SEVEN TRACTS · **MERCER** & **AUGLAIZE** COUNTY, OHIO

DYE REAL ESTATE & LAND COMPANY

236± ACRE LAND AUCTION

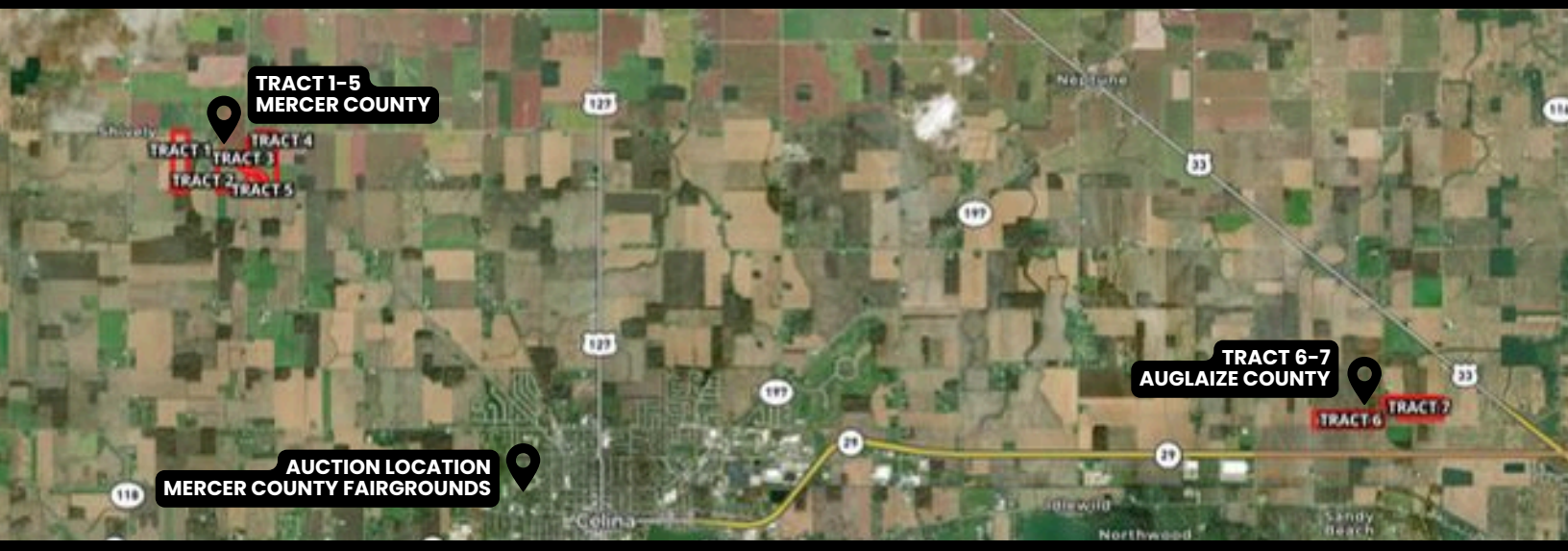
AUCTION DATE
TUESDAY, DECEMBER 8, 2026
6:00 PM

AUCTION LOCATION
MERCER COUNTY FAIRGROUNDS
1001 W. MARKET ST., CELINA, OH 45822

OFFERED INDIVIDUALLY OR IN ANY COMBINATION · MULTI-PARCEL METHOD

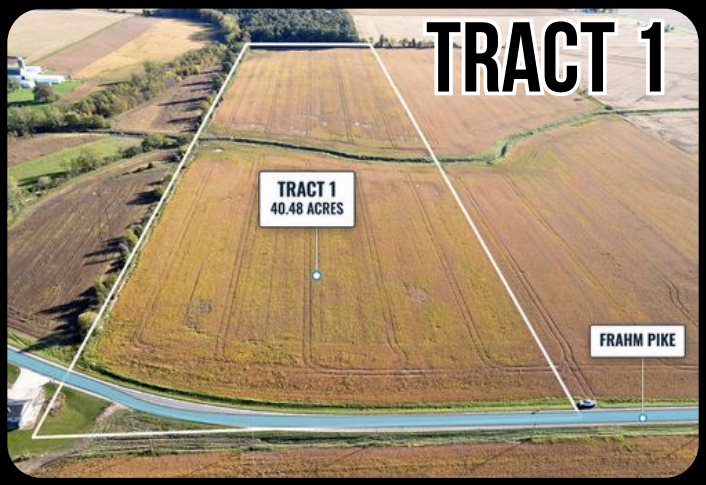






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Devin Dye "The Land Guy"
Broker/ Owner/ Auctioneer
419-303-5891



