

50.17 ac Allen Co



50.17 Acres
Section 24, Shawnee Twp.,
Delong Rd. & W. Breese Rd.
Lima, OH



Apx. 50.17 acres vacant land, Section 24,
Shawnee Twp. Apx. 1625' road frontage on
W. Breese Rd. Apx. 37.67 ac tillable, 7.07 ac wooded.
Soils consist mostly of Blount, Pewamo, Sloan &
Glynwood. Currently zoned Agricultural.
Shawnee SD. Taxes are currently CAUV.
Annual Taxes-\$2,000.82

Ron Spencer
419-230-1111

\$38,000/ac



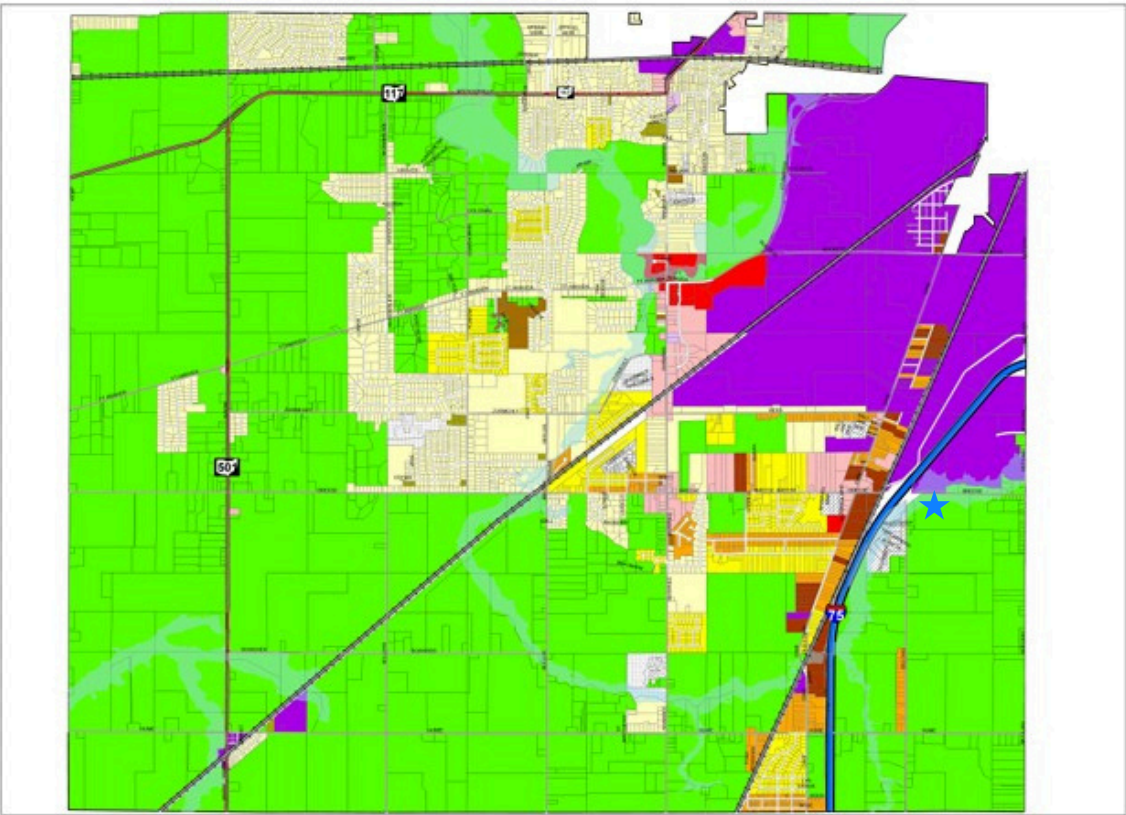
AERIAL MAP VIEW OF PROPERTY



SHAWNEE TWP ZONING

MAP: ZONED

AGRICULTURAL



SHAWNEE TOWNSHIP
ZONING MAP

Shawnee Township Zoning Ordinance			
Section	Section Number	Section Title	Section Number
1.0	1.0	Purpose and Intent	1.0
2.0	2.0	Definitions	2.0
3.0	3.0	Zoning Districts	3.0
4.0	4.0	Use Regulations	4.0
5.0	5.0	Sign Regulations	5.0
6.0	6.0	Advertising Signs	6.0
7.0	7.0	Off-Street Parking	7.0
8.0	8.0	Lot Coverage	8.0
9.0	9.0	Setbacks	9.0
10.0	10.0	Height Restrictions	10.0
11.0	11.0	Area Variance	11.0
12.0	12.0	Special Use Permits	12.0
13.0	13.0	Conditional Use Permits	13.0
14.0	14.0	Rezoning	14.0
15.0	15.0	Map Amendment	15.0
16.0	16.0	Appeals	16.0
17.0	17.0	Enforcement	17.0
18.0	18.0	Administrative	18.0
19.0	19.0	General Provisions	19.0
20.0	20.0	Map Legend	20.0
21.0	21.0	Map Scale	21.0
22.0	22.0	Map North Arrow	22.0
23.0	23.0	Map Date	23.0
24.0	24.0	Map Author	24.0
25.0	25.0	Map Reviewer	25.0
26.0	26.0	Map Approval	26.0
27.0	27.0	Map Revision	27.0
28.0	28.0	Map Contact	28.0
29.0	29.0	Map Copyright	29.0
30.0	30.0	Map Disclaimer	30.0

