

Clinton County 20
N County Rd 900 W
Mulberry, IN 46058

\$210,000
20± Acres
Clinton County



Clinton County 20
Mulberry, IN / Clinton County

SUMMARY

Address

N County Rd 900 W

City, State Zip

Mulberry, IN 46058

County

Clinton County

Type

Farms, Horse Property, Lot, Ranches, Undeveloped Land

Latitude / Longitude

40.370223 / -86.671834

Acreage

20

Price

\$210,000

Property Website

<https://indianalandandlifestyle.com/property/clinton-county-20-clinton-indiana/82011/>



PROPERTY DESCRIPTION

For Sale: 20± Acres – Tillable Ground with Homesite Potential

A rare opportunity to own approximately 20 acres of versatile land consisting of two separate parcels, both featuring road frontage and currently utilized as productive hay fields. With approximately 16 acres of tillable ground, this property is ideal for farming, income generation, or a future homesite.

Property Highlights:

- 20± Acres Total (Subject to Survey)
- 16± Acres Tillable, currently in hay production
- Soil Quality
 - NCCPI: 76.5
 - Corn WAPI: 131
 - Soybean WAPI: 45
 - (See attached soil map for detailed soil types)
- Both parcels have road frontage
- Income-producing ground with farming or rental potential
- Attractive potential homesite with expansive rural views

Whether you're looking to add to your ag portfolio or build your dream home in a quiet country setting, this property offers flexibility and strong agricultural value.

Location Benefits:

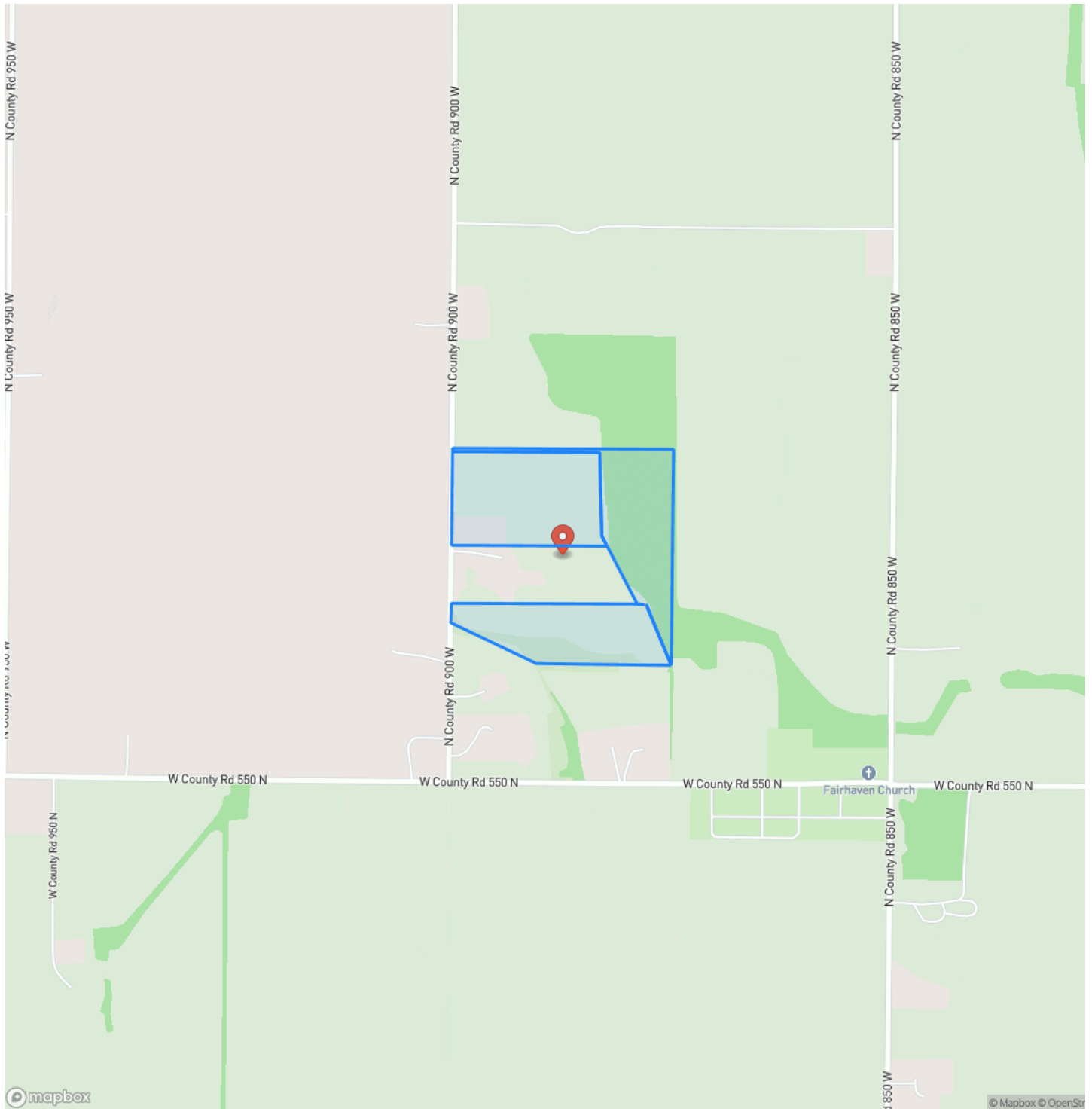
- 5 minutes to downtown Mulberry
- 17 minutes to Lafayette/I-65 Corridor
- 18 minutes to Frankfort

