

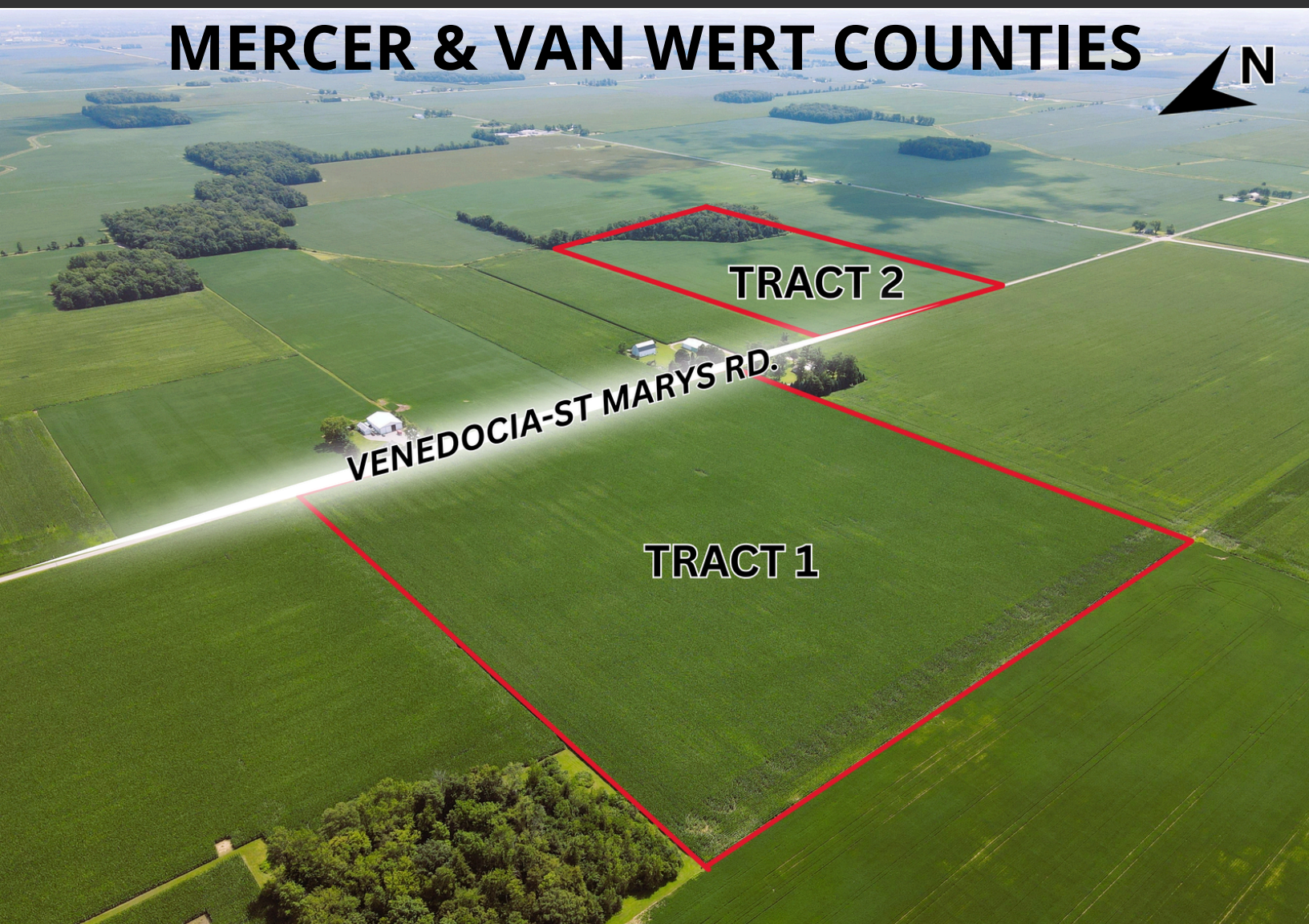


80± ACRE LAND AUCTION

OFFERED INDIVIDUALLY OR IN COMBINATION

AUCTION DATE
11-5-2026
AUCTION TIME
6:00 PM
AUCTION LOC.
**ROCKFORD
COMMUNITY
BUILDING**

MERCER & VAN WERT COUNTIES



80 ACRES. TWO COUNTIES. ONE RARE OPPORTUNITY.

FSA INFORMATION

CROP	BASE ACRES	PLC YIELD
Corn	37	152
Soybeans	37	48

FARMLAND: 80.94

CROPAND: 74.43

TAXES: \$2,901.38

Whether you're an operator looking to expand your row-crop base, a neighbor who's had an eye on this ground for years, or an investor seeking hard assets in a proven farming corridor, these tracts are a genuine addition to any land portfolio.

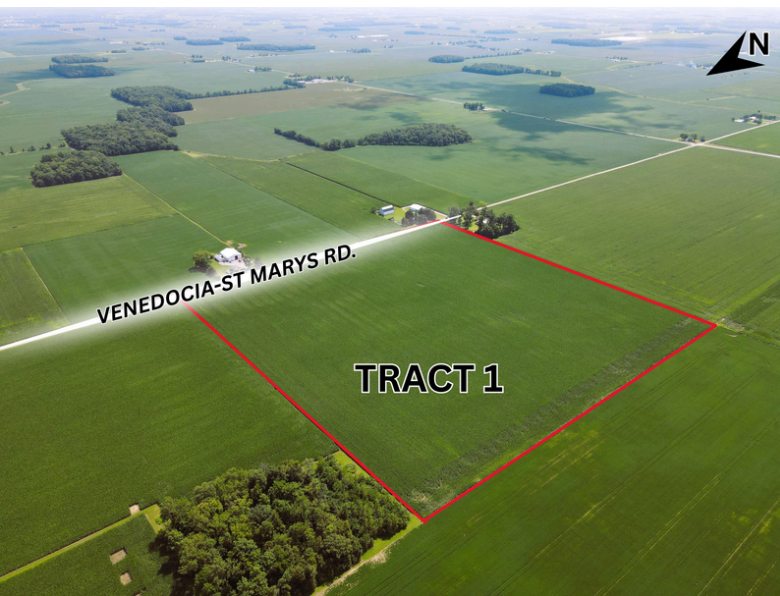
Farms like these don't come around often — and they rarely come around together.
Mark your calendar, do your homework, and be there to bid.

SELLERS: Scott A. Clark Living Trust

TRACT 1

40.75± ACRES

MERCER COUNTY | UNION TOWNSHIP



TRACT 1 HIGHLIGHTS

Parcel Number: 400003000000

County: Mercer

Township: Union

Section: 1

Total Acres: 40.75

Tillable Acres: 39

NCCPI: 73.05

Legal Description:

SE1/4 of the N/E 1/4 of Section 1

TRACT 1 SOIL MAP AND REPORT



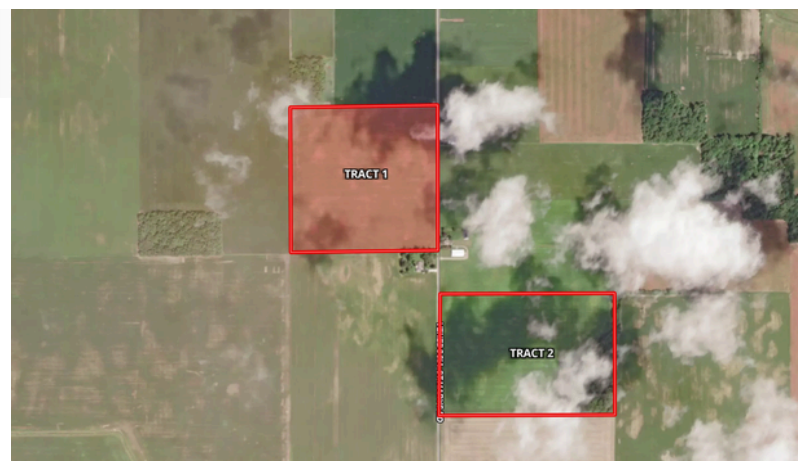
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	23.1	57.87	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	16.82	42.13	0	69	2w
TOTALS		39.92(*)	100%	-	73.05	2.0

This is the kind of farm operators wait years to see come available. A full 40 acres of high-quality, productive soil types — every acre tillable, with significant evidence of field drainage throughout. Perfectly symmetrical and laid out for efficiency, Tract 1 farms fast and farms clean. No odd corners, no wasted passes, no headaches. Just square, workable ground built for modern equipment. Decades of careful stewardship show in every acre. This farm has been exceptionally well maintained for many years and is turn-key ready for its next owner.

LOCATION FOR TRACT 1

Located just north of the intersection of State Route 117 and Venedocia - St. Mary's Road on the west side of Venedocia - St. Mary's Road.

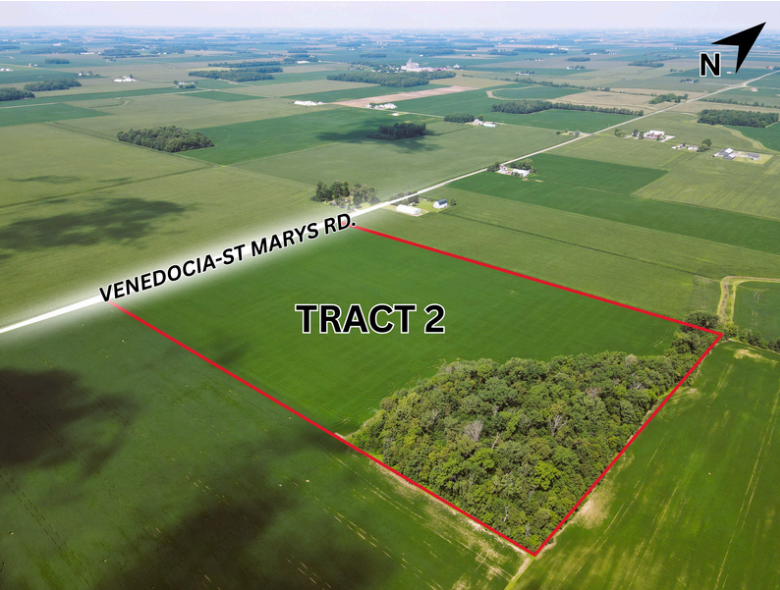
Use this coordinance in your GPS to locate tract 1: 40.722888, -84.456208



