40 ± ACRE LAND AUCTION





HANCOCK COUNTY
VAN BUREN TOWNSHIP

AUCTION DATE & TIME:
DECEMBER 22, 2026 AT 6:00 PM

AUCTION LOCATION:
CRIMSON LANE
4600 CO. RD. 1. ADA, OH 45810

DYE
REAL ESTATE & LAND COMPANY
WWW.DYEREALESTATE.COM

DEVIN DYE | THE LAND GUY
419-303-5891

EXPERIENCE THE DYE COMPANY STANDARD

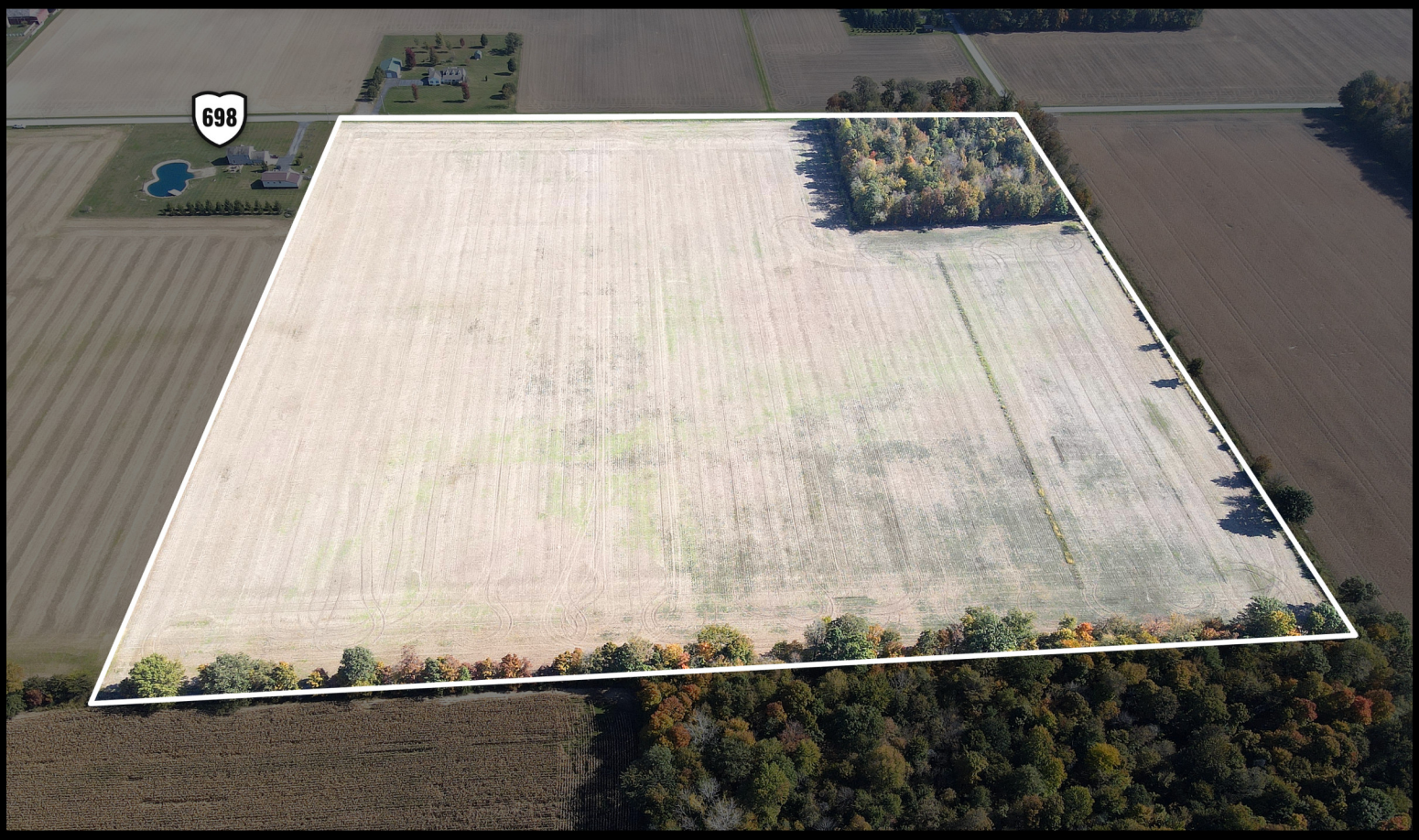
AERIAL VIEW



Opportunities to purchase a quality small-acreage farm don't come along often, and this one is worth a close look. This 40± acre parcel sells as a single tract and offers 36± tillable acres along with 3± acres of woods.

The tillable ground makes a strong addition to an existing farming operation, while the manageable size makes it equally attractive as a long-term land investment. The wooded acres add variety to the property and offer potential for recreation and wildlife.