40.48± ACRES

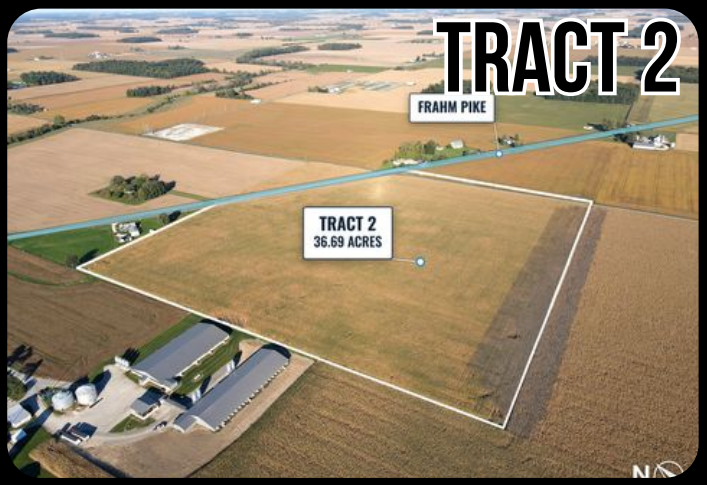
MERCER COUNTY · HOPEWELL TWP. · SEC. 21

TILLABLE	NCCPI	PARCEL
39±	69.75	Pt. 24-019600.0000

SOIL REPORT

BlgIA1	Blount Silt Loam, 0-2% slopes	45%
BlgIB1	Blount Silt Loam, 2-4%	29%
Pm	Pewamo Silty Clay Loam, 0-1% slopes	19%
GwgIB1	Glynwood Silt Loam, 2-6%, slopes	6%
So	Sloan Silty Clay Loam, 0-1%, slopes	1%

A strong 40± acre tract that is nearly all tillable with excellent access along Frahm Pike Road. Clean field lines, quality soils, and great standalone or combination potential.



36.69± ACRES

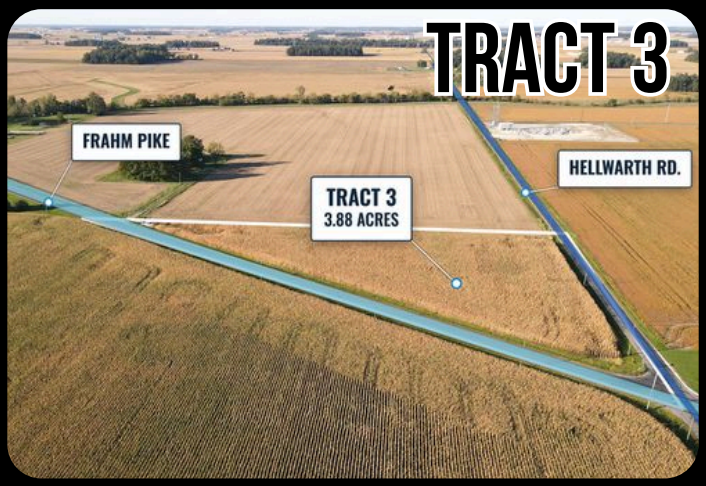
MERCER COUNTY · HOPEWELL TWP. · SEC. 21

TILLABLE	NCCPI	PARCEL
36±	71.73	Pt. 24-019500.0000

SOIL REPORT

BlgIA1	Blount Silt Loam, 0-2% slopes	58%
Pm	Pewamo Silty Clay Loam, 0-1% slopes	39%
BlgIB1	Blount Silt Loam, 2-4% slopes	2%

A productive 36± acre tillable tract featuring consistnt soil types and efficient layout. Ideal for row-crop operators or as an addition to the other tracts on this sale.



3.88± ACRES

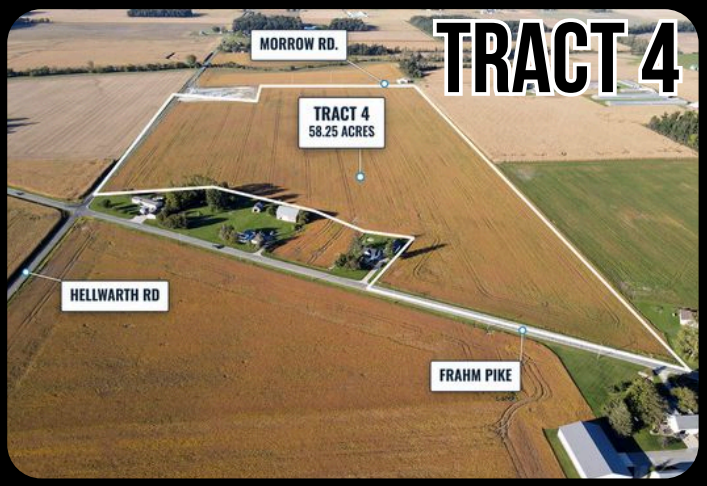
MERCER COUNTY · HOPEWELL TWP. · SEC. 21

TILLABLE	NCCPI	PARCEL
3.5±	72.9	Pt. 24-019500.0000

SOIL REPORT

Pm	Pewamo Silty Clay Loam, 0-1% slopes	56%
BlgIA1	Blount Silt Loam, 0-2%, slopes	44%

A versatile small parcel suitable for a building site or supplemental acreage to enhance surrounding tracts. Flexible and attractive for multiple buyer types.



