



Tract 3 is a unique small-acreage offering — a perfectly symmetrical 18± acre tract featuring the same productive Brookston and Crosby silty soils found throughout this farm. With significant road frontage running the entire length of its eastern boundary along Rosewood-Quincy Road, this tract is very attractive as a small-acreage investment or for the buyer looking to build a home in the country while keeping additional acreage as income-producing tillable ground. Tracts of this size and quality are hard to find — don't let this one pass you by!

SOIL REPORTS

TRACT 1	Code	Description	Acres	%	CPI	NCCPI	CAP	
	BsA	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	16.69	38.97%	-	70	2w	?
	CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	13.93	32.52%	-	68	2w	?
	CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	8.37	19.54%	-	68	2e	?
	CnB	Celina silt loam, 2 to 6 percent slopes	3.84	8.97%	-	73	2e	?
	Totals	42.83 ac	0 CPI Average	69.23 NCCPI Average	2 Cap. Average			

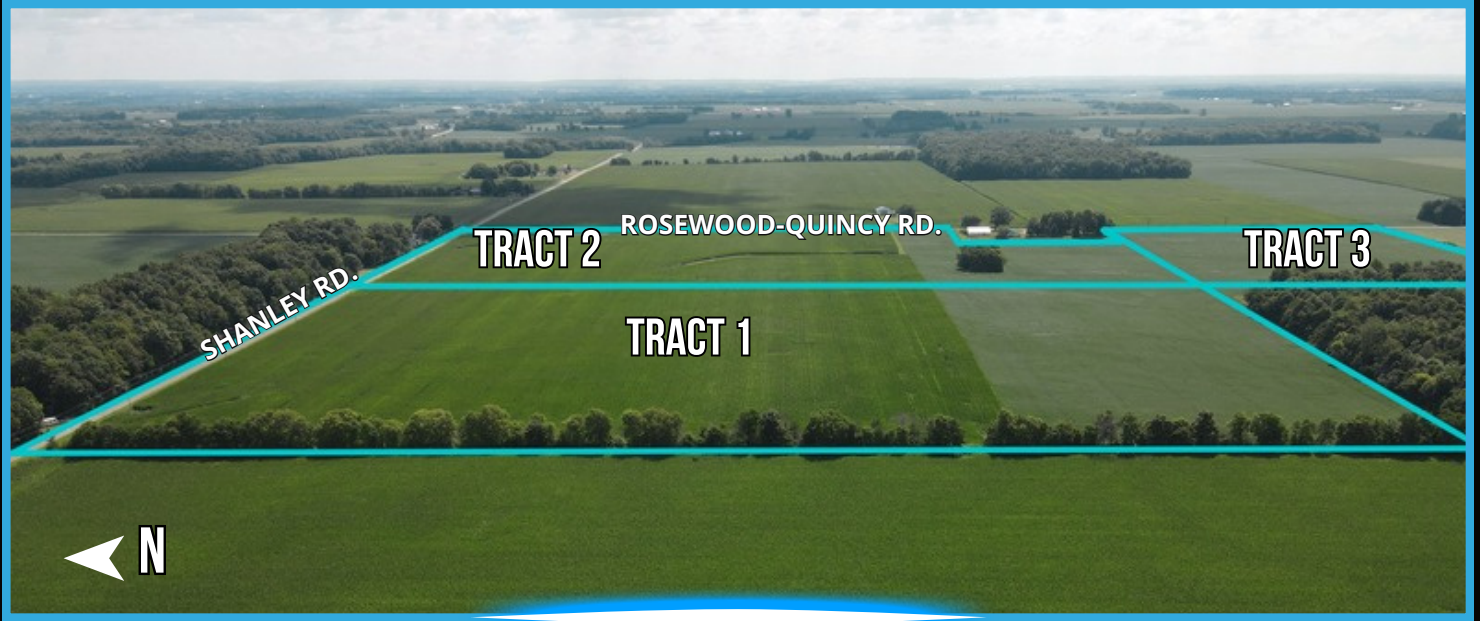
TRACT 2	Code	Description	Acres	%	CPI	NCCPI	CAP	
	CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	14.19	33.56%	-	68	2e	?
	BsA	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	13.99	33.09%	-	70	2w	?
	CnB	Celina silt loam, 2 to 6 percent slopes	10.69	25.28%	-	73	2e	?
	MB	Miami silt loam, 2 to 6 percent slopes	1.77	4.19%	-	63	2e	?
	CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.64	3.88%	-	68	2w	?
	Totals	42.28 ac	0 CPI Average	69.72 NCCPI Average	2 Cap. Average			

TRACT 3	Code	Description	Acres	%	CPI	NCCPI	CAP	
	BsA	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	7.15	39.14%	-	70	2w	?
	CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	5.85	32.02%	-	68	2w	?
	CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	5.23	28.63%	-	68	2e	?
	CnB	Celina silt loam, 2 to 6 percent slopes	0.03	0.16%	-	73	2e	?
	Totals	18.27 ac	0 CPI Average	68.75 NCCPI Average	2 Cap. Average			

Auctioneers: Devin Dye, Matt Bowers & Mike Reindel
"LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO"

103± ACRE LAND AUCTION

CHAMPAIGN COUNTY



FSA INFORMATION

CROP	BASE ACRES	PLC YIELD
CORN	50.51	140
SOYBEANS	49.91	43
FARMLAND: 101.89		
CROPLAND: 101.57		

AUCTION DATE & TIME:

9-24-26

SEPTEMBER 24, 2026
6:00 PM

AUCTION LOCATION:
SHELBY COUNTY FAIRGROUNDS

655 S Highland Ave.,
Sidney, OH 45365



**REAL ESTATE
& LAND COMPANY**

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