Note: Price is contingent upon final survey. Lines are approximate. Sale price will be calculated from price per acre, based on actual acreage at closing. Will be deeded access lane along north end of the north parcel for access to wooded parcel.

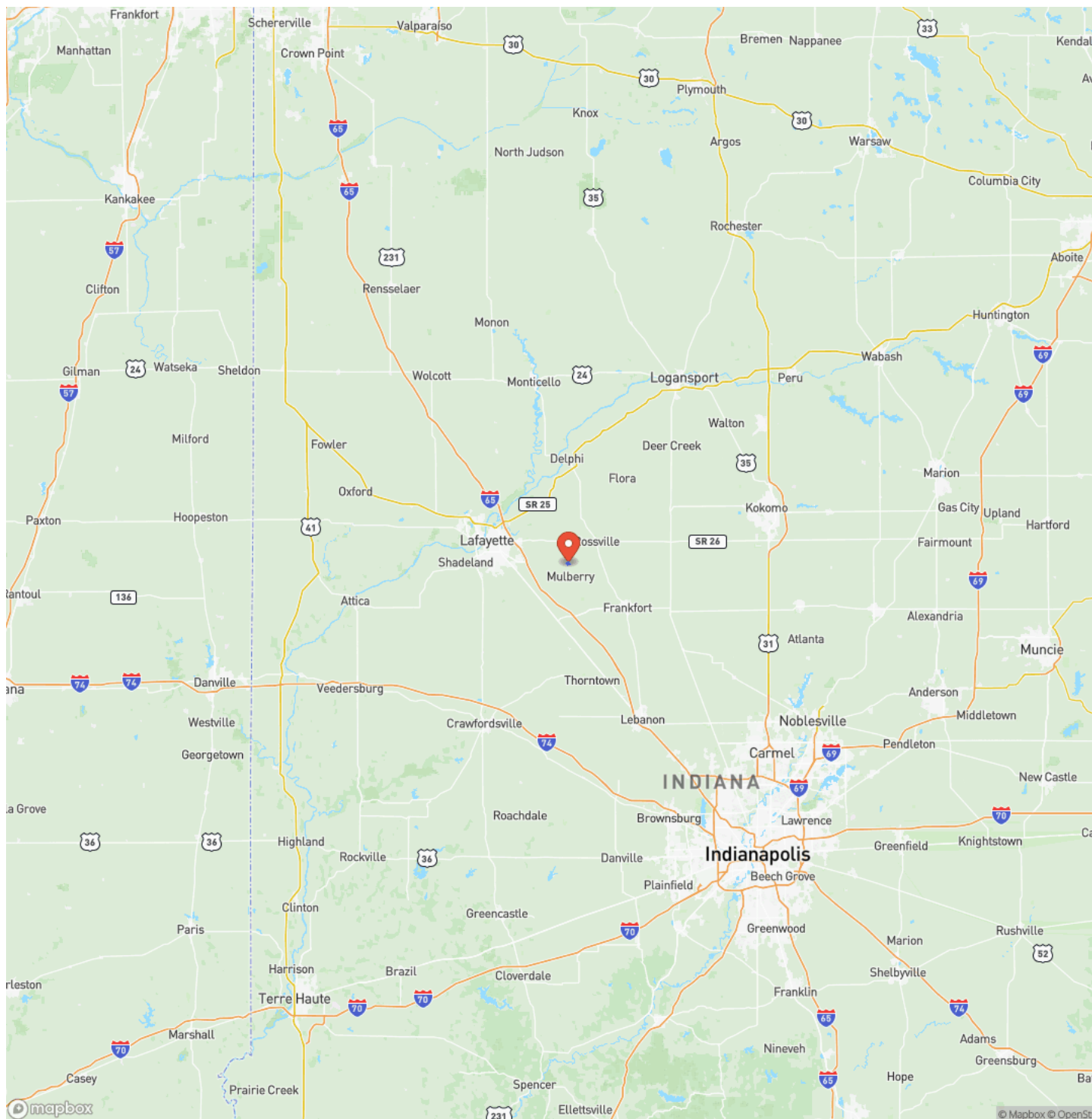
For more information contact Land Specialist Heath Brunton- (cell) [219-863-0553](tel:219-863-0553) or email Mossyoakheath@gmail.com



