

37.72 Acres for Sale in Downtown North Salem, Indiana
5801-6299 W County Road 700 N
North Salem, IN 46165

\$600,000
37.720± Acres
Hendricks County



37.72 Acres for Sale in Downtown North Salem, Indiana

North Salem, IN / Hendricks County

SUMMARY

Address

5801-6299 W County Road 700 N

City, State Zip

North Salem, IN 46165

County

Hendricks County

Type

Farms, Undeveloped Land, Business Opportunity, Ranches, Lot

Latitude / Longitude

39.863314 / -86.636834

Acreage

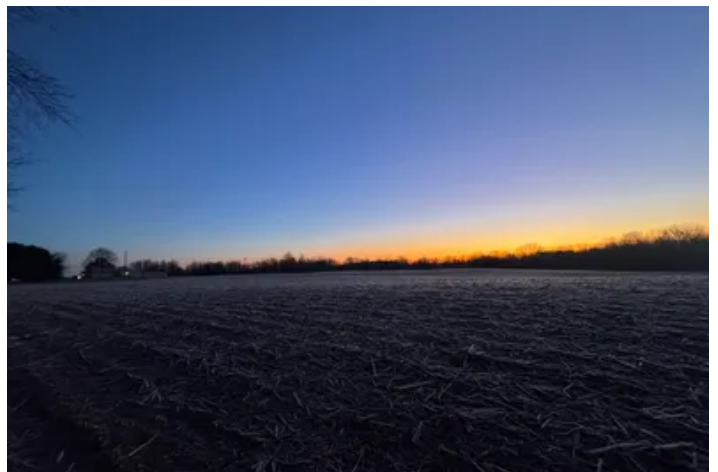
37.720

Price

\$600,000

Property Website

<https://indianalandandlifestyle.com/property/37-72-acres-for-sale-in-downtown-north-salem-indiana-hendricks-indiana/76200/>



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PROPERTY DESCRIPTION

Land For Sale:

37.72 Acres for Sale in Downtown North Salem, Indiana

Price: \$600,000

Location: Downtown North Salem, Indiana

This unique 37.72-acre property is a perfect blend of agriculture and nature. Featuring 30.53 acres of tillable farmland and 7.19 acres of wooded area, it offers the best of both worlds. The tillable farmland has an NCCPI of 68.58, making it ideal for farming or crop production. The wooded area adds natural beauty, privacy, and recreational opportunities. Additionally, the property provides an excellent opportunity for multiple building sites, ideal for a future home or farmstead.

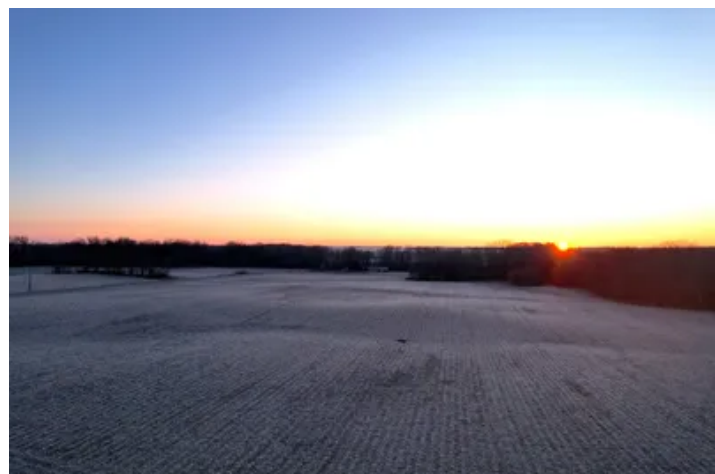
Property Features:

- 30.53 acres of productive farmland, great for agricultural ventures.
- 7.19 acres of wooded land, perfect for nature lovers.
- Opportunity for multiple building sites for investors or a single building site for your future home or farmstead.
- Close proximity to downtown North Salem, with easy access to local amenities.
- Great investment potential for farming, residential development, or recreational purposes.
- Access to utilities, but not currently ran.

Whether you're looking to expand your farming operation, build your dream home, or simply enjoy a serene natural setting, this property offers endless possibilities.

