

54.7 ac Allen Co

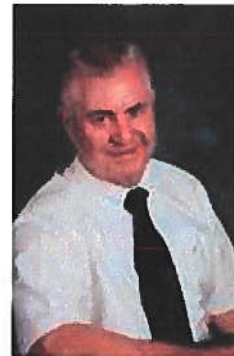
\$45,000/ac

54.7 Acres
Section 27, American Twp.,
Eastown & Allentown Rd.
Lima, OH



Apx. 54.7 acres vacant land, Section 27, American Twp.
Frontage on Eastown & Allentown. Great development potential.
Many potential uses such as retail, multi-housing, etc.
High traffic count.
Annual Taxes-To be determined

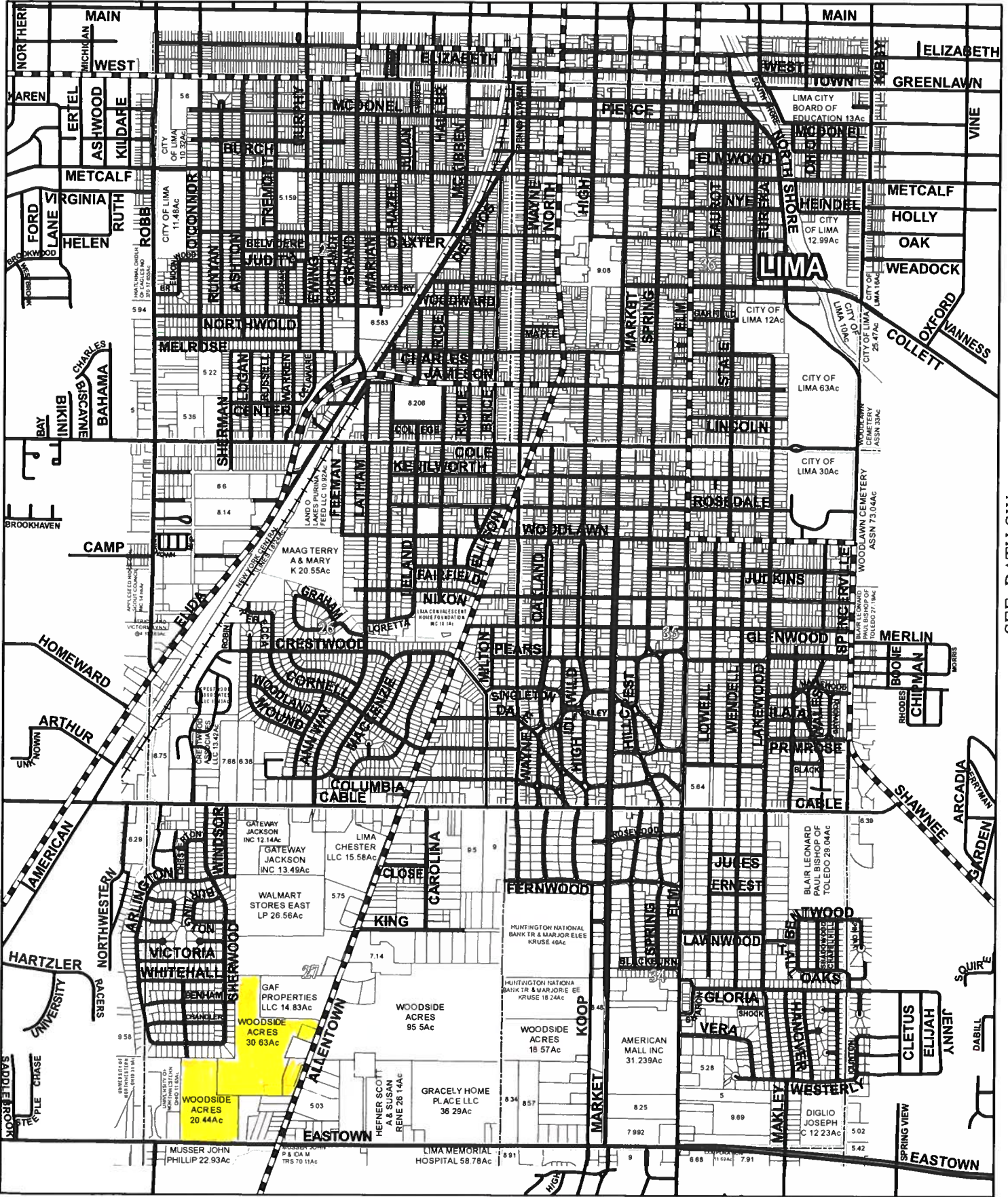
Ron Spencer
419-230-1111





AMERICAN TOWNSHIP AMERICAN SE

SEE AMERICAN NE



SEE AMERICAN SW

SEE BATH SW

2:11

LTE 35%

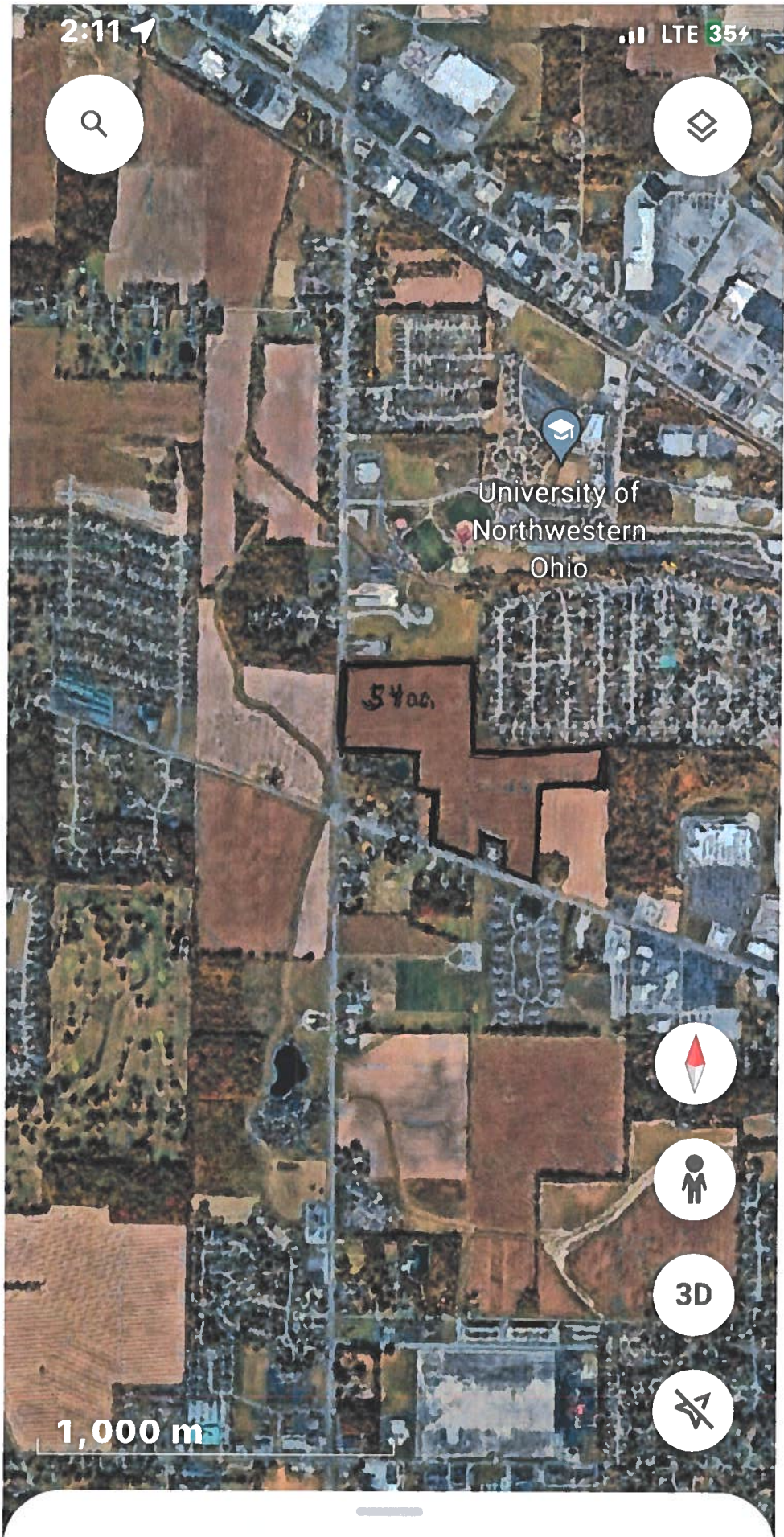


University of
Northwestern
Ohio

5400

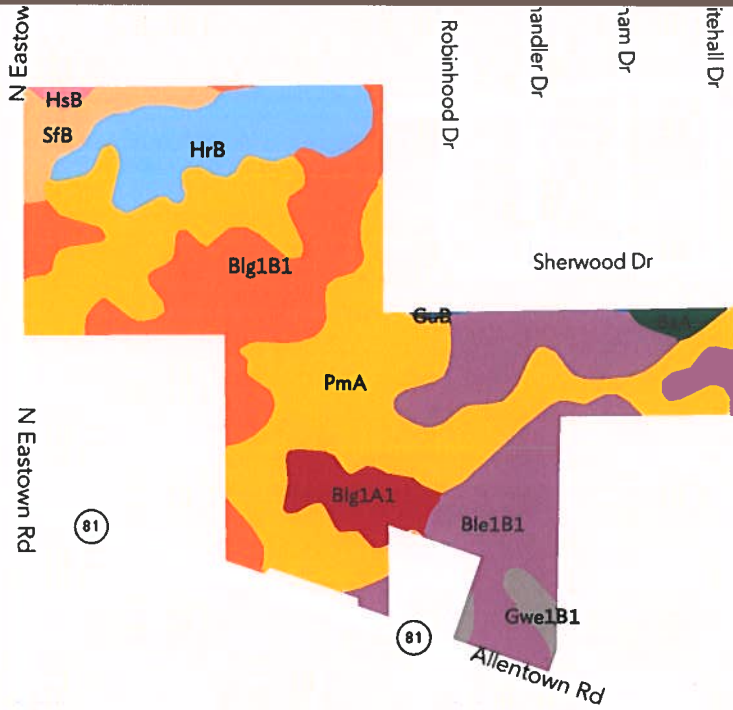


1,000 m

