

188 ac Allen Co

\$12,000/ac



**Apx. 188.03 ac in American Twp.
Frontage on Poling & Allentown Rd.
PRIME FARMGROUND**



Apx. 188.03 acres, Section 19 & 30, American Twp.
Apx. 99.5 ac tillable, 75.89 ac wooded & .51 ac residential building lot. Frontage on Poling & Allentown Rd.
Property consists of 3 parcels & includes multiple older outbuildings in fair condition--pole barn, shed, milk houses, barns, silo & Quonset building. Soils consist mostly of Blount, Pewamo, Sloan & Glynwood.
Elida SD. Taxes are mostly CAUV.
Annual taxes-\$5,819.17

Ron Spencer
419-230-1111



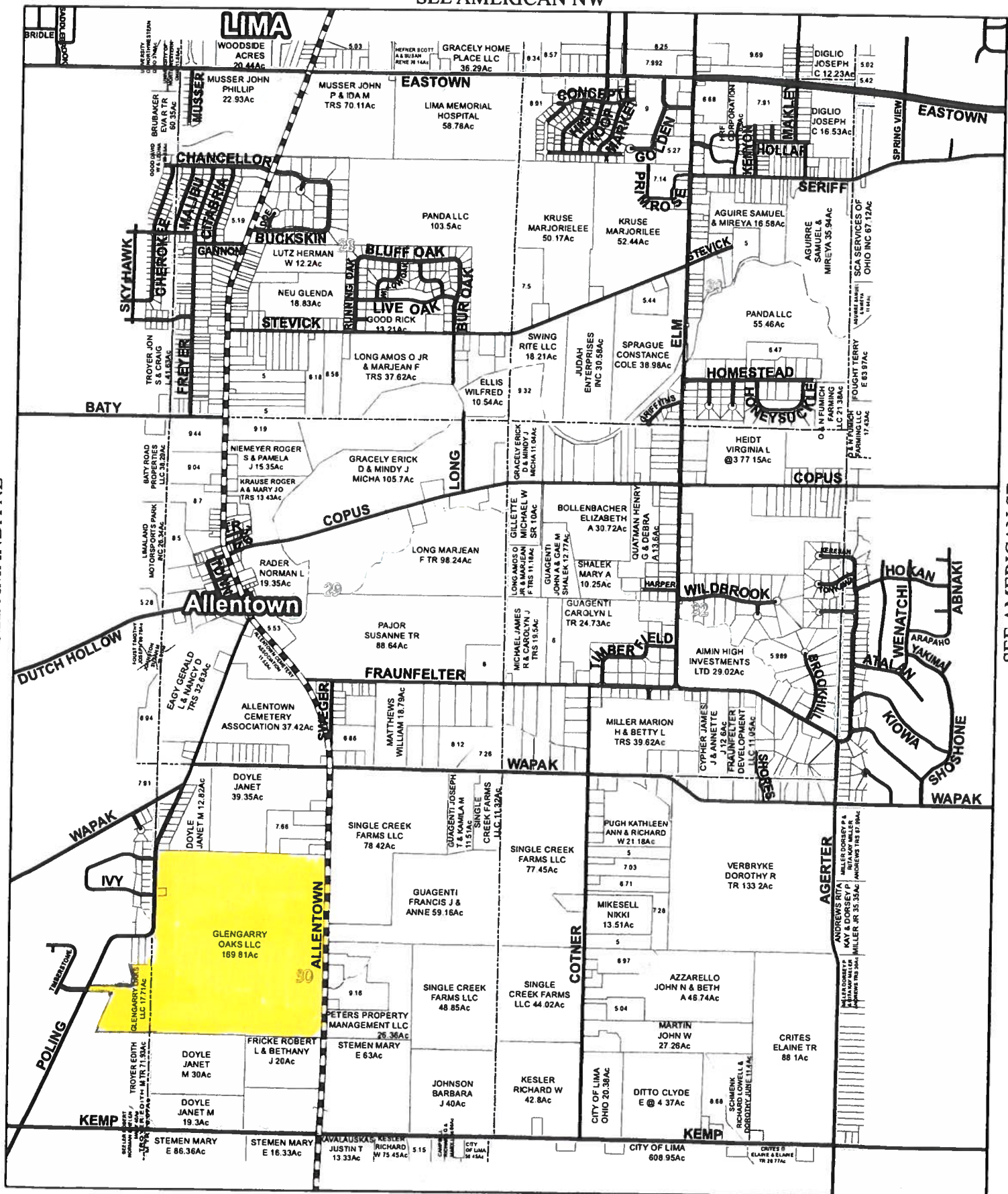


AMERICAN TOWNSHIP AMERICAN SW

SEE AMERICAN NW

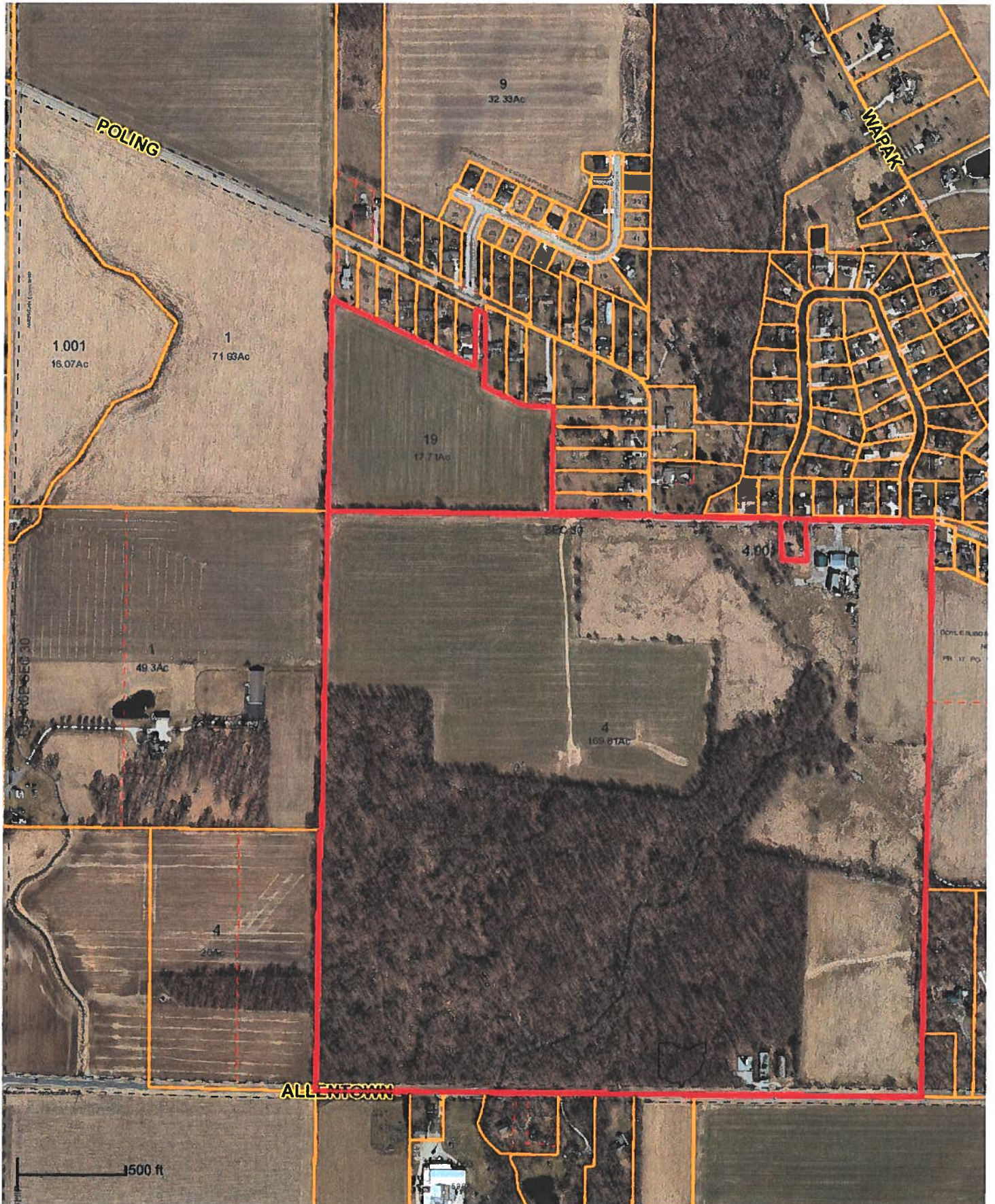