- ZONING**
- A: Agricultural District
 - B-I: Business District
 - B-II: Business District
 - B-III: Business District
 - B-IV: Business District
 - I: Industrial District
 - MHP: Manufactured Home Park District
 - PUD: Planned Unit Development
 - R-I: Residential District
 - R-II: Residential District
 - R-III: Residential District
 - R-IV: Residential District
 - R-V: Residential District
 - Floodplain

0 0.10 0.20 0.30 0.40 0.50 1.00 Miles



July 2025

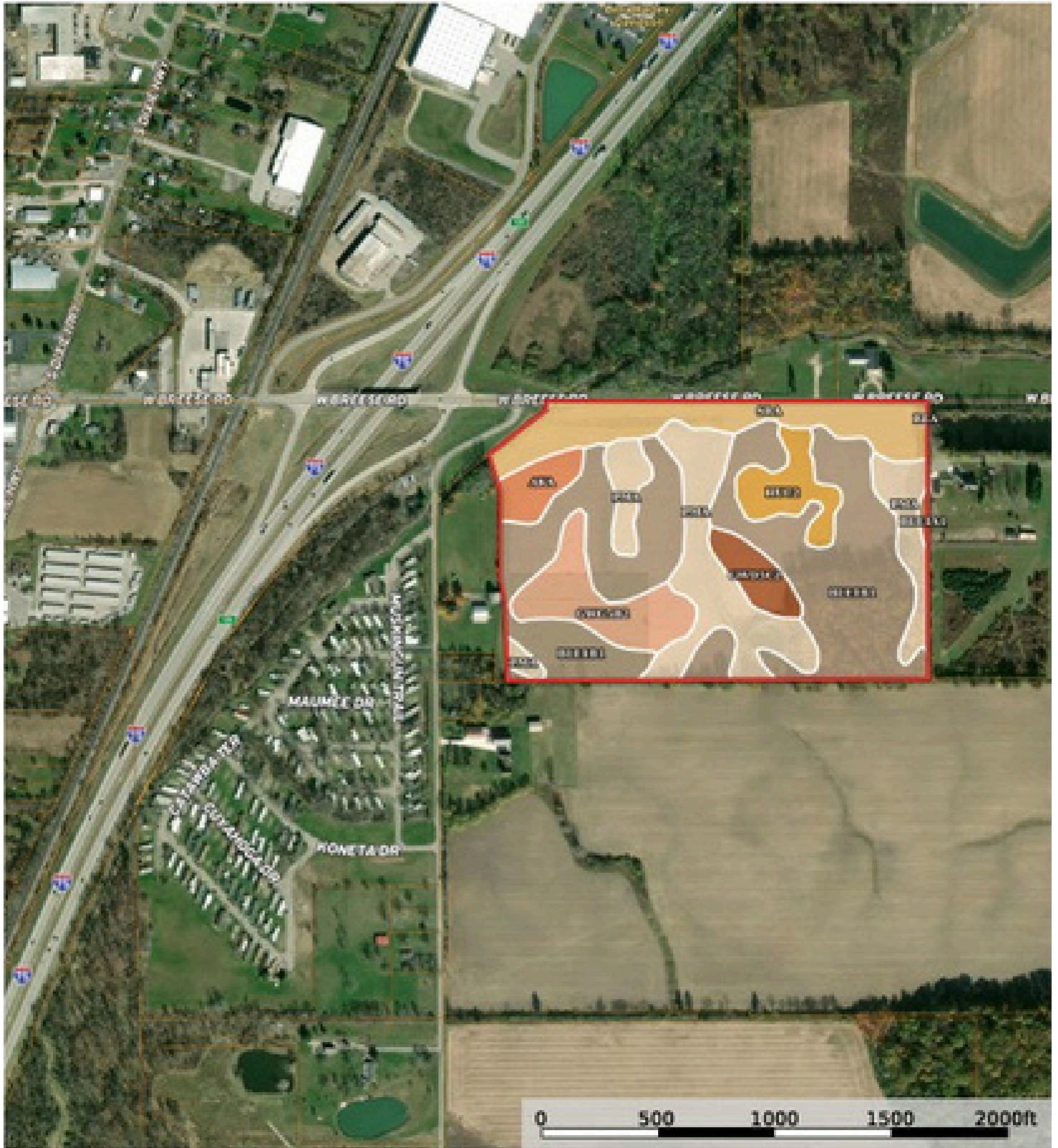
Approved by the Shawnee Township Board of Trustees

Chairman	Date
Vice Chairperson	Date
Trustee	Date

SUBJECT-★

SOIL MAPS

50.17 ac Allen Co Delong & Breese Rd-Shawnee Twp
Ohio, AC +/-



SOIL MAPS

| Boundary 49.86 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	22.02	44.16	0	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	10.49	21.04	0	76	2w
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	6.82	13.68	58	56	3w
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	4.34	8.7	0	56	2e
HuC2	Houcktown-Glynwood complex, 6 to 12 percent slopes, eroded	2.6	5.21	58	62	3e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	1.74	3.49	63	56	4e
AkA	Alvada loam, 0 to 1 percent slopes	1.66	3.33	74	80	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	0.17	0.34	0	69	2w
ReA	Rensselaer loam, till substratum, 0 to 1 percent slopes	0.02	0.04	85	88	2w
TOTALS		49.86(*)	100%	15.65	66.23	2.26

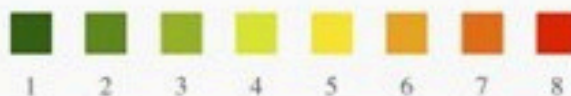
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

VIEW OF FARM



VIEW OF FARM



VIEW OF FARM



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