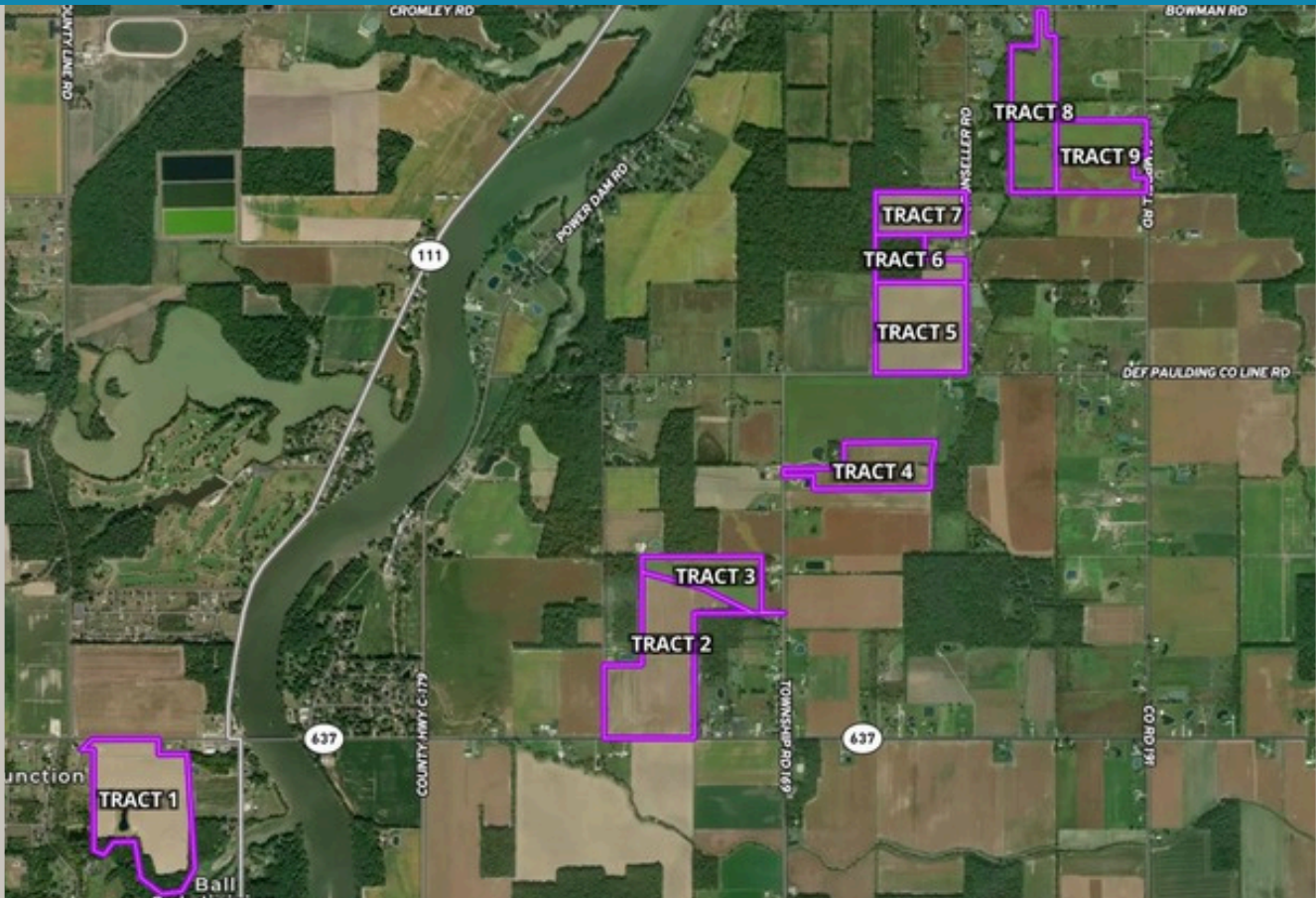


# 300± ACRE LAND

# AUCTION

OFFERED IN NINE TRACTS, INDIVIDUALLY, IN COMBINATION OR AS A WHOLE  
For Terms & Conditions or all other info go to: [www.dyerealestate.com](http://www.dyerealestate.com)