SEE AMANDA NE

SEE AMERICAN SE



0 2,640 5,280 Feet SEE SHAWNEE NW

T3S-R6E





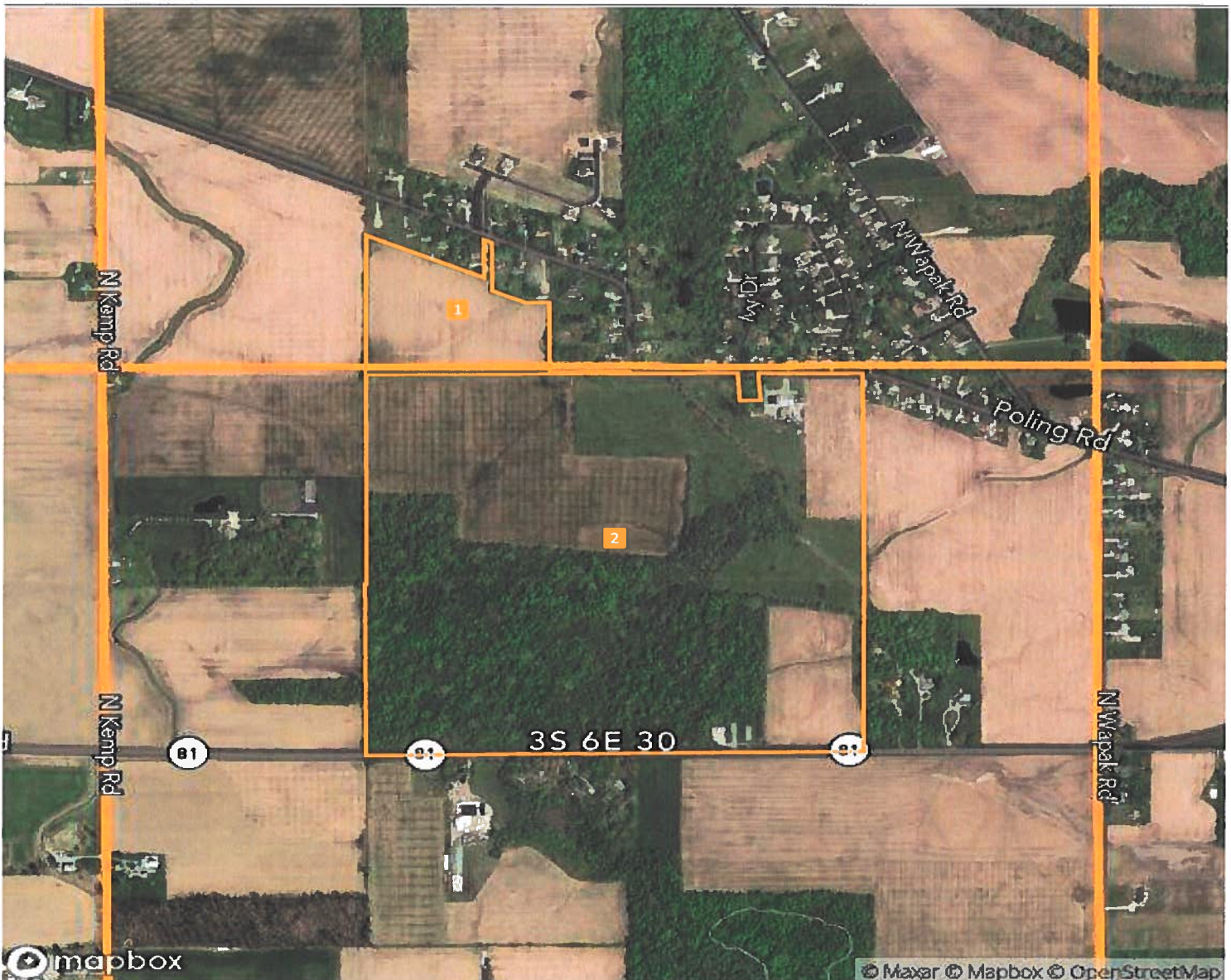
"This map was prepared by the Allen County Engineer as the Allen County, OH tax map in accordance with Section 5713.09 of the Ohio Revised Code. Allen County assumes no legal responsibility for the information contained on the map."