58.25± ACRES

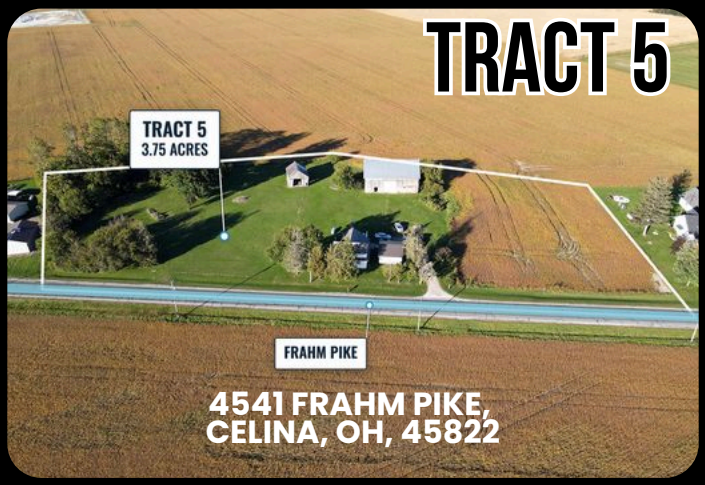
MERCER COUNTY · HOPEWELL TWP. · SEC. 22

TILLABLE	NCCPI	PARCEL
57.5±	71.02	Pt. 24-021400.0000

SOIL REPORT

BlgIA1	Blount Silt Loam, 0-2% slopes	60%
Pm	Pewamo Silty Clay Loam, 0-1% slopes	32%
BlgIB1	Blount Silt Loam, 2-4%, slopes	8%
GwgIB1	Glynwood Silt Loam, 2-6%, slopes	<1%

Approximately 57± tillable acres with extensive frontage along Hellwarth Road and Frahm Pike Road. A high-quality row-crop unit with excellent access and strong soils.



3.75± ACRES

MERCER COUNTY · HOPEWELL TWP. · SEC. 22

HOUSE	NCCPI	PARCEL
1434 Sq. Ft.	71.73	Pt. 24-019500.0000

SOIL REPORT

BlgIA1	Blount Silt Loam, 0-2% slopes	65%
Pm	Pewamo Silty Clay Loam, 0-1% slopes	36%

Includes a 1,434 sq. ft. farmhouse offering rental income and renovation potential. A great option for investors, builders, or buyers seeking a project or future building site. Located in Celina School District.



45.1± ACRES

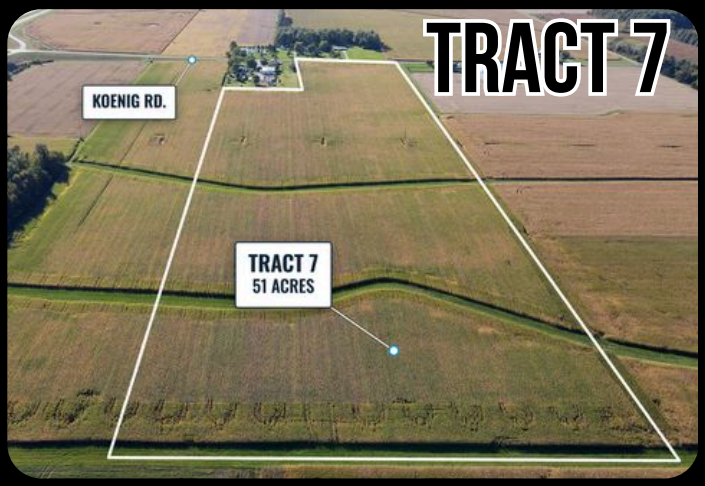
AUGLAIZE COUNTY · NOBLE TWP. · SEC. 31

TILLABLE	NCCPI	PARCEL
43.27±	69.75	H23-031-004-00

SOIL REPORT

BleIB1	Blount Silt Loam, 2-4% slopes	68%
Pt	Pewamo Silty Clay Loam, 0-1% slopes	30%
BleIA1	Blount Silt Loam, 0-2%, slopes	2%
Pm	Pewamo Silty Clay Loam, 0-1%, slopes	<1%

Primarily all tillable farmland with high-quality soils and strong road frontage. A solid addition for owner-operators or farmland investors looking to expand.



51± ACRES

AUGLAIZE COUNTY · NOBLE TWP. · SEC. 31

TILLABLE	NCCPI	PARCEL
48.5±	71.38	Pt. H23-031-013-03

SOIL REPORT

BleIA1	Blount Silt Loam, 0-2% slopes	44%
Pt	Pewamo Silty Clay Loam, 0-1% slopes	39%
BleIB1	Blount Silt Loam, 2-4%, slopes	17%
GweIB1	Glynwood Silt Loam, 2-6%, slopes	<1%

Located across from Tract 6, this tract offers mostly tillable acreage, excellent access, and productive soil types. Ideal individually or combined with Tract 6 for a larger farming unit.

TRACT 1-5 MERCER COUNTY



TRACT 6-7 AUGLAIZE COUNTY

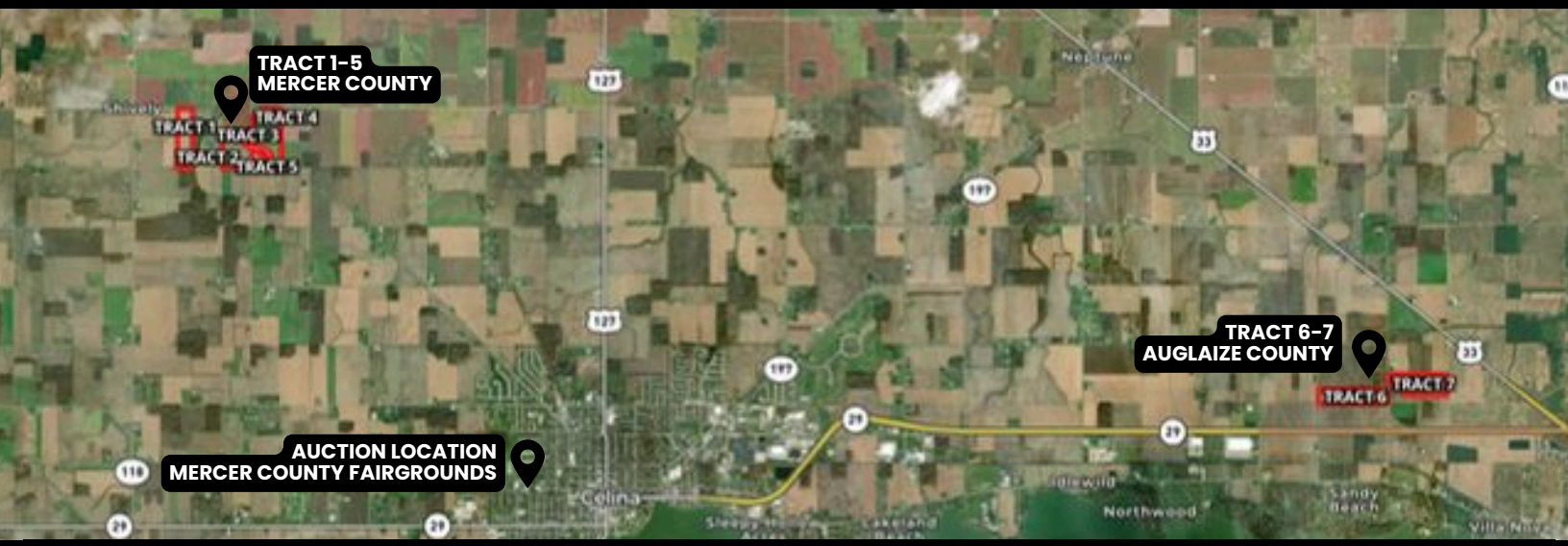


DYE
REAL ESTATE
& LAND COMPANY

236± ACRE LAND AUCTION

This auction offers a rare chance to purchase seven high-quality tracts of farmland and rural property in Mercer and Auglaize Counties, one of Ohio's strongest and most productive agricultural regions. With tracts ranging from 3 to 60 acres, this sale provides opportunities for large-scale operators, investors, rural homeowners, and buyers seeking smaller acreage. Whether you're looking for premium tillable farmland, a building site, or an income-producing property, this auction has something for every buyer.

All tracts are available individually, in combinations, or as a whole, allowing bidders to build the acreage package that best fits their farming operation, investment strategy, or long-term landownership goals.



TRACT 01	TRACT 02	TRACT 03	TRACT 04	TRACT 05	TRACT 06	TRACT 07
40± ACRES	37± ACRES	4± ACRES	58± ACRES	4± ACRES	45± ACRES	51± ACRES

AUCTION DATE & TIME

Tuesday, December 8
2026 · 6:00 PM

AUCTION LOCATION

Mercer County Fairgrounds
1001 W. MARKET ST., CELINA, OH 45822

SCAN FOR TERMS & CONDITIONS & ALL OTHER INFO

CONTACT

DEVIN DYE
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EXPERIENCE THE DYE COMPANY STANDARD