



LAND AUCTION



70.29 AC± | 2 TRACTS | VAN WERT CO, OH

AUCTION: LIVE ONLY

AUCTION DATE: 9/28/23 | AUCTION TIME: 5:30 PM

AUCTION LOCATION: ON SITE

DOG CREEK RD / RT 224 JUNCTION MIDDLE POINT, OH 45863

Rare opportunity to own this tillable farm in Van Wert county. Farms in this area just don't come to the public market too often so do not miss out on this once in a lifetime opportunity. At 70± acres, this could be a great addition to your existing operation, a 1031 exchange or investment portfolio. This farm sits roughly 8 miles from Van Wert, 6 miles to Ottoville and 10 miles from Delphos. The farm has great county road and State Route access for larger equipment and also provides a great building lot opportunities in a highly desired location within the county. With low slopes this tract is extremely attractive and currently in a soybean - corn rotation. The farm tenancy is open for the 2024 crop year. Please contact Whitetail Properties Ranch and Farm Auctions Land Specialist, Travis Kenton (937) 658-0218.



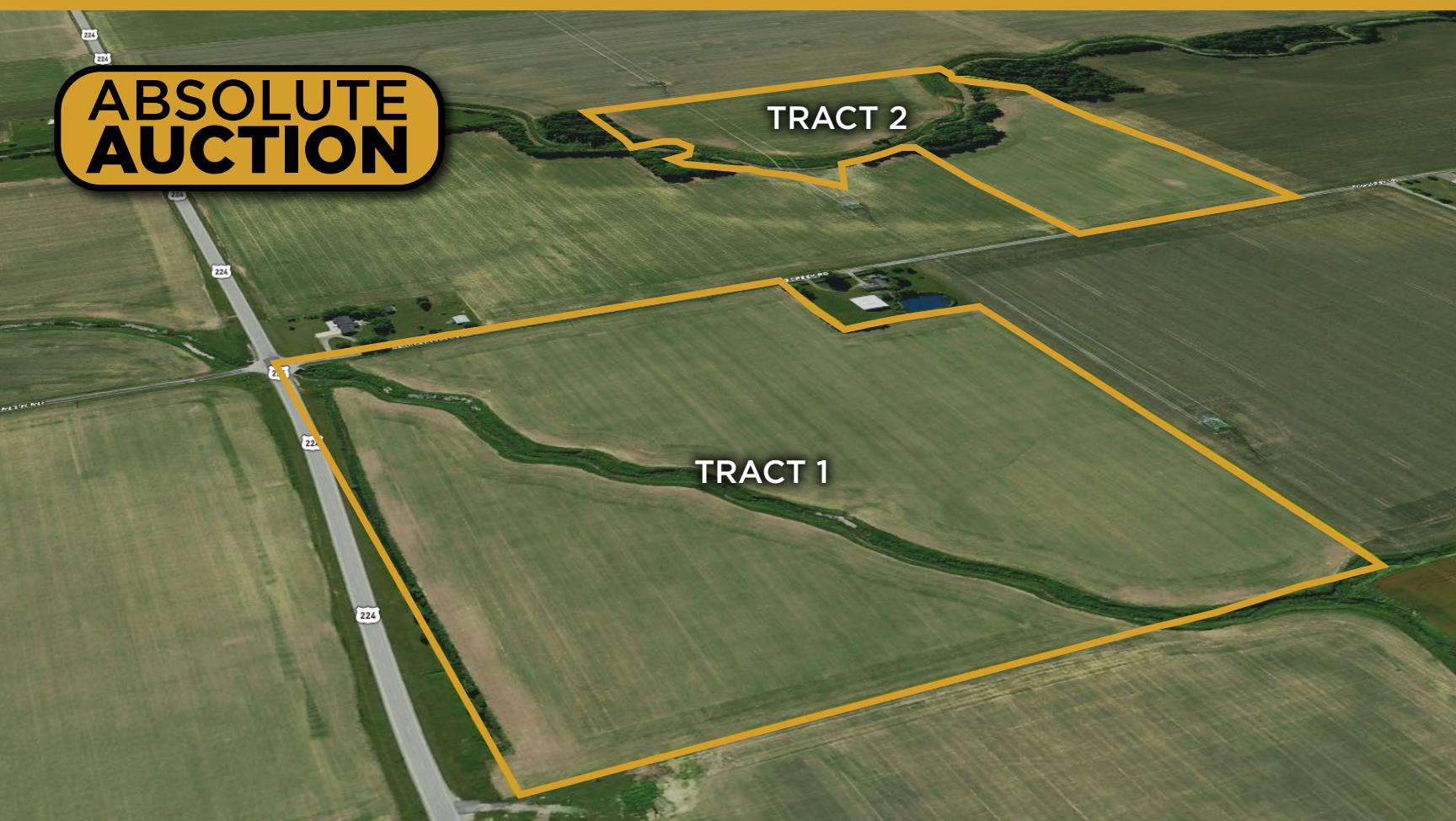
TRACT 1: 41.186 ACRES

41.186± acres with 38.79± acres tillable. Primary soils are Hoytville silty clay, Nappanee silt loam, and Nappanee silty clay loam. Access is from Rt 224 and Dog Creek Rd.



TRACT 2: 29.1 ACRES

29.1± acres with 22.15± acres tillable. Primary soils are Wabasha silty clay loam, Wabasha silty clay, Nappanee silty clay loam. Access is from Dog Creek Rd.



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 Travis Kenton, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 937.658.0218 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Seth Andrews, Auction Broker for RES Auction Services