For more information or to schedule a tour, contact Land Specialist, Tyler Powers, at [765-491-6696](tel:765-491-6696).

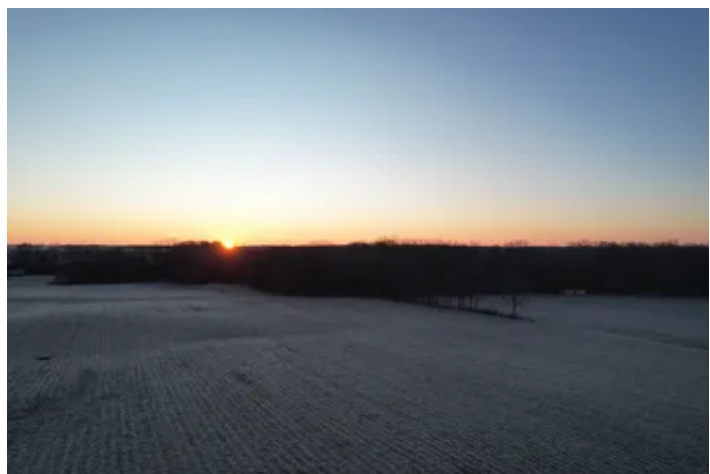
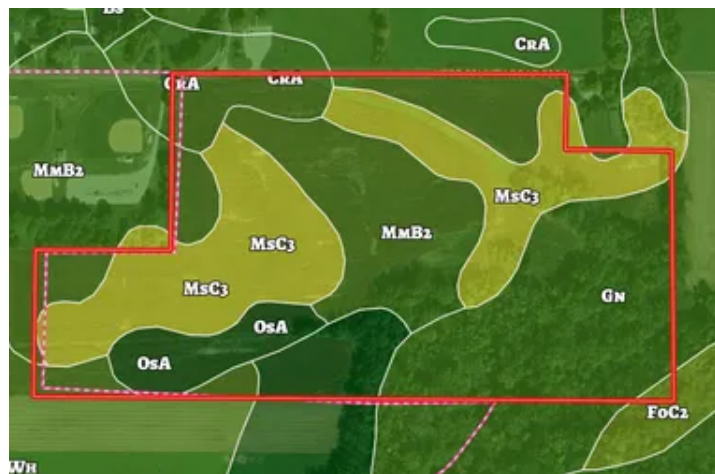
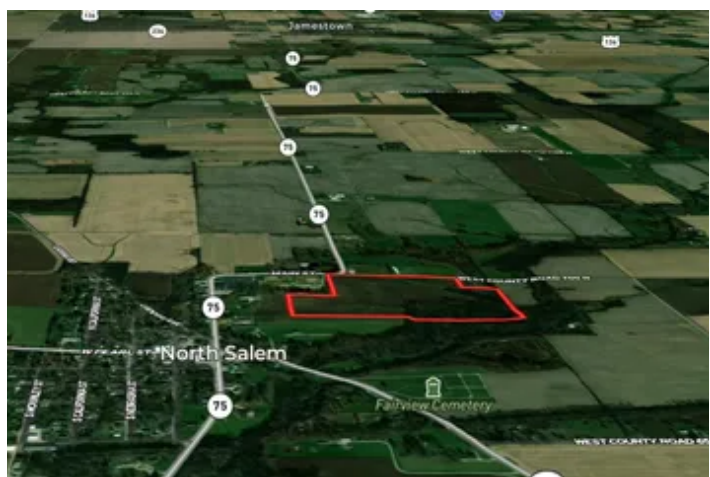
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North Salem, IN / Hendricks County



