DYE REAL ESTATE & LAND COMPANY

88± ACRE LAND AUCTION

VAN WERT COUNTY, OHIO · YORK TOWNSHIP



TOTAL ACRES	TOTAL TILLABLE ACRES	TOTAL WOODED ACRES
88±	76±	7±

AUCTION DATE
THURSDAY, JANUARY 7, 2027
6:00 PM

AUCTION LOCATION
OHIO CITY COMMUNITY BUILDING
503 Lambert St.,
Ohio City, OH 45874

THE PROPERTY

88± ACRES, VAN WERT COUNTY, OHIO



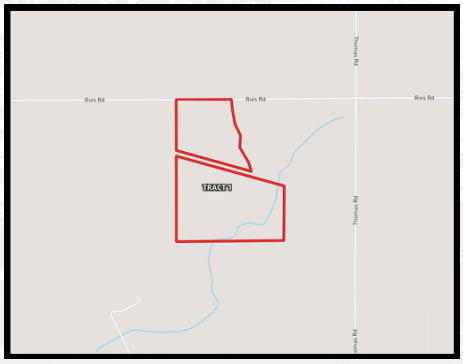
LOCATED ON THE SOUTH SIDE OF RIES RD. 3/4 OF A MILE EAST OF MENDON RD.



DRONE VIEW



AERIAL VIEW



STREET VIEW

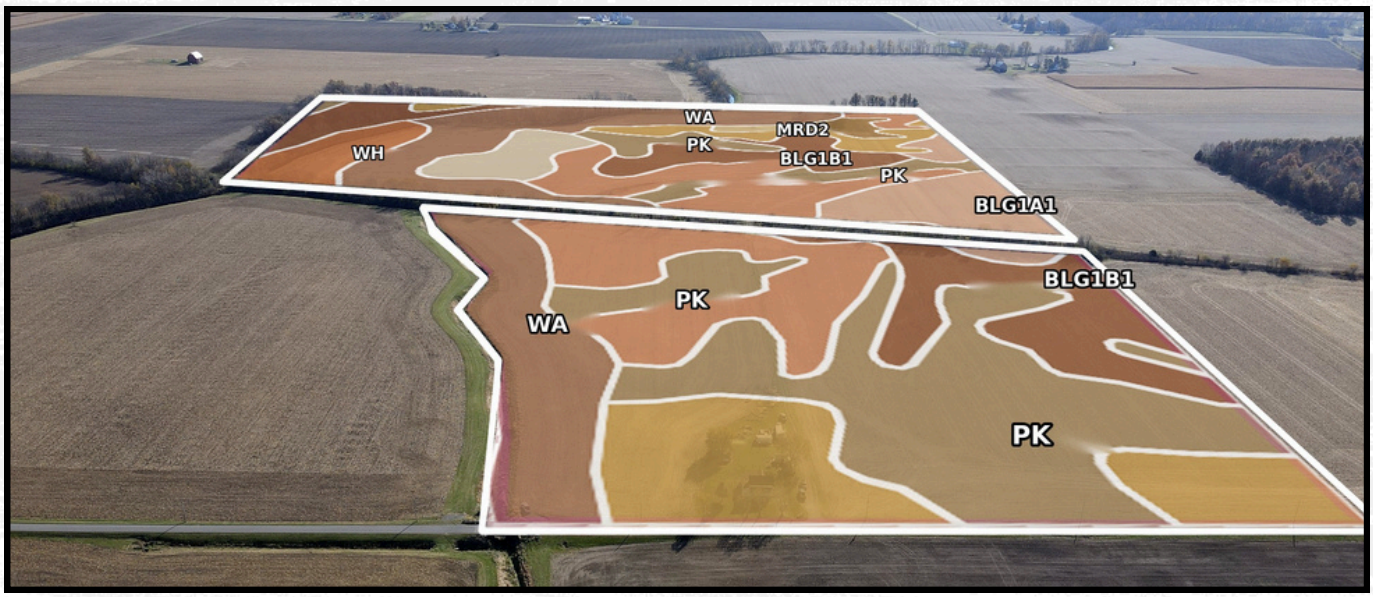
DESCRIPTION

Don't miss this outstanding opportunity to purchase 88± acres in the heart of western Ohio, conveniently located in Van Wert County between Elgin and Ohio City. Featuring approximately 76 tillable acres and 8 acres of woods, this property offers an excellent combination of productive farmland, recreational opportunities, and investment potential.

Whether you're looking to expand your existing farming operation, add to your land investment portfolio, or secure a versatile rural property, this farm checks all the boxes. The wooded acreage provides opportunities for hunting, recreation, and wildlife habitat, while the productive tillable acres offer strong agricultural appeal.
Adding to the property's value is a farmhouse situated on the farm, providing potential for additional income as a rental property.

With an outstanding location, investment potential, and a desirable mix of productive farmland and recreational acreage, this is a property that seldom comes available. Be sure to mark your calendar and plan to bid on this exceptional Van Wert County farm at auction.

PROPERTY DETAILS







14750 Ries Rd,
Venedocia, OH 45894

SQ. Ft. - 1,188
Style - 1.5 Stories
Bathrooms: 1
Total Number of Rooms: 6

SOIL MAPS & REPORT

CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
Wa	Wabasha silty clay loam	19.60	22.11	57	3w
Gwg1B2	Glynwood silt loam, 2–6% slopes, eroded	15.76	17.78	56	2e
Pk	Pewamo silty clay loam, 0–1% slopes	14.53	16.39	76	2w
Blg1B1	Blount silt loam, 2–4% slopes	13.75	15.51	67	2e
Gwg1B1	Glynwood silt loam, 2–6% slopes	8.06	9.09	67	2e
Blg1A1	Blount silt loam, 0–2% slopes	7.81	8.81	69	2w
Wh	Wabasha silty clay	3.57	4.03	57	3w
HdB	Haney loam, 2–6% slopes	3.27	3.69	70	2e
Gwg5C2	Glynwood clay loam, 6–12% slopes, eroded	1.41	1.59	56	3e
MrD2	Morley silt loam, 12–18% slopes, eroded	0.82	0.93	57	4e
De	Defiance silt loam	0.04	0.05	61	3w
TOTALS		88.62	100	63.91	2.3

ACREAGE DETAILS:

Parcel Number: 20-043796.0000
County: Van Wert
Township: York
Section: 29
Legal Description: PT NE 1/4 York TWP
Total Acres: 88.09±
Tillable Acres: 76.2568±
Wooded Acres: 7.95±
NCCPI: 63.91
Taxes: $3,028.90

88± ACRES, FARMLAND AUCTION
VAN WERT COUNTY, OHIO







AUCTION DATE & TIME:
THURSDAY, JANUARY 27, 2027
6:00PM

AUCTION LOCATION:
OHIO CITY COMMUNITY BUILDING
503 Lambert St,
Ohio City, OH 45874

CONTACT:
DEVIN DYE | THE LAND GUY
BROKER/OWNER/AUCTIONEER
419-303-5891

MIKE REINDEL
REALTOR/AUCTIONEER
419-235-3607

DYE
REAL ESTATE
& LAND COMPANY

FOR ALL OTHER INFO AND FOR
TERMS AND CONDITIONS GO TO:
WWW.DYEREALESTATE.COM

AUCTIONEERS: DEVIN DYE, MATT BOWERS, & MIKE REINDEL
LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO