

# 64 ac Allen Co



**64 Acres**  
**Section 27 & 34, American Twp.,**  
**King & Koop Rd.**  
**Lima, OH**



**Apx. 63.7 acres vacant land consisting of 3 parcels, Section 27 & 34, American Twp. Apx. 340' road frontage on King Ave. & 525' road frontage on Koop Rd. Apx. 57.08 ac tillable, 4 ac wooded. Soils consist mostly of Blount & Pewamo. Great development potential. Currently zoned Mixed Use-Residential, as per City of Lima Zoning. Elida SD. Taxes are currently CAUV. Annual Taxes-\$2,678.26**

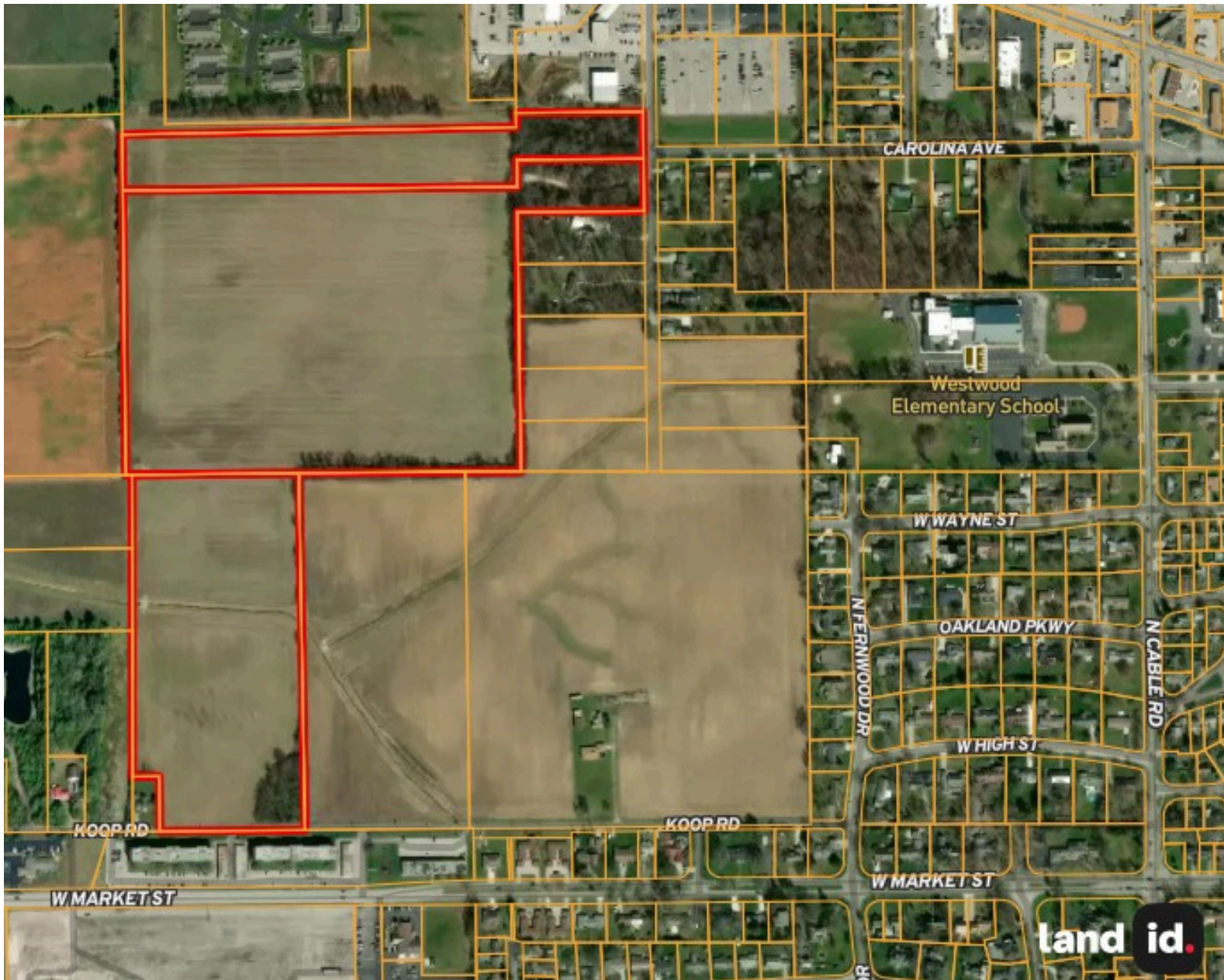
## **\$45,000/ac**

**Ron Spencer**  
**419-230-1111**

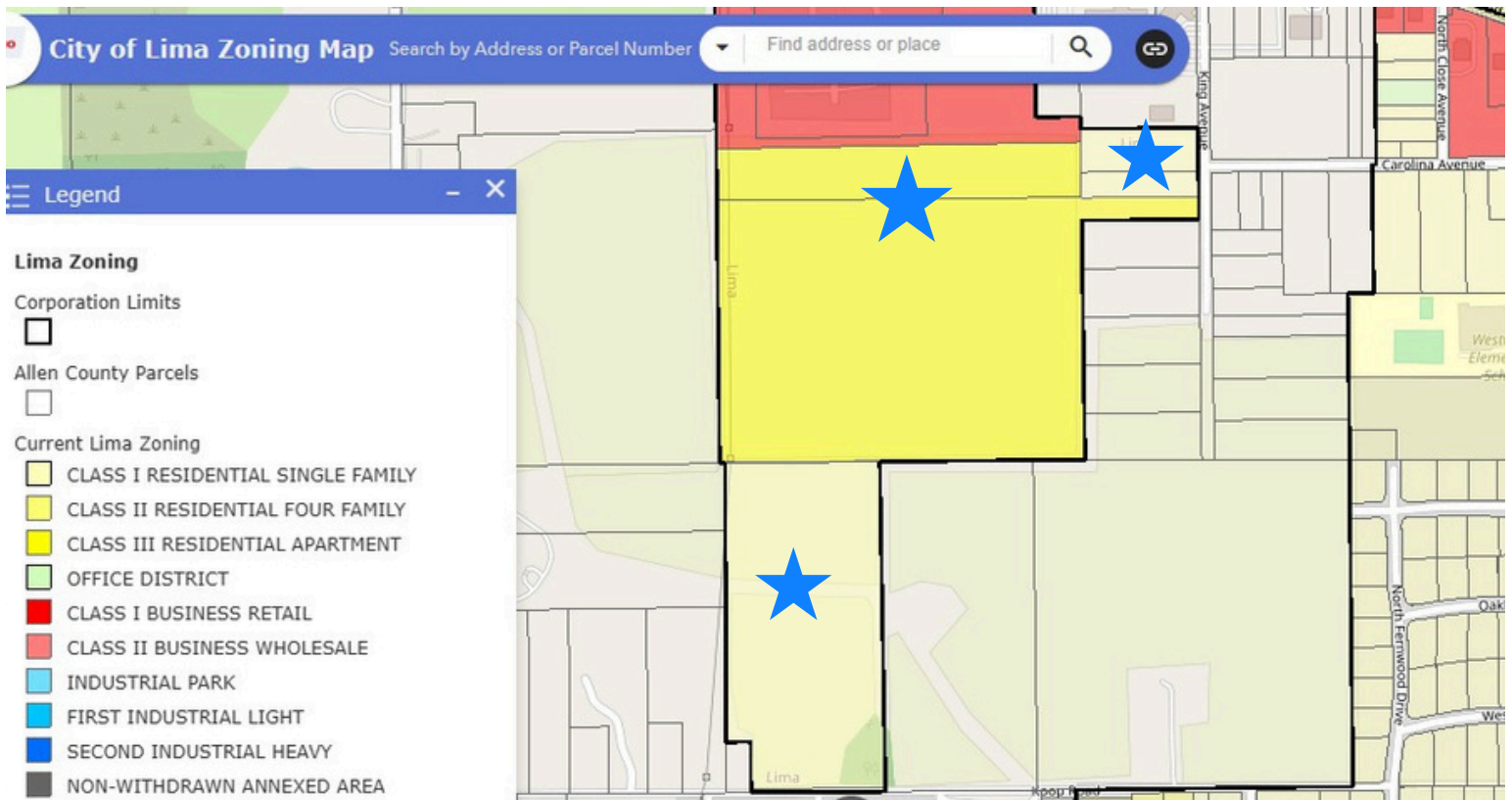
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# AERIAL MAP VIEW OF PROPERTY