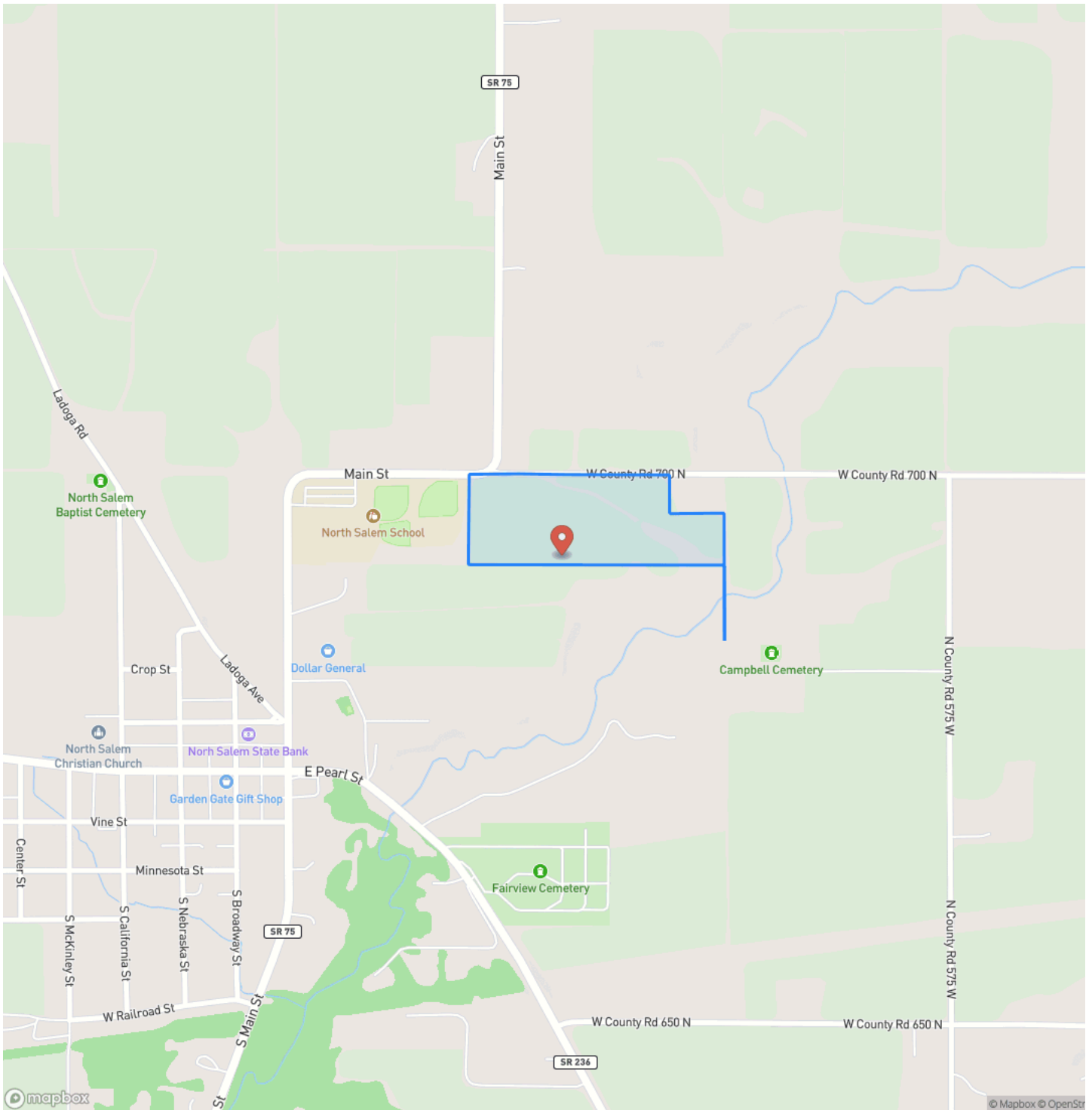
I Polygons 37.17 ac

CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI
C3	Miami clay loam, 6 to 12 percent slopes, severely eroded	11.34	30.52	0	55
B2	Miami silt loam, 2 to 6 percent slopes, eroded	9.97	26.63	0	62
n	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	8.77	23.6	0	82
A	Ockley silt loam, loamy substratum, 0 to 2 percent slopes	2.26	6.08	0	90
A	Ockley silt loam, 0 to 2 percent slopes	2.01	5.41	0	87
A	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	1.72	4.63	0	64
n	Whitaker silt loam, 0 to 2 percent slopes	0.98	2.64	0	93
C2	Fox loam, 6 to 12 percent slopes, eroded	0.12	0.32	0	66
MLS		37.17()	100%	-	68.58