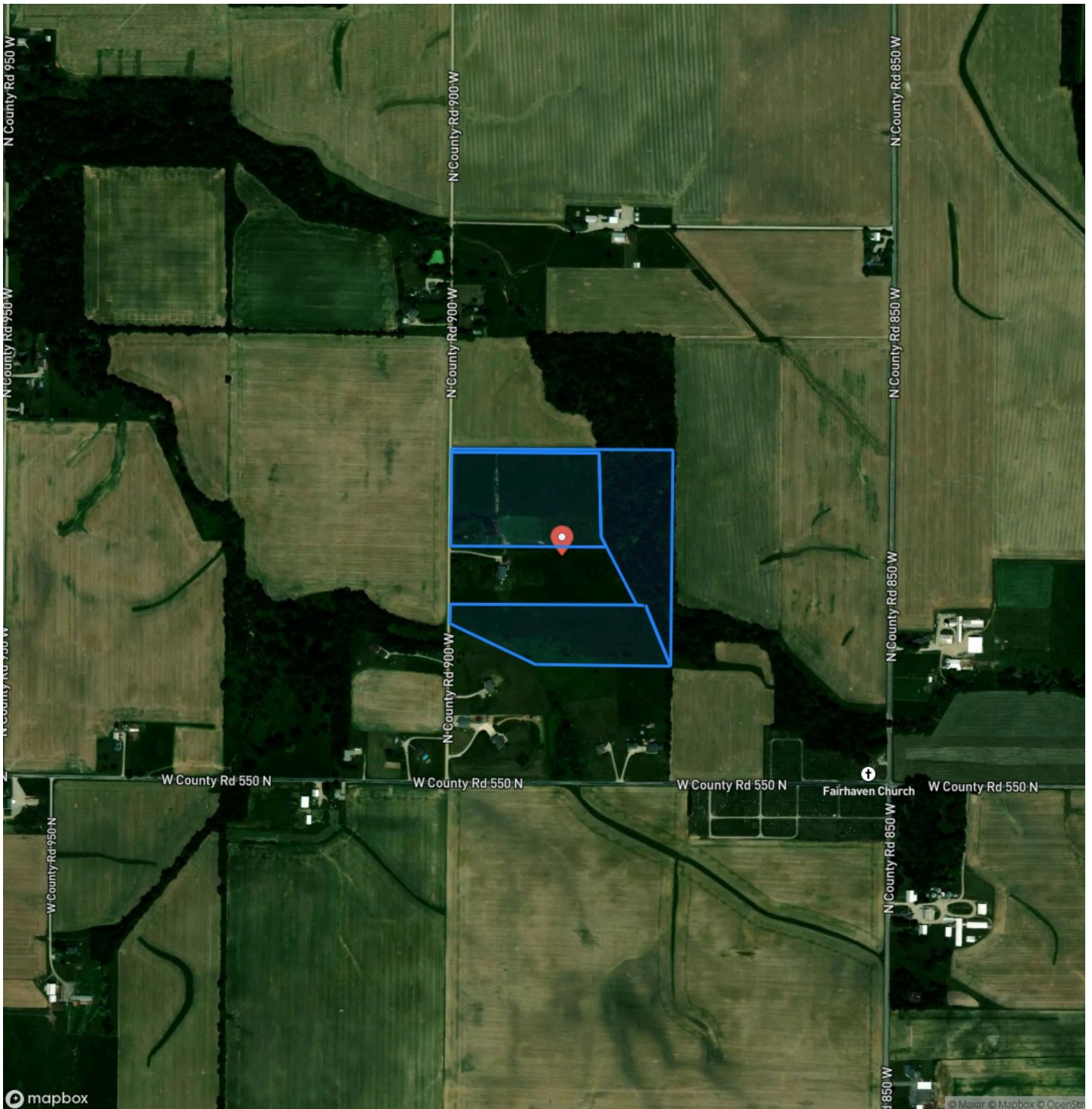
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Brunton

Mobile

(219) 863-0553

Email

hbrunton@mossyoakproperties.com

Address

2718 W 800 S

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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