Cool Road Apple Orchard Farm
5025 N Cool Rd
Lima, OH 45807

$427,000
27± Acres
Allen County







ARROWHEAD LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
5025 N Cool Rd

City, State Zip
Lima, OH 45807

County
Allen County

Type
Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude
40.8128 / -83.9959

Taxes (Annually)
$1,043

Dwelling Square Feet
240

Bedrooms / Bathrooms
1 / 1

Acreage
27

Price
$427,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Located in Allen County, Ohio, this unique 27 +/- acre property offers recreational appeal, agricultural opportunity, a comfortable country getaway, and a potential business opportunity! Whether you are looking for a weekend retreat, a small income-producing property, or a place to enjoy the outdoors, this property provides a great mix of usable improvements and natural beauty! The centerpiece of the property is a well-designed 28' x 35' building that combines living space and storage. The finished area includes approximately 240 +/- square feet of comfortable living quarters with a full bathroom, a bedroom/living area, and a kitchenette. A mini split system provides efficient heating and air conditioning, allowing the space to be enjoyed year-round. Two covered porches offer the perfect place to relax and take in the peaceful surroundings, while two fire pits create an inviting setting for evenings outdoors. The remaining portion of the building provides approximately 477 +/- square feet of storage space with two overhead doors, offering plenty of room for equipment, recreational gear, and storage needs. The property will potentially include most items currently inside the building, excluding select personal items, power tools, mower, Gator, and wagons. Contact agent for further details. Beyond the improvements, the land itself provides multiple opportunities! Approximately 6+/- acres are planted in different varieties of apple trees, and the current owners operate a working apple business onsite! This established setup provides immediate income potential and the opportunity for a new owner to continue or expand the operation. An additional 14+/- acres of tillable farmland is currently leased, creating another source of potential income. The remaining acreage consists of a wooded creek area and road right-of-way, adding privacy, character, and a natural element to the property. The combination of open farmland, mature trees, and water features creates a peaceful setting with plenty of outdoor enjoyment. Properties like this rarely come available, offering the ability to combine a small agricultural operation, recreational retreat, and private getaway all in one! Located in Allen County, this property provides the space and flexibility to create your own vision in the Ohio countryside! Buyers should note that deed restrictions apply to the farmland section located northwest of the creek. Contact the listing agent for further explanation. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact David Peters at (419) 905-8887 .