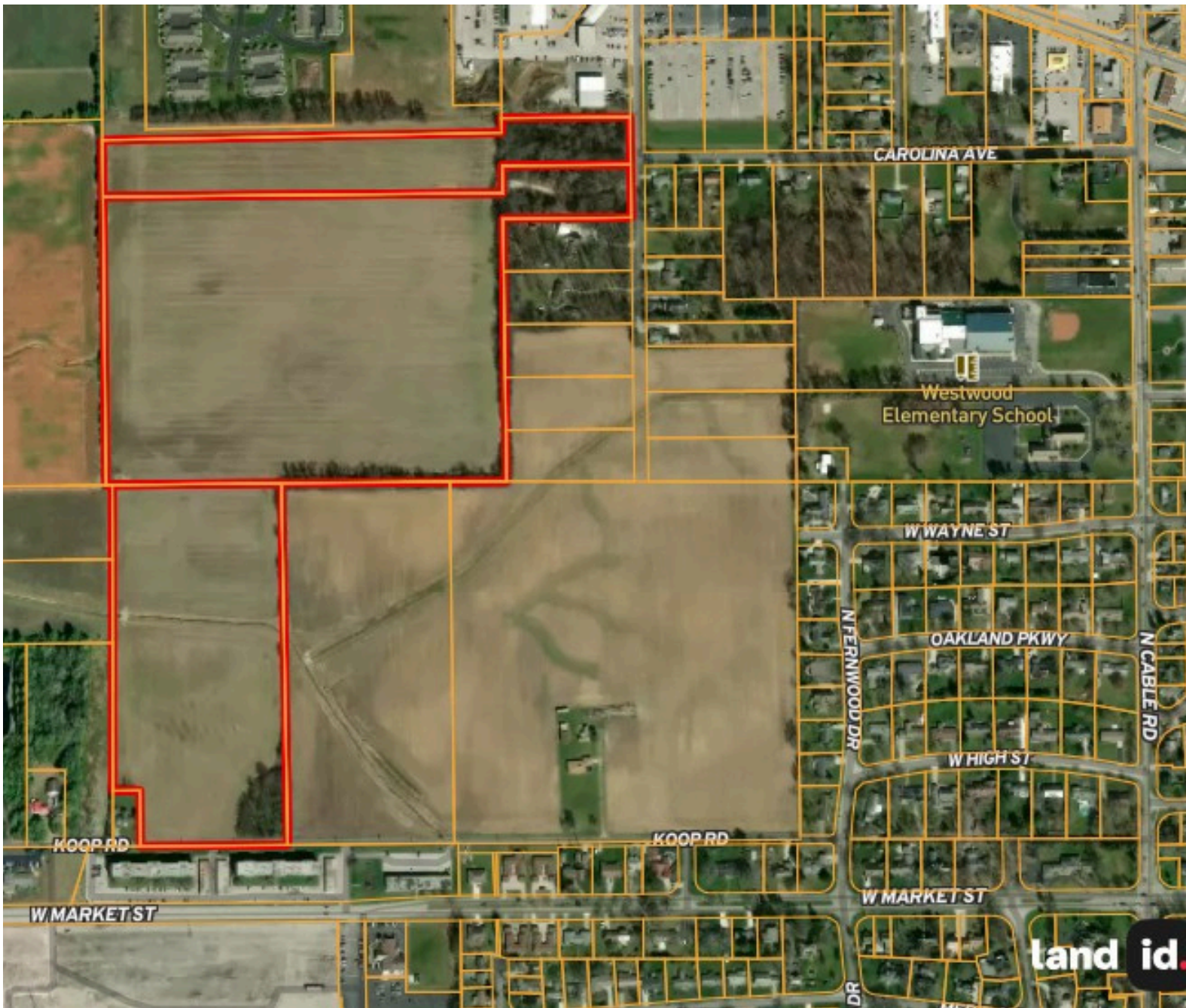
# CITY OF LIMA ZONING MAP: ZONED MIXED USE RESIDENTIAL