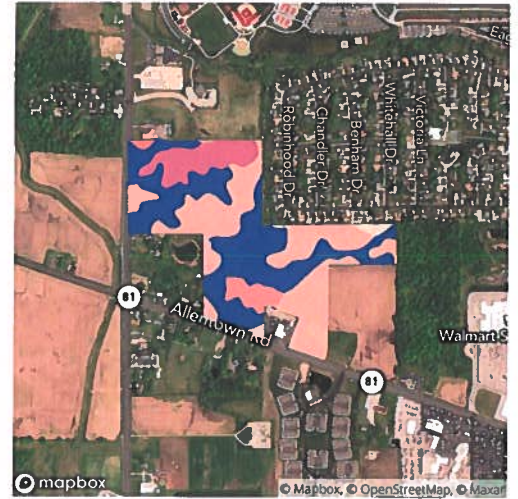


4 fields, 54 acres in Allen County, OH

TOWNSHIP/SECTION 3S 6E - 27



AVG NCCPI **62.9** COUNTY AVG **59.9**



QUALITY 46 85

© Mapbox, © OpenStreetMap

All fields

Source: NRCS Soil Survey

54 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	21.76	39.9%	2	75.6
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	11.08	20.3%	2	50.7
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	9.63	17.7%	2	50.8
HrB	Houcktown loam, 2 to 6 percent slopes	5.86	10.8%	2	63.3
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	2.41	4.4%	2	54.3
SfB	Shawtown loam, 2 to 6 percent slopes	2.10	3.9%	2	75.9
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	0.79	1.4%	2	49.7
BsA	Blount-Urban land complex, 0 to 2 percent slopes	0.52	0.9%		20.9
HsB	Houcktown silt loam, 2 to 4 percent slopes	0.26	0.5%	2	55.7



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=COM
 Wheat=SRW

Tract Cropland Total: 54.80 acres

Allen County
 Farm Service Agency
 1601 E 4th St - Suite A
 Lima, OH 45804
 419-223-0010 (p)
 855-839-5687 (f)

2021 Program Year
 Map Created September 25, 2020

Farm 8830
Tract 14380

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

4 fields, 54 acres in Allen County, OH

TOWNSHIP/SECTION 3S 6E - 27

■ GuB	Glynwood-Urban land complex, 2 to 6 percent slopes	0.07	0.1%	30.1
		54.47		62.9