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





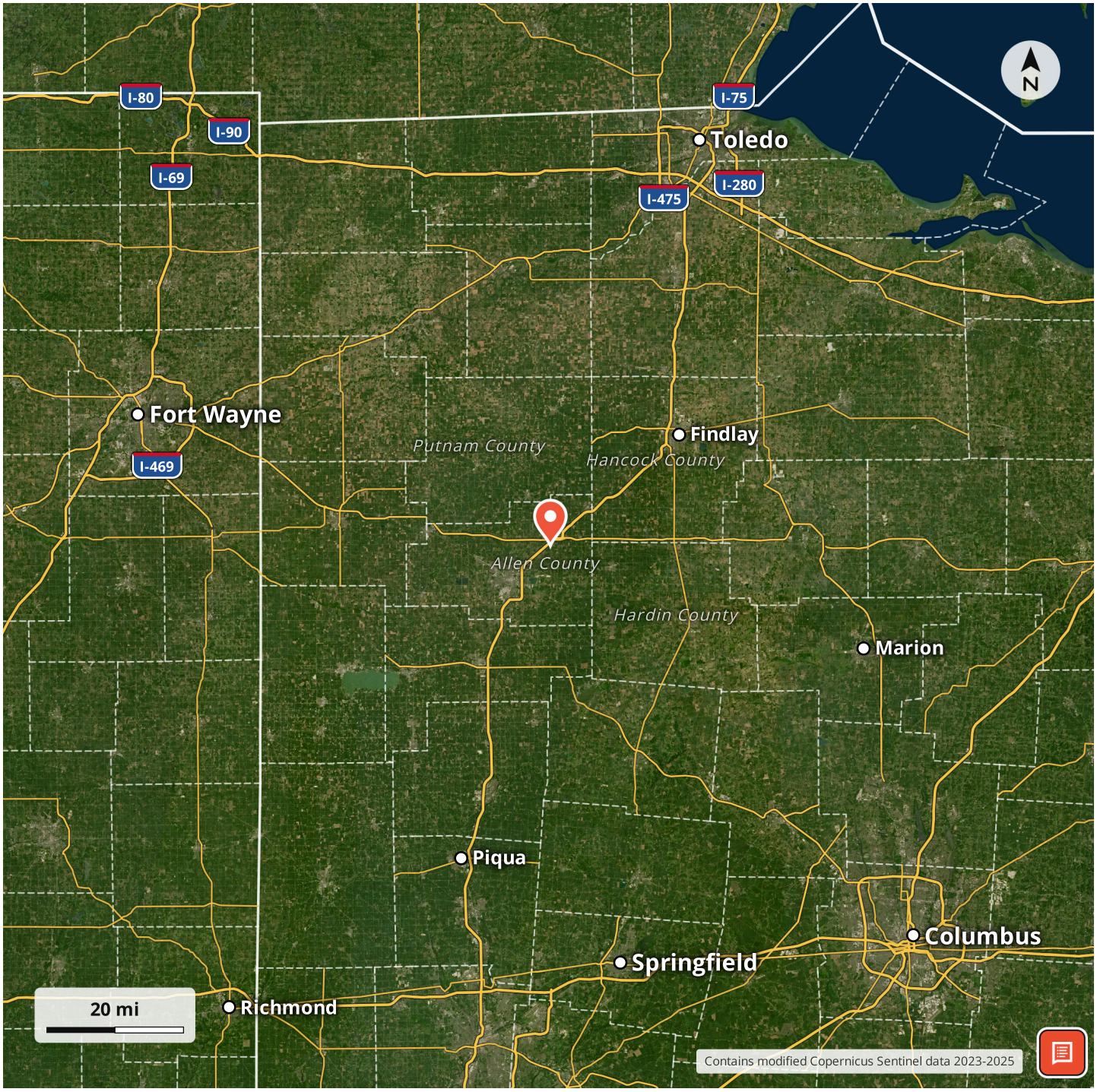




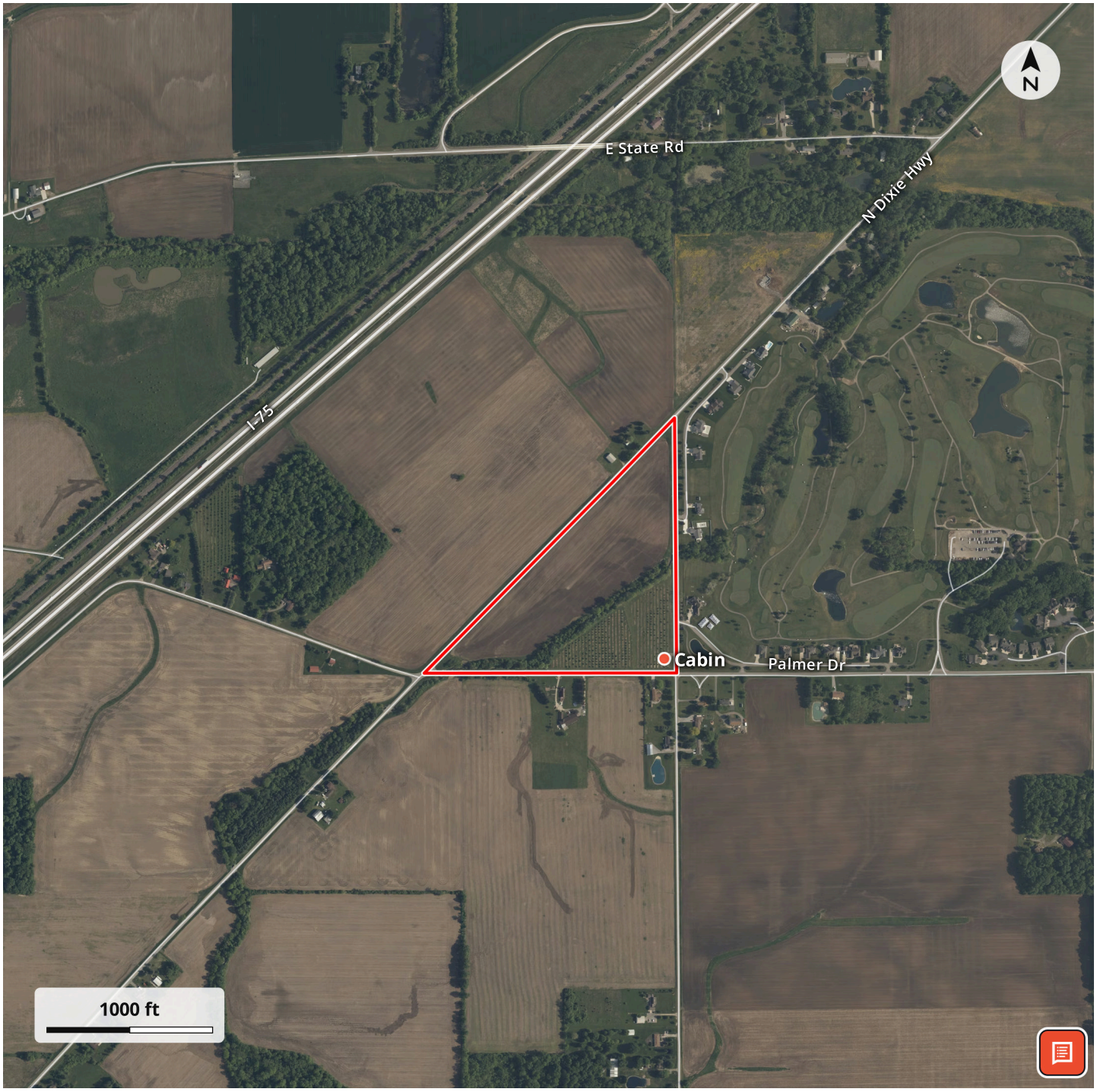




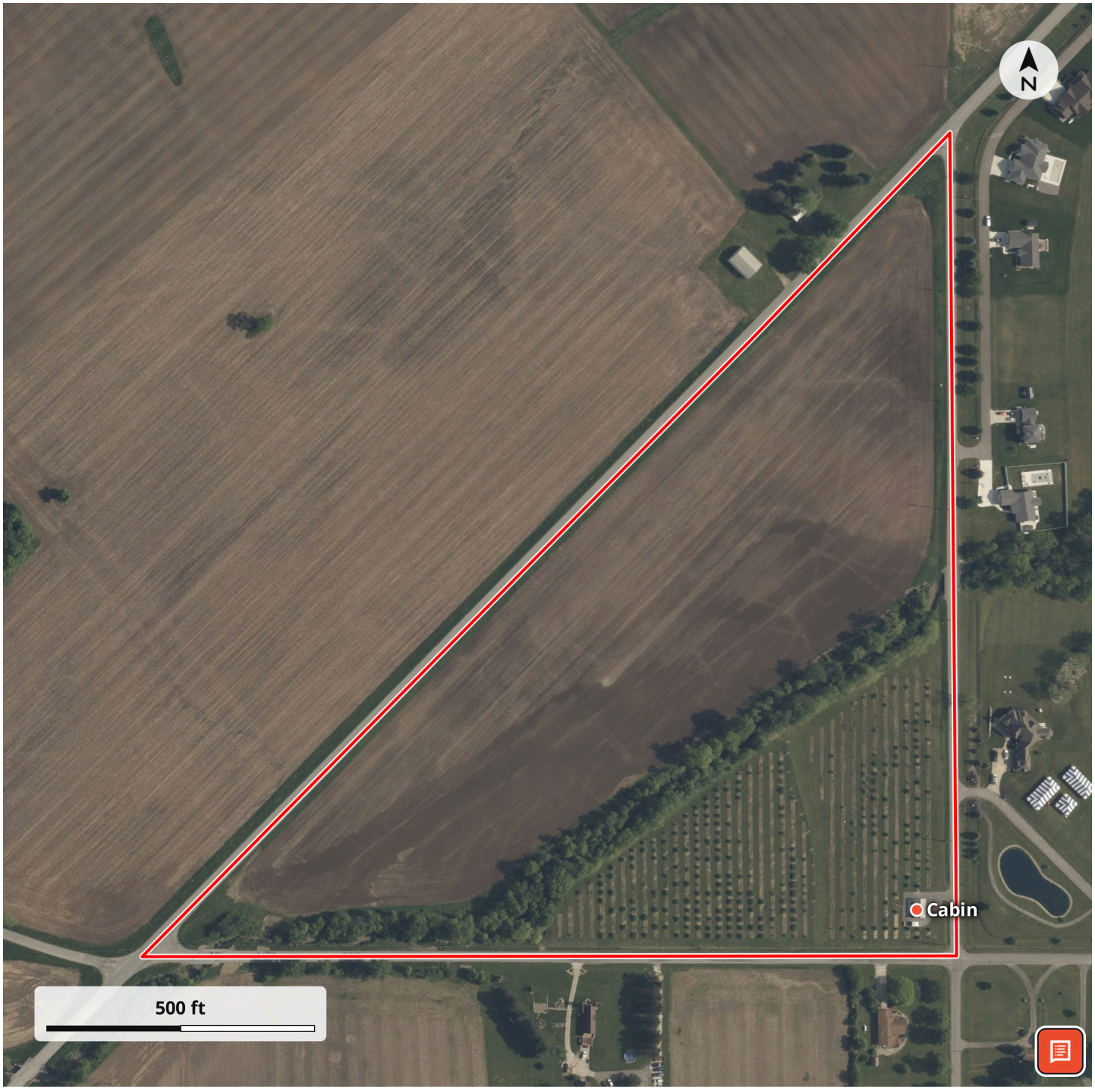
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
David Peters

Mobile
(419) 905-8887

Email
david.peters@arrowheadlandcompany.com

City / State / Zip
Lima, OH 45807

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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