Whether you're expanding your operation, diversifying your investment portfolio, or looking for a solid piece of ground to hold for the future, this tract checks the boxes. Parcels of this size rarely come to market, so don't miss your chance to bid.



40± TOTAL ACRES

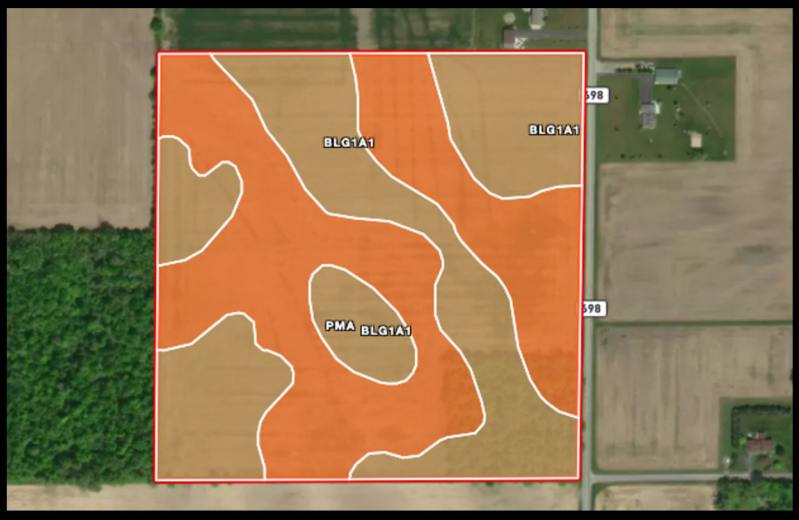
36± TILLABLE ACRES

PRIME LOCATION NEAR JENERA, OHIO

Sellers: Debra L. Enderle, Alyssa Bixler, Clark Inniger, Andrew K. Inniger, Emily Seevers

TRACT INFORMATION

PARCEL NUMBER:	47-0001004745
COUNTY:	HANCOCK
TOWNSHIP:	VAN BUREN
SECTION:	17
TOTAL ACRES:	40±
TILLABLE ACRES:	36±
WOODED ACRES:	3±
NCCPI:	72.65
TAXES:	$1,634.00



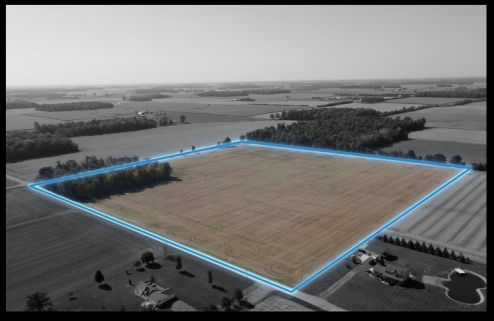
LEGAL DESCRIPTION-The SE 1/4 of the NE 1/4 of section 17

SOIL MAP & REPORT









Located just south of Jenera, Ohio on the west side of SR 698. Look for the auction signs. Use 40.872401, -83.729562 in your GPS.



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