SUBJECT-★

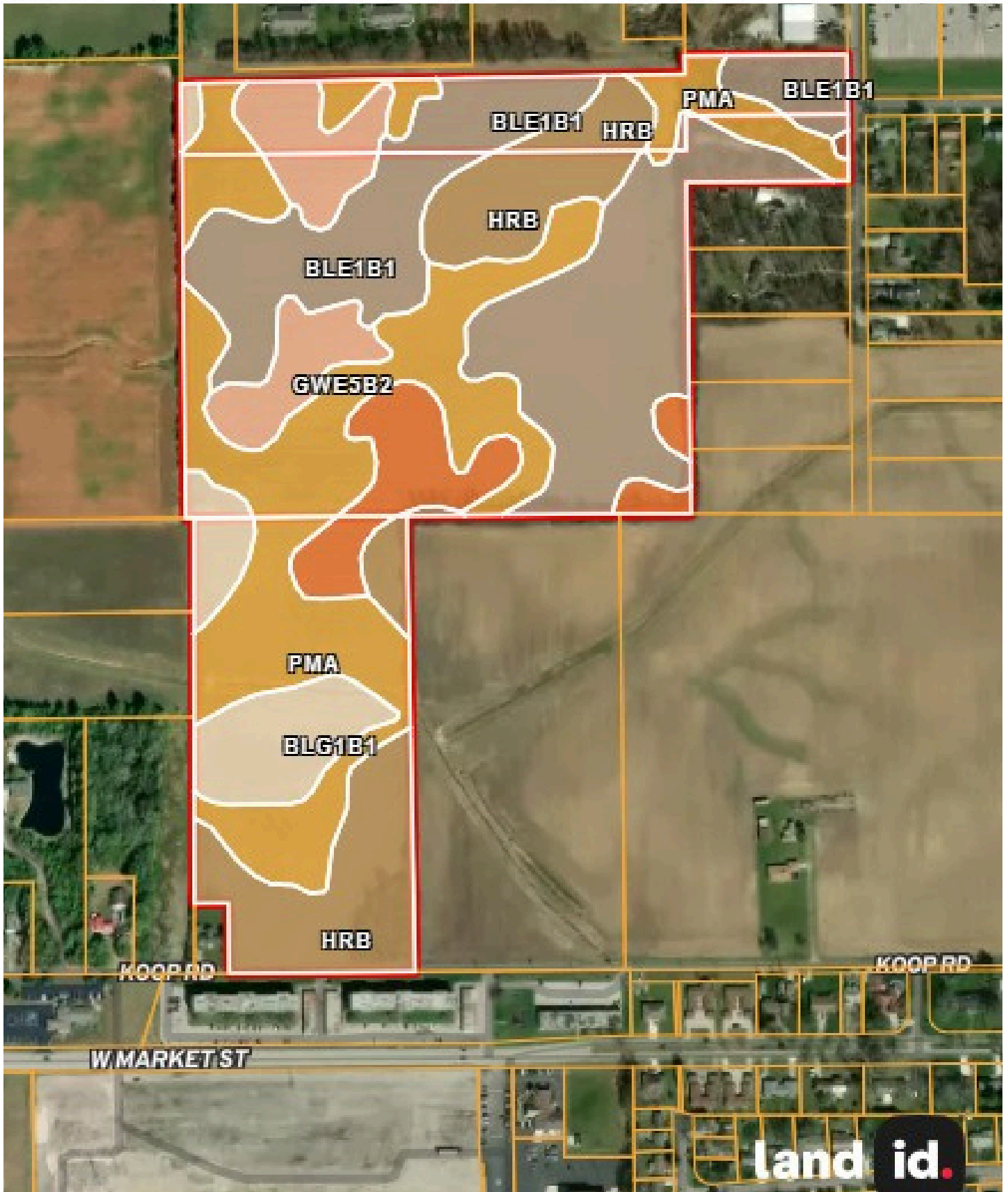
# SOIL MAPS

63.7 acres Allen Co-King/Koop/Allentown Rd American Ohio, AC +/-



# SOIL MAPS

63.7 acres Allen Co-King/Koop/Allentown Rd American  
Ohio, AC +/-



# SOIL MAPS

## | All Polygons 63.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	19.5	30.92	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	19.23	30.49	0	76	2w
HrB	Houcktown loam, 2 to 6 percent slopes	10.39	16.48	71	69	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	4.82	7.64	0	56	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	4.73	7.5	0	67	2e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	4.34	6.88	0	66	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	0.06	0.1	0	69	2w
TOTALS		63.07(*)	100%	11.7	69.18	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## | Boundary 18.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	6.74	37.38	0	76	2w
HrB	Houcktown loam, 2 to 6 percent slopes	6.18	34.28	71	69	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	4.12	22.85	0	67	2e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	0.99	5.49	0	66	2e
TOTALS		18.03(*)	100%	24.34	71.0	2.0

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## | Boundary 36.26 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	16.06	44.29	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	10.1	27.85	0	76	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	3.35	9.24	0	66	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	3.23	8.91	0	56	2e
HrB	Houcktown loam, 2 to 6 percent slopes	3.06	8.44	71	69	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.4	1.1	0	67	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	0.06	0.17	0	69	2w
TOTALS		36.26(*)	100%	5.99	68.61	2.0

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## | Boundary 8.78 ac

# SOIL MAPS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	3.44	39.22	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	2.39	27.25	0	76	2w
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	1.59	18.13	0	56	2e
HrB	Houcktown loam, 2 to 6 percent slopes	1.15	13.11	71	69	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.21	2.39	0	67	2e
TOTALS		8.78(*)	100%	9.31	67.8	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water

# FSA MAPS



United States  
Department of  
Agriculture

Allen County, Ohio

Farm 9564



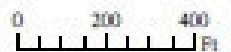
- Tract Boundary
- Cropland
- Noncropland

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract 14459  
Tract Cropland Total: 50.15 acres

2026 Program Year  
Phy. County: Allen, OH  
2025 imagery



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 (CIP-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.

# FSA MAPS



Department of  
Agriculture

Allen County, Ohio

Farm 9564



Tract Boundary Cropland  
 Noncropland

Tract 14460

2026 Program Year

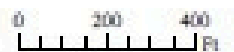
Tract Cropland Total: 6.93 acres

Phy. County: Allen, OH

2025 imagery

Wetland Determination Identifiers

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



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