2 fields, 187 acres in Allen County, OH

TOWNSHIP/SECTION 3S 6E - 19, 30

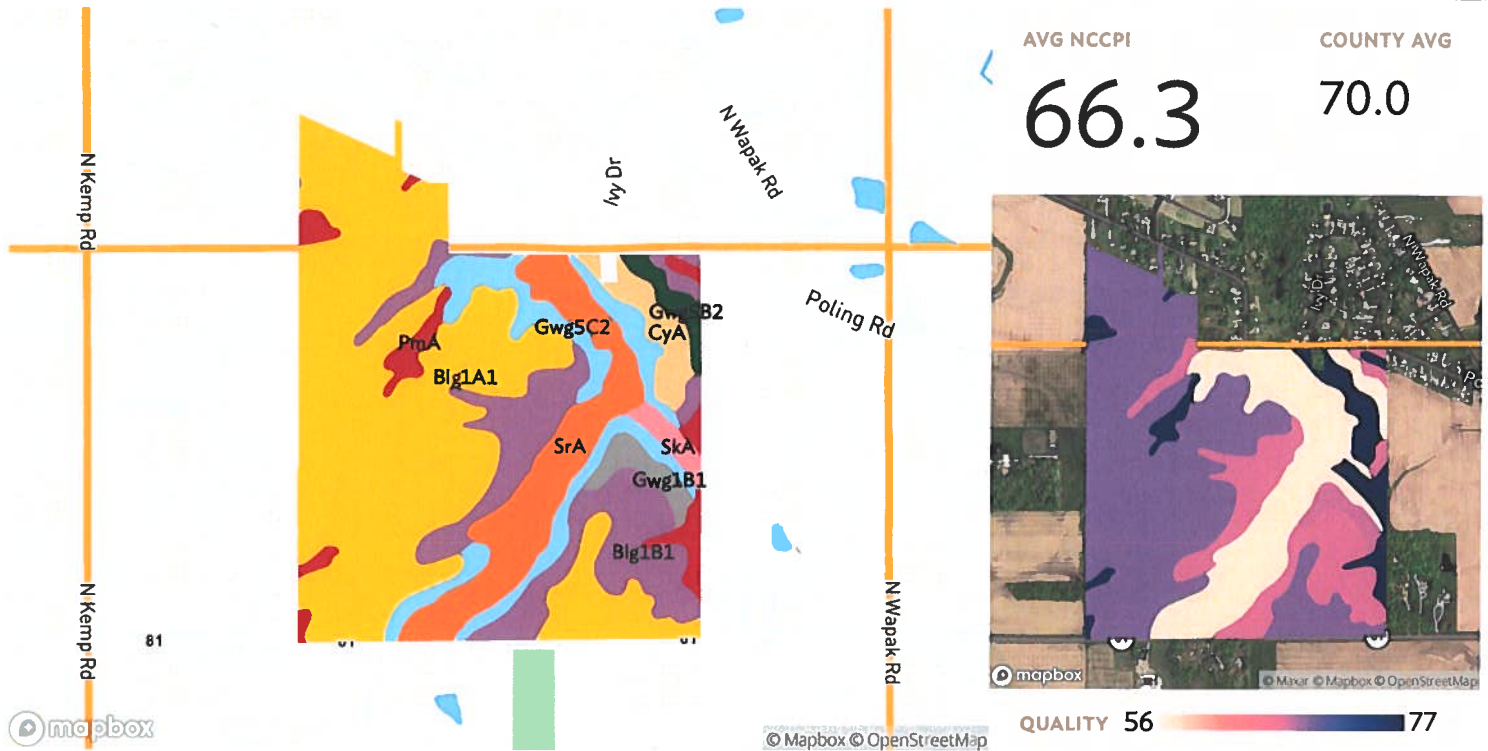
Allen County, OH

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
1 	17.46	3S 6E - 19, 30 APN: 36190303019000	GLENGARRY OAKS LLC (02/11/2022)	837 FRANCIS AVE, BEXLEY, OH 43209
2 	169.91	3S 6E - 30 APN: 36300001004000	GLENGARRY OAKS LLC (02/11/2022)	837 FRANCIS AVE, BEXLEY, OH 43209
187.37				



2 fields, 187 acres in Allen County, OH

TOWNSHIP/SECTION 3S 6E – 19, 30



All fields


Source: NRCS Soil Survey

187 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	93.52	49.9%	2	68.8
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	31.11	16.6%	2	66.7
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	21.96	11.7%	3	56.3
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	18.76	10.0%	3	56.7
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	8.02	4.3%	2	76.7
CyA	Cygnnet loam, 0 to 3 percent slopes	5.66	3.0%	1	78.7
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.42	1.8%	2	67.1
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	2.69	1.4%	2	56.4

2 fields, 187 acres in Allen County, OH

TOWNSHIP/SECTION 3S 6E – 19, 30










	SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	2.22	1.2%	2	80.1
187.37						66.3

2 fields, 187 acres in Allen County, OH

TOWNSHIP/SECTION 3S 6E – 19, 30



Legend

SPECIAL FLOOD HAZARD AREAS High flood risk		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Areas with Reduced Flood Risk due to Levee Zone X
		Areas with Flood Risk due to Levee Zone X
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D


SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

All fields

Source: FEMA National Flood Hazard Layer

187 ac.