## PAULDING & DEFIANCE COUNTY *DEFIANCE & AUGLAIZE TOWNSHIPS*



**REAL ESTATE  
& LAND COMPANY**  
[WWW.DYEREALESTATE.COM](http://WWW.DYEREALESTATE.COM)

### AUCTION DATE & TIME

April 6, 2026 at 6:00 pm

### AUCTION LOCATION

OSU Extension Building

Paulding County

Fairgrounds

503 Fairground Drive,  
Paulding, Ohio 45879

Devin Dye | Broker | Owner | Auctioneer | 419-303-5891

This auction presents a unique opportunity to acquire prime tracts of farmland in Defiance and Paulding Counties, featuring a variety of properties that cater to agricultural, recreational, and investment interests. With a total of over 300 acres divided into 9 tracts, which include tillable farmland, wooded areas, and significant road frontage, enhancing their appeal as both farmland investments and some recreational opportunities. Interested buyers will find exceptional investment potential across all tracts, ranging from 16 to nearly 60 acres there is a tract or combination of tracts for all buyers. Look for auction signs and seize the chance to invest in these unique properties.

### TRACT 1



Parcel Number: 01-14S-027-07

### TRACT 2



Parcel Number: Part of 01-04S-009-01

### TRACT 3



Parcel Number: Part of 01-04S-009-01

### TRACT 4



Parcel Number: 01-05S-005-07

### TRACT 5



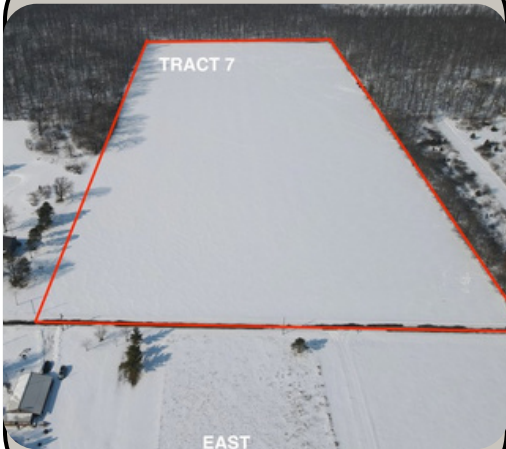
Parcel Number: Part of B11-0016-0-008-00

### TRACT 6



Parcel Number: Part of B11-0016-0-008-00

### TRACT 7



Parcel Number: Part of B11-0016-0-008-00

### TRACT 8



Parcel Number: B11-0016-0-001-12

### TRACT 9



Parcel Number: B11-0016-0-014-00

# TRACT DESCRIPTIONS

## TRACT 1

- Total Acres: 58.7
- Tillable Acres: 51
- Wooded Acres: 8
- NCCPI: 44.73
- County: Paulding
- Township: Auglaize
- Section: 30
- Annual Taxes: \$640.20

### DESCRIPTION

Tract 1 consists of a total of approximately 58 acres, of which 51 are tillable. This tract has significant road frontage for great access and potential future building lots. It also has approximately 8 acres of wooded land that borders the Little Flat Rock Creek. Additionally, situated on Tract 1 is a 3/4-acre pond. This tract would make a great recreational, agricultural, and potential future building location for its new owner.

## TRACT 2

- Total Acres: 58
- Tillable Acres: 54
- NCCPI: 46.28
- County: Paulding
- Township: Auglaize
- Section: 20
- Annual Taxes: TBD

### DESCRIPTION

Tract 2 in this sale is located just east of Tract 1 and just east of the Auglaize River. It is comprised primarily of productive tillable farmland, with the northern border adjoining Tract 3 in this sale. Consisting of a total of approximately 58 acres, this tract would make a great investment on its own or in combination with the other tracts offered in this sale.

## TRACT 3

- Total Acres: 20
- Tillable Acres: 19
- NCCPI: 43.71
- County: Paulding
- Township: Auglaize
- Section: 20
- Annual Taxes: TBD

### DESCRIPTION

Tract 3 consists primarily of tillable farmland, with the southern border adjoining Tract 2 in this sale. Productive farmland and small acreage make this a good investment on its own or a great addition to the other tracts being offered in this sale.

## TRACT 4

- Total Acres: 20.59
- Tillable Acres: 19
- NCCPI: 43.48
- County: Paulding
- Township: Auglaize
- Section: 21
- Annual Taxes: \$445.28

### DESCRIPTION

Tract 4 is located just north of Tract 3 on Township Road 169 and consists primarily of tillable farmland. There is very little waste on this tract, allowing the owner to maximize almost every acre for income-producing crop production.

