



# LAND AUCTION



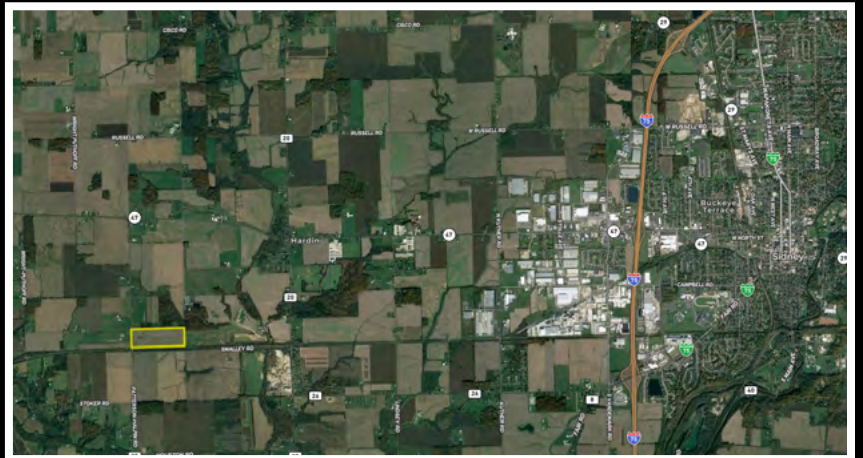
**54.01 AC± | 1 TRACT | SHELBY CO, OH**

**AUCTION: LIVE ONLY**

**AUCTION DATE: 4/10/23 | AUCTION TIME: 5:30 PM**

**AUCTION LOCATION: HELD ONSITE ON PATTERSON-HALPIN RD SIDNEY, OH**

Rare opportunity to own this highly productive tillable farm in Shelby County. Farms in this area just don't come to the public market too often, especially one that has been in the same family for three generations. At 54+/- acres, this could be a great addition to your existing operation, a 1031 exchange or investment portfolio. This farm sits roughly 5 miles from Sidney, 8 miles to Ft. Loramie and 9 miles from Piqua. The farm has great county road access for larger equipment and also provides a great building lot opportunity in a highly desired location within the county. With an average NCCPI of 62.89 and primary soil types being Blount silt loam, Glynwood silt loam with low slopes this tract is extremely attractive and currently in a soybean - corn rotation. The farm has been cash rented for 2023 with open tenancy for the 2024 crop year. Please contact Whitetail Properties Ranch and Farm Auctions Land Specialist Travis Kenton (937) 658-0218 - Tim Woods (937) 844-1502



**TRACT 1: 54.01 ± ACRES**

- Low sloped
- Well drained
- Perfect rectangular shape for precision farming
- Great road frontage for equipment access
- Ideal acreage for adding to existing operation
- Great location in the county for building dream home
- Highly demanded school district
- Located SE ¼ S36 T10N R5E Shelby Co, OH
- Taxes \$773.01
- Lat/Lon: 40.2734, -84.2689

**Directions: From Sidney, head West on Rt 47 to Patterson-Halpin Rd and Turn south. Property is located 1 mile south of Rt 47 before the RR tracks.**



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
TRAVIS KENTON, AGENT (937) 658-0218 | TIM WOODS, AGENT (937) 844-1502  
RES AUCTION SERVICES  
ANDY WHITE, AUCTIONEER (419) 651-2152**

**RANCHANDFARMAUCTIONS.COM**

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