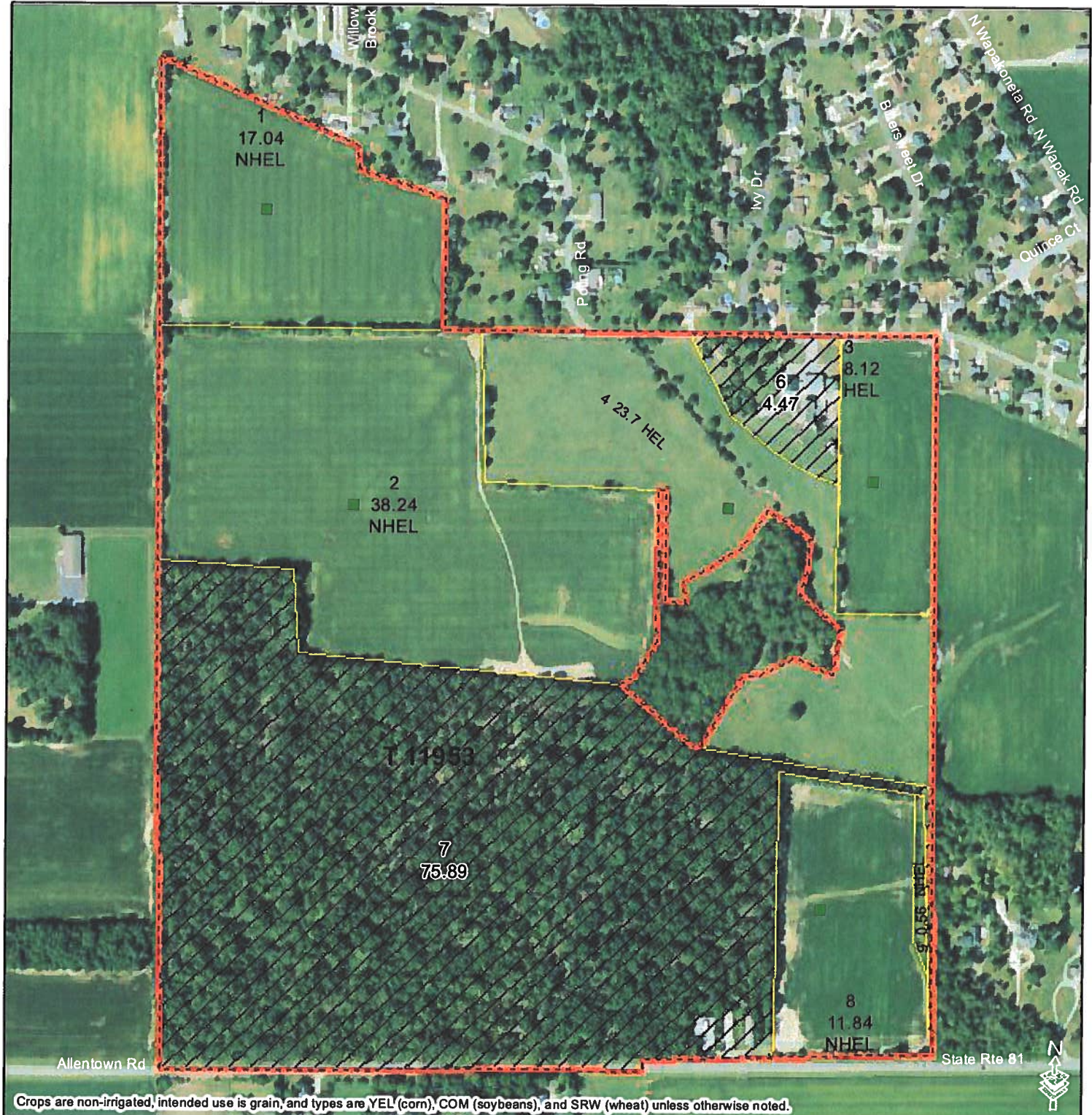
FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	187.37	100.0%
			187.37	



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

2023 Program Year

Farm 6323
Tract 11953



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

Common Land Unit

- 1:5,842
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary

Wetland Determination Identifiers

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

Map Created
November 14, 2022

Tract Cropland Total: 99.50 acres

NOTES:

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