

283 ac Allen Co

\$5,660,000



**Apx. 283 ac, Sections 20 & 29, Perry Twp., Allen Co.
ZONED MOSTLY I-2-GREAT DEVELOPMENT POTENTIAL
Frontage on St. Johns Rd. & Hume**



**Apx. 283 ac, part of Sections 20 & 29, Perry Twp., Allen Co.
Frontage on State Route 65/St. Johns Rd. & Hume Rd.**

Property is zoned mostly I-2

Fantastic development potential! Very close to I-75.

Perry SD

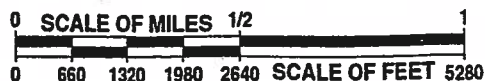
Taxes are partly CAUV

Annual taxes-\$9,167.52

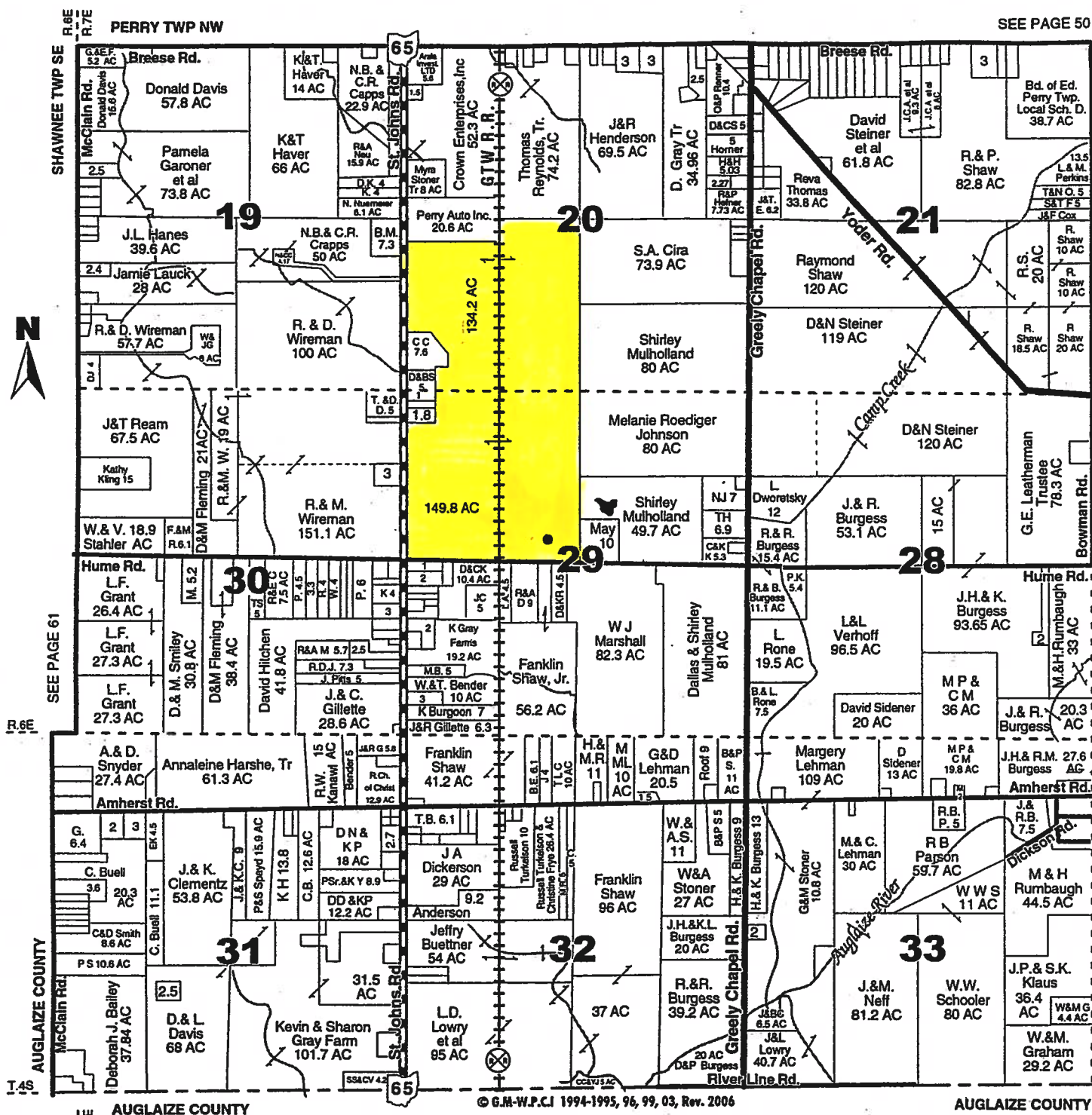
**Ron Spencer
419-230-1111**



ALLEN COUNTY, OHIO T.4S-R.6.7E

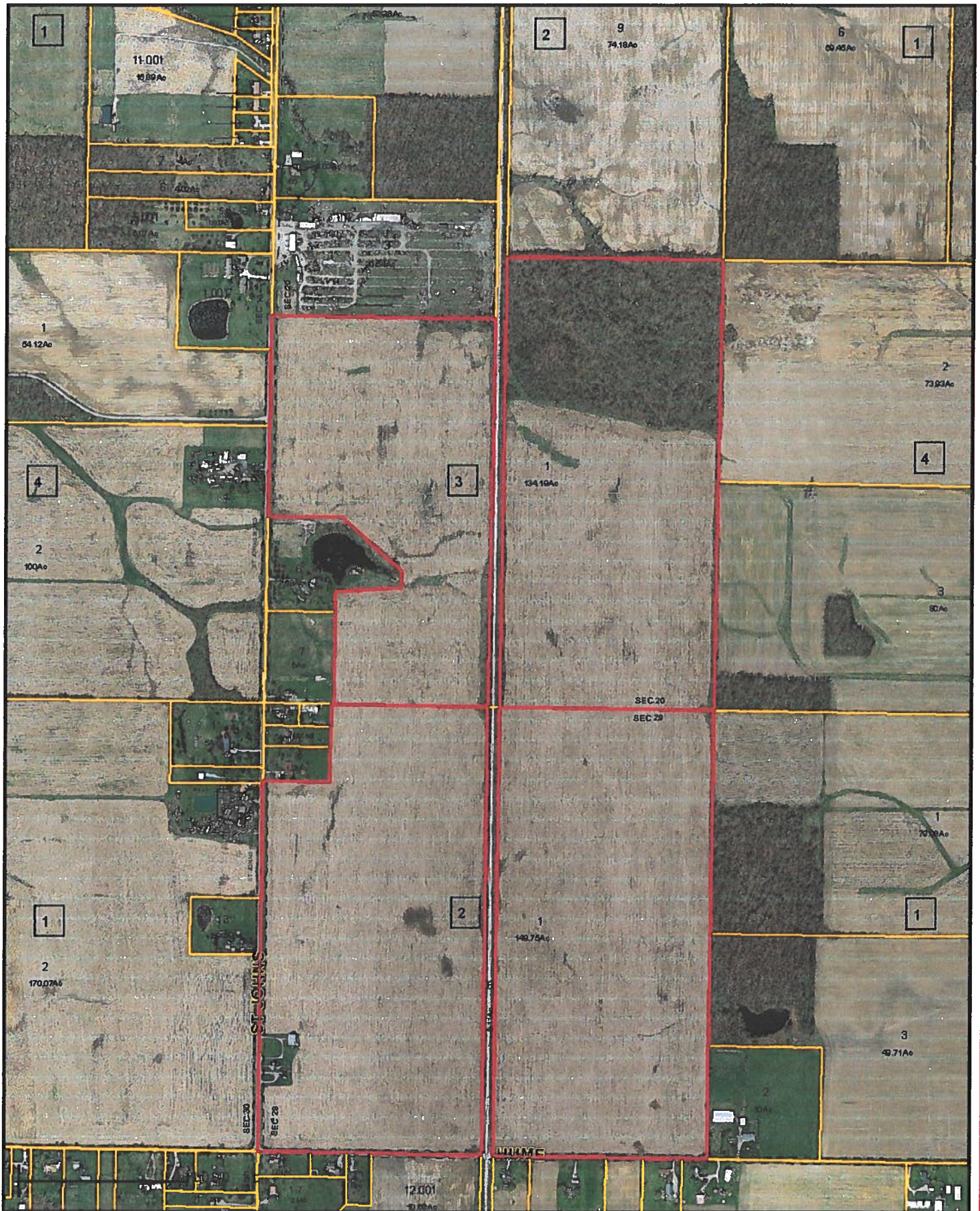


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ALLEN COUNTY OHIO GIS

This map was prepared by the Allen County Engineer as the Allen County, OH tax map, in accordance with Section 5713.09 of the Ohio Revised Code. Allen County assumes no legal responsibility for the information contained on this map.