TRACT 2

40± ACRES

VAN WERT COUNTY | JENNINGS TOWNSHIP



TRACT 2 HIGHLIGHTS

Parcel Number: 28-055688.0000

County: Van Wert

Township: Jennings

Section: 6

Total Acres: 40

Tillable Acres: 33.34

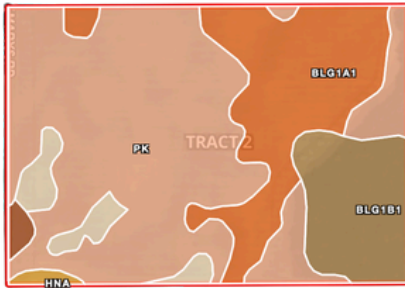
Wooded Acres: 6

NCCPI: 73.3

Legal Description:

**Part of the NW 1/4 of the SW 1/4 of
Section 6**

TRACT 2 SOIL MAP AND REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	22.42	56.13	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	9.48	23.74	0	69	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	5.45	13.65	0	67	2e
Blg2A1	Blount loam, ground moraine, 0 to 2 percent slopes	1.81	4.53	0	68	2w
DmA	Digby loam, 0 to 2 percent slopes	0.4	1.0	0	66	2w
HnA	Haskins loam, 0 to 3 percent slopes	0.31	0.78	0	74	2w
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.06	0.15	0	76	2w
TOTALS		39.93()	100%	-	72.61	2.0

Located directly across the road from Tract 1, Tract 2 delivers the same caliber of high-quality soils, carrying a soil productivity rating of 73.3 and significant evidence of field tile across the farm. What sets this parcel apart is the neat 6-acre woods along the east side — a clean, attractive block that adds recreational value, wildlife habitat, and a natural boundary without compromising the farm's productivity. Strong soils, proven drainage, and a woods that makes it more than just another 40.

LOCATION FOR TRACT 2

Located just north of the intersection of State Route 117 and Venedocia - St. Mary's Road on the east side of Venedocia - St. Mary's Road.

Use this coordinance in your GPS to locate tract 2: 40.718335, -84.456122



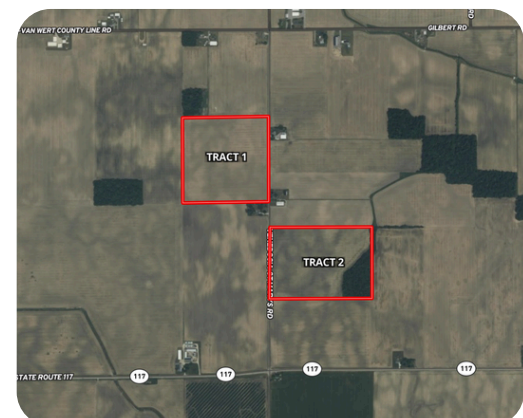
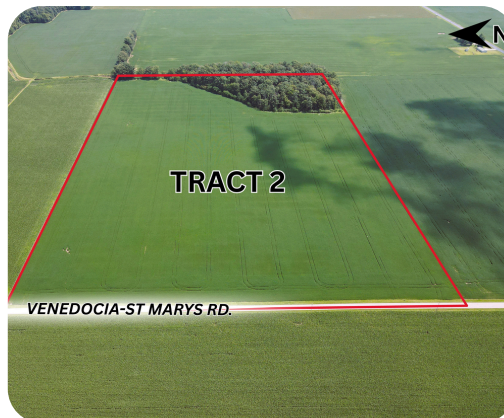
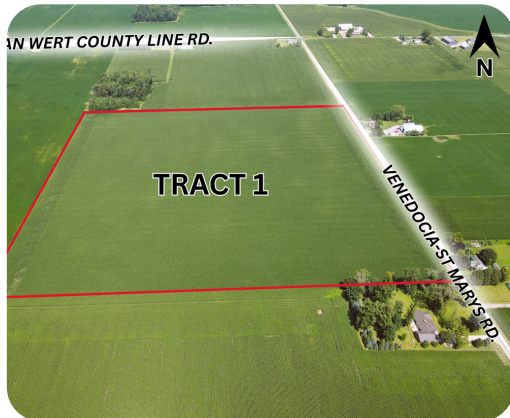


2045 Heather Dr.
Lima, OH 45804
www.dyerealestate.com

Experience the Dye Company Standard

Bid your way with the Multi-Parcel Method.

Buy one tract. Buy the other. Or take the entire 80 acres as a single block. Under the multi-parcel bidding method, every bidder competes for exactly what they want — individual tracts or any combination — and the ground sells the way the market says it should. Come prepared to bid, because the final combination is decided in the room.



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