## TRACT 5

- Total Acres: 40
- Tillable Acres: 3
- NCCPI: 44.18
- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: TBD

### DESCRIPTION

Tract 5 in this sale offers a prime piece of Defiance County farmland, as it is a perfectly square 40-acre tract of all tillable farmland. With road frontage along the entire south and east boundaries of this farm, it is as close to farmland perfection as you can find in Defiance County.

## TRACT 6

- Total Acres: 16
- Tillable Acres: 5
- Wooded Acres: 11
- NCCPI: 43.89
- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: TBD

### DESCRIPTION

Tract 6 consists of approximately 16 acres total, with approximately 11 acres wooded and 5 acres tillable. This parcel would make a great property for an outdoor enthusiast looking to build a home and live near their hunting domain. It would also be a great addition to Tract 5 or other tracts in this sale.

## TRACT 7

- Total Acres: 19
- Tillable Acres: 18.5
- NCCPI: 43.96
- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: TBD

### DESCRIPTION

Tract 7 lies directly north of Tract number 6 in this sale. This is a perfectly rectangular 18-acre (plus or minus) mostly tillable farm with significant road frontage, making it a great investment on its own or in conjunction with the other tracts offered in this sale.

## TRACT 8

- Total Acres: 34.32
- Tillable Acres: 28.6
- NCCPI: 44.54
- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: \$353.76

### DESCRIPTION

Tract 8 has road frontage on Bowman Road and mainly consists of tillable farmland. This tract has a small amount of recreational land but primarily consists of tillable land and would make a great investment on its own or in conjunction with Tract 9, as it lies directly adjacent to Tract 9 in this sale.

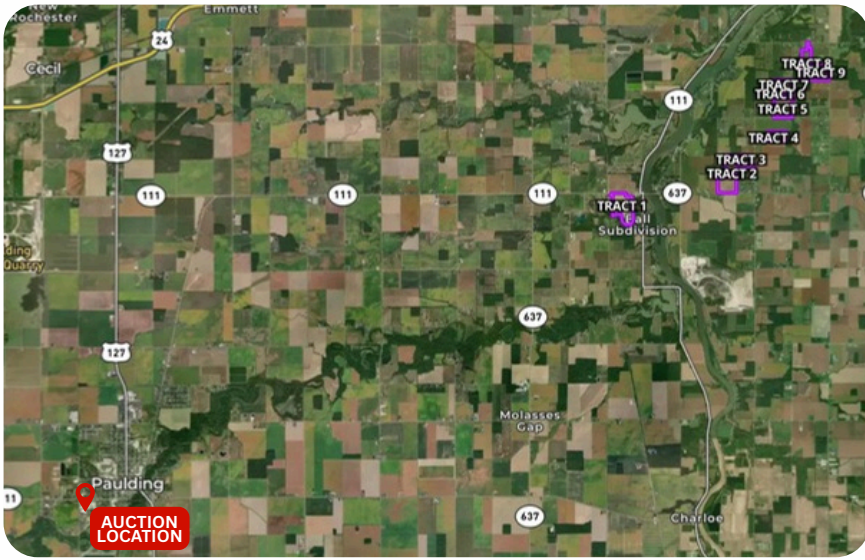
## TRACT 9

- Total Acres: 30.17
- Tillable Acres: 28.75
- NCCPI: 45.23
- County: Defiance
- Township: Defiance
- Section: 16
- Annual Taxes: \$316.78

### DESCRIPTION

Tract 9, located directly adjacent to the east of Tract 8 offered in this auction, consists of 30 acres of primarily tillable farmland with significant road frontage along Campbell Road. This tract of land would make a great investment on its own or in addition to Tract 8 or any other tracts offered in this sale.

LOCATION



AUCTION INFO

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THE LAND TEAM

JAYLENE SMITH



AUSTIN HEFFNER



KYLIE DYE



MORGAN HOY



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419-516-4106  
[www.dyerealestate.com](http://www.dyerealestate.com)

## CALL TODAY FOR MORE INFO!

**DEVIN DYE**  
BROKER/OWNER/AUCTIONEER  
419-303-5891

### ADDITIONAL INFO

Sellers: Pete Schlegel and Garbani Farms LLC  
Auctioneers: Devin Dye, Matt Bowers & Mike Reindel  
"LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO"

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