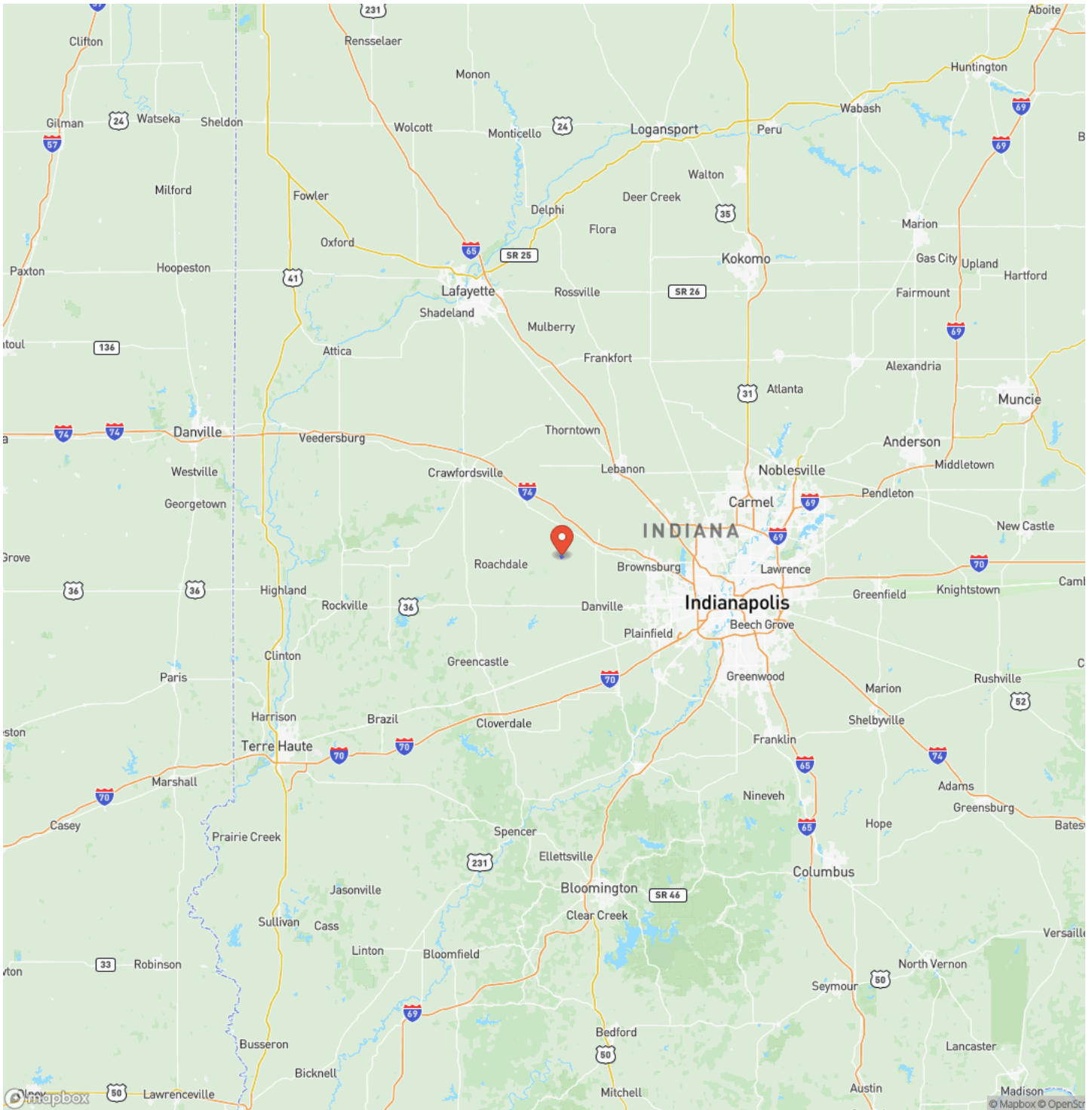
il acres may differ in the second decimal compared to the sum of each acreage soil. This a round error because we only show the acres of each soil with two decimal.



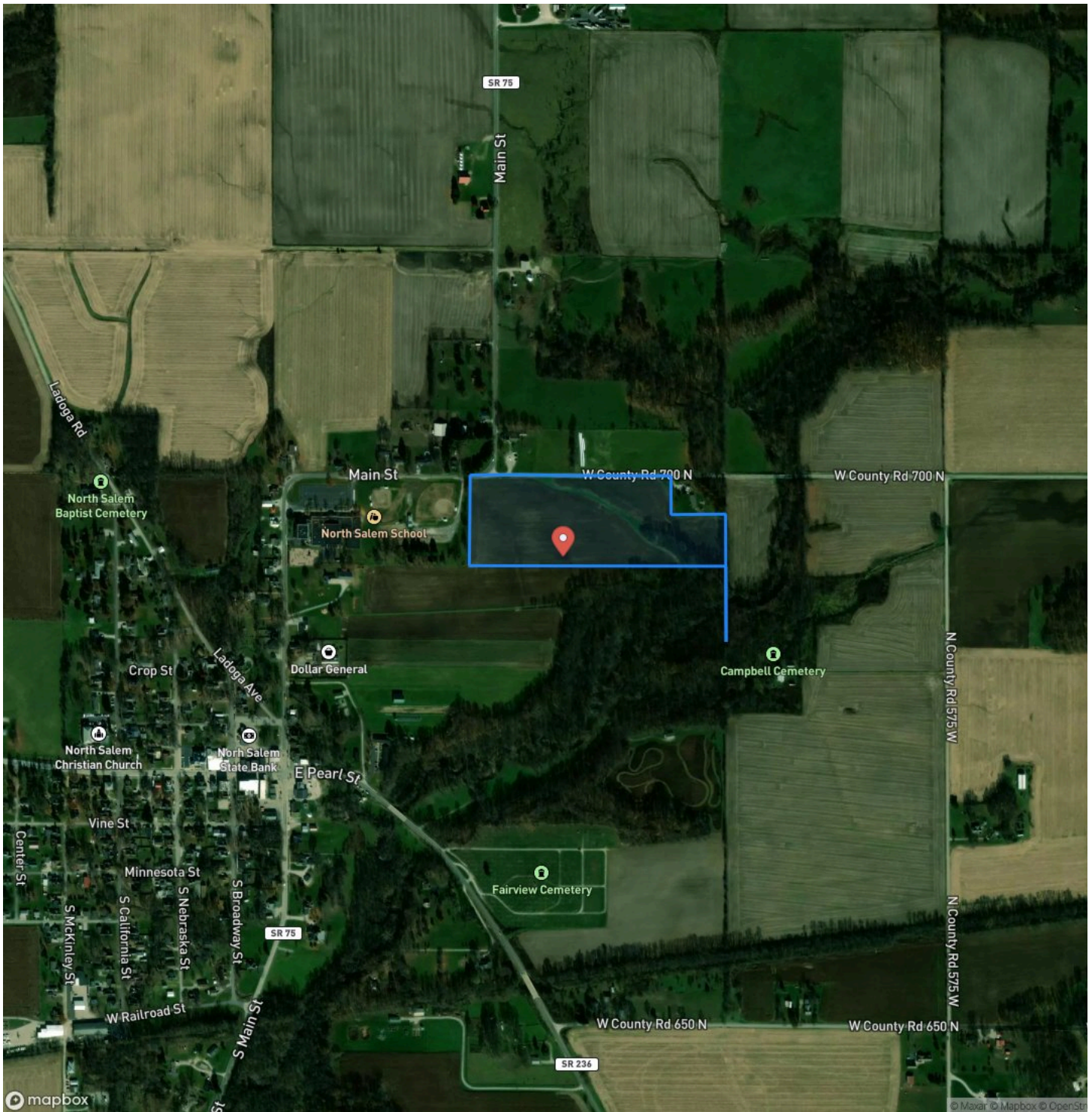
Locator Map



Locator Map



Satellite Map



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North Salem, IN / Hendricks County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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<https://indianalandandlifestyle.com/>

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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