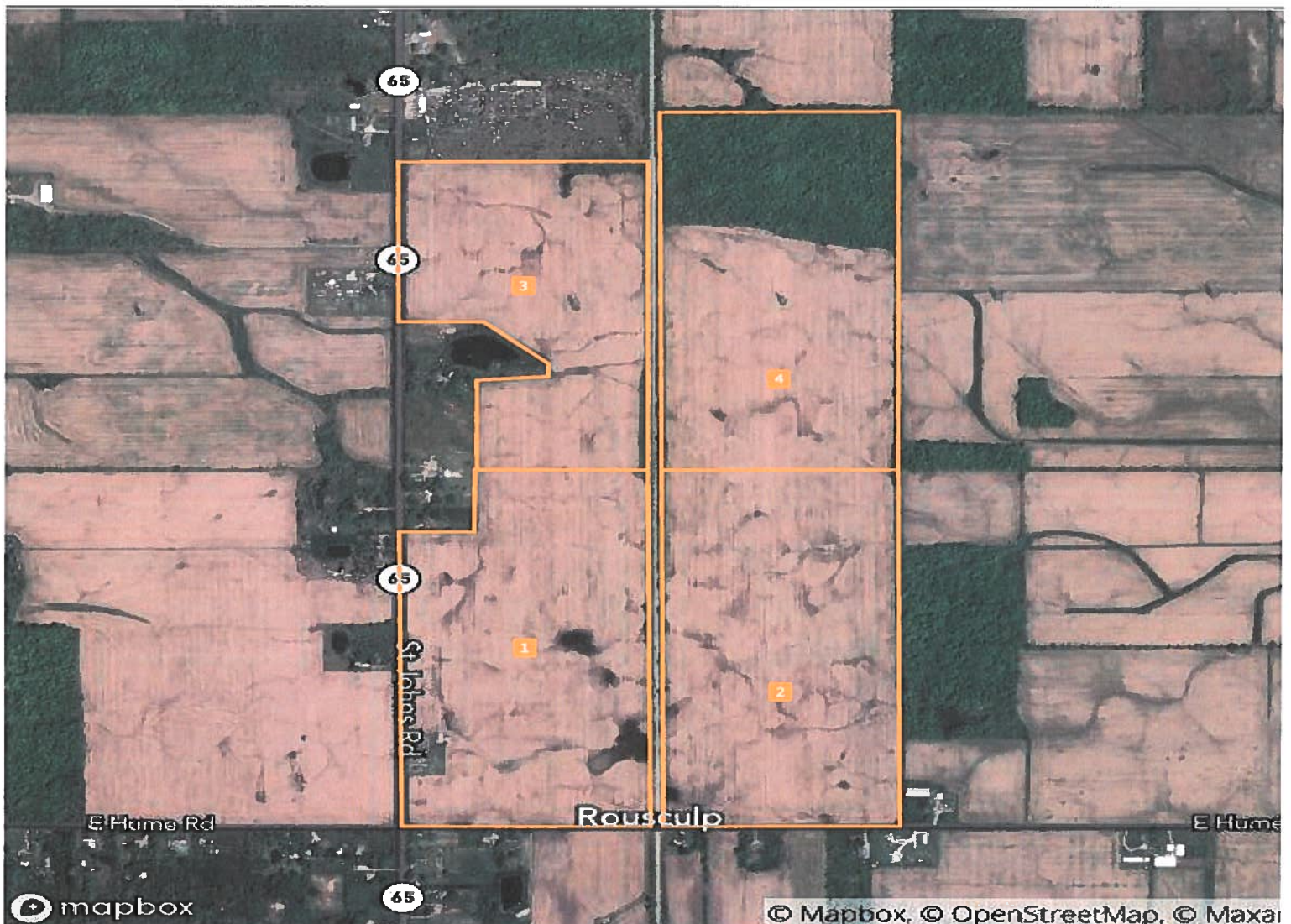


4 fields, 288 acres in Allen County, OH

TOWNSHIP/SECTION 4S 7E – 19, 20, 29, 30

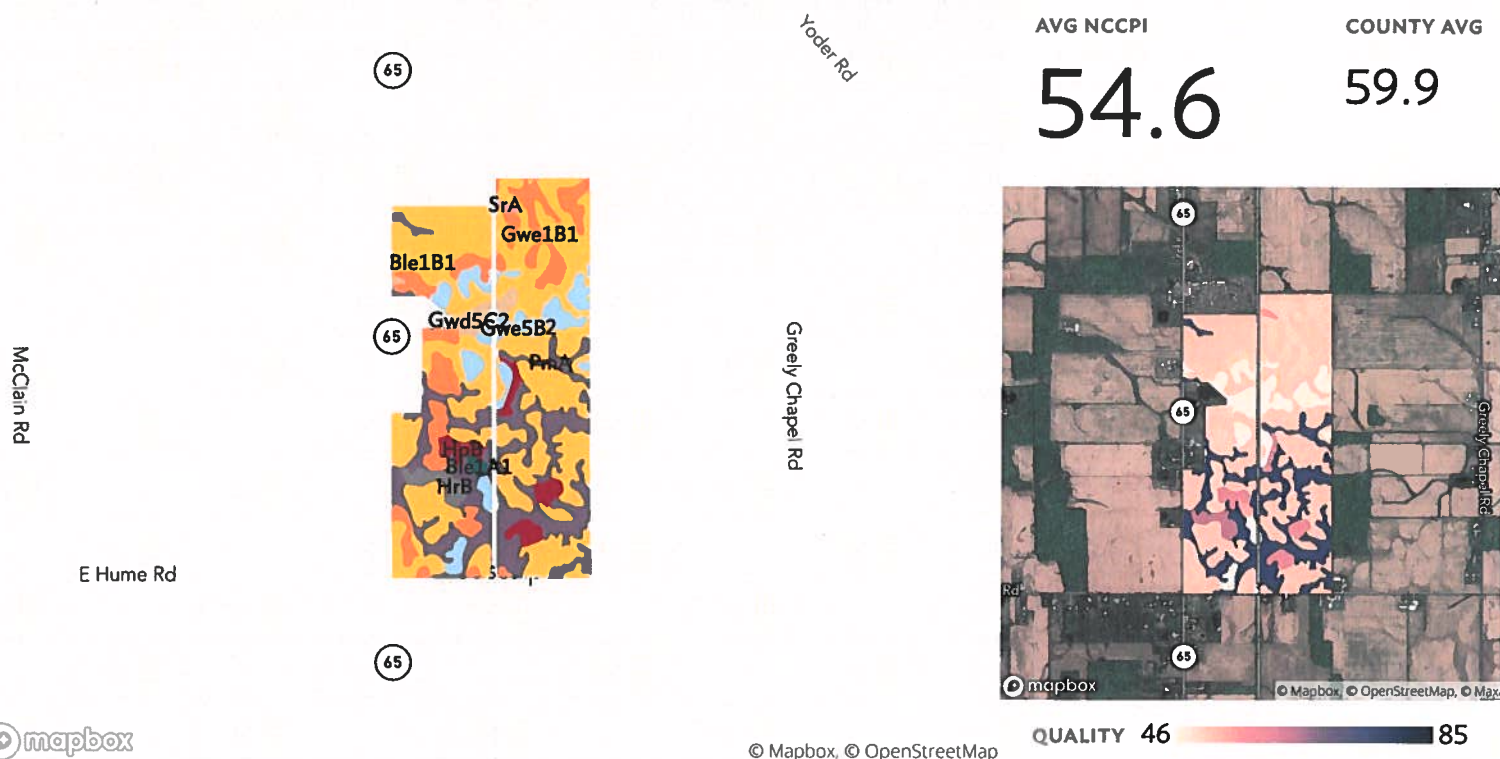
Allen County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
1 	76.37	4S 7E – 29, 30 APN: 47290002001000	HEITZ, NICHOLAS G & LISA R (11/12/2020)	12377 BUCKLAND HOLDEN RD, WAPAKONETA, OH 45895
2 	77.09	4S 7E – 29 APN: 47290002001000	HEITZ, NICHOLAS G & LISA R (11/12/2020)	12377 BUCKLAND HOLDEN RD, WAPAKONETA, OH 45895
3 	56.73	4S 7E – 19, 20, 29 APN: 47200003001000	HEITZ, NICHOLAS G & LISA R (11/12/2020)	12377 BUCKLAND HOLDEN RD, WAPAKONETA, OH 45895
4 	77.57	4S 7E – 20, 29 APN: 47200003001000	HEITZ, NICHOLAS G & LISA R (11/12/2020)	12377 BUCKLAND HOLDEN RD, WAPAKONETA, OH 45895

287.77


4 fields, 288 acres in Allen County, OH

TOWNSHIP/SECTION 4S 7E – 19, 20, 29, 30



All fields

288 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	139.19	48.4%	2	50.7
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	65.04	22.6%	2	75.6
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	37.67	13.1%	2	49.7
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	22.92	8.0%	2	29.7
HpB	Houcktown sandy loam, 2 to 4 percent slopes	10.05	3.5%	2	58.5
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	5.84	2.0%	4	29.4
HrB	Houcktown loam, 2 to 6 percent slopes	4.98	1.7%	2	63.3
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	1.23	0.4%	2	54.2
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	0.84	0.3%	3	56.0

4 fields, 288 acres in Allen County, OH

TOWNSHIP/SECTION 4S 7E – 19, 20, 29, 30

287.77**54.6**