

60+/- Acre Farm in Madison County, IN
10624 N 200 W
Alexandria, IN 46001

\$724,000
59.920± Acres
Madison County



60+/- Acre Farm in Madison County, IN Alexandria, IN / Madison County

SUMMARY

Address

10624 N 200 W

City, State Zip

Alexandria, IN 46001

County

Madison County

Type

Farms, Horse Property, Ranches, Single Family, Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude

40.258682 / -85.704548

Dwelling Square Feet

2232

Bedrooms / Bathrooms

4 / 1

Acreage

59.920

Price

\$724,000

Property Website

<https://indianalandandlifestyle.com/property/60-acre-farm-in-madison-county-in-madison-indiana/78199/>



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PROPERTY DESCRIPTION

Madison County Farm with Income Potential!

Land for sale in Madison County, Indiana, with this exceptional 60+/- acre farm! Offering a perfect blend of pastoral beauty and practical functionality, this property is ideal for livestock enthusiasts, hobby farmers, or those seeking a peaceful rural retreat.

Key Features:

- **Expansive Acreage:** Nearly 60 total acres, with over 57 acres meticulously fenced, ready for your cattle or horses.
- **Versatile Land:** Currently utilized as lush pasture, this land boasts the potential for conversion back to approximately 30 acres of tillable ground, offering diverse agricultural opportunities.
- **Excellent Road Frontage:** Enjoy convenient access from two separate locations along N 200 W, providing ease of entry and exit.
- **Sturdy Barn:** A substantial block foundation barn, measuring 35' x 48', features a solid concrete floor and a spacious hay loft of the same dimensions, providing ample storage and workspace.
- **Water Access:** A dedicated feedlot with readily available water ensures the well-being of your livestock.
- **Income-Generating Farmhouse:** A classic 4-bedroom, 1-bathroom farmhouse currently leased for \$750 per month until June 2025, offering immediate income potential.

Property Highlights:

- Ideal for cattle or horse farming.
- Potential for tillable land conversion.
- Excellent road access.
- Large, functional barn.
- Water at feedlot.
- Currently producing income.
- Taxes \$2,860 / year.

Location:

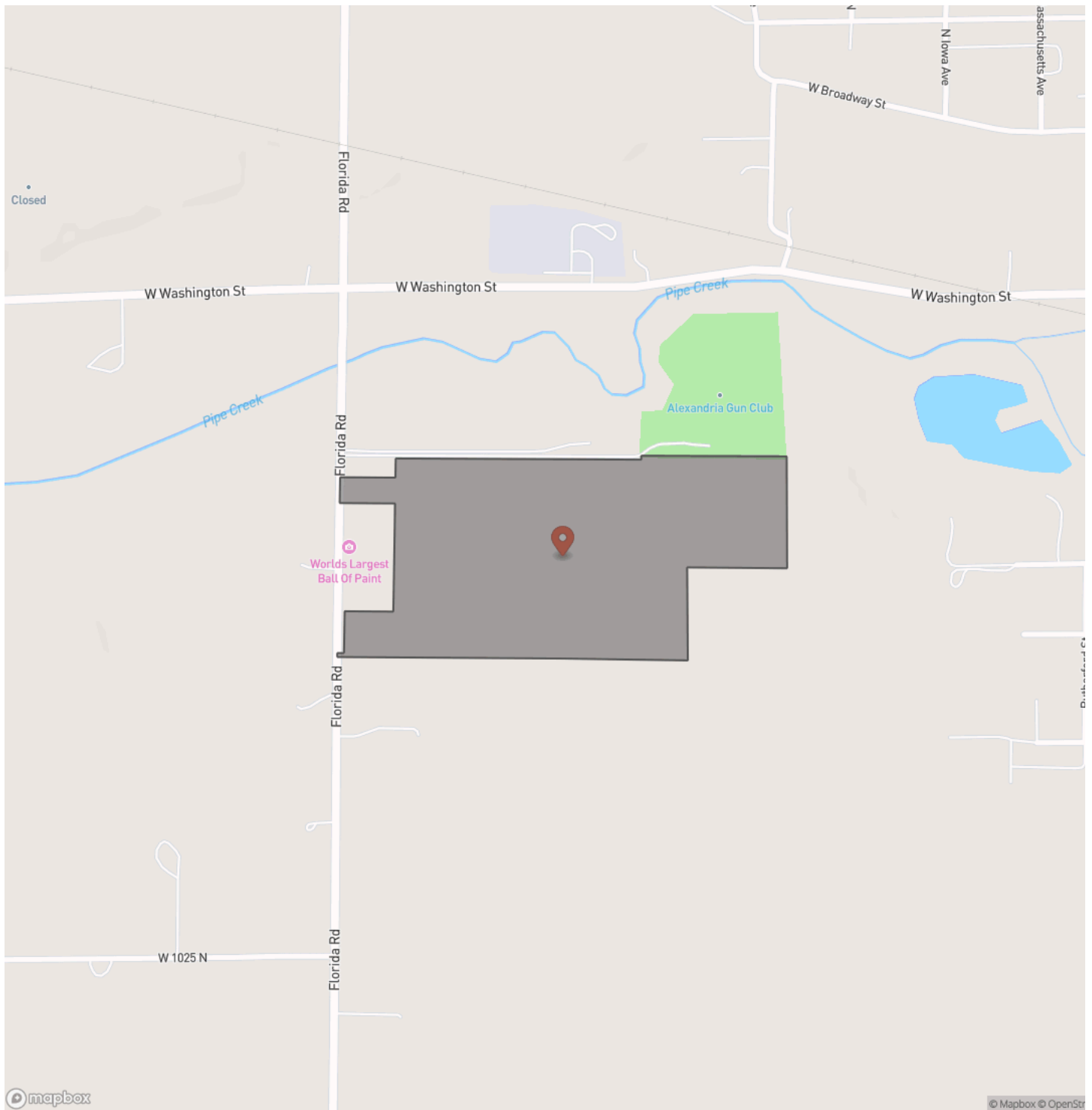
Nestled in the heart of Madison County, Indiana, and less than 3 miles from Alexandria, this farm offers rural living while remaining within easy reach of local amenities. Experience the charm of country life with the convenience you need.

Don't miss this opportunity to own a beautiful Madison County farmland! Contact Chad Renbarger at [317-418-7712](tel:317-418-7712) today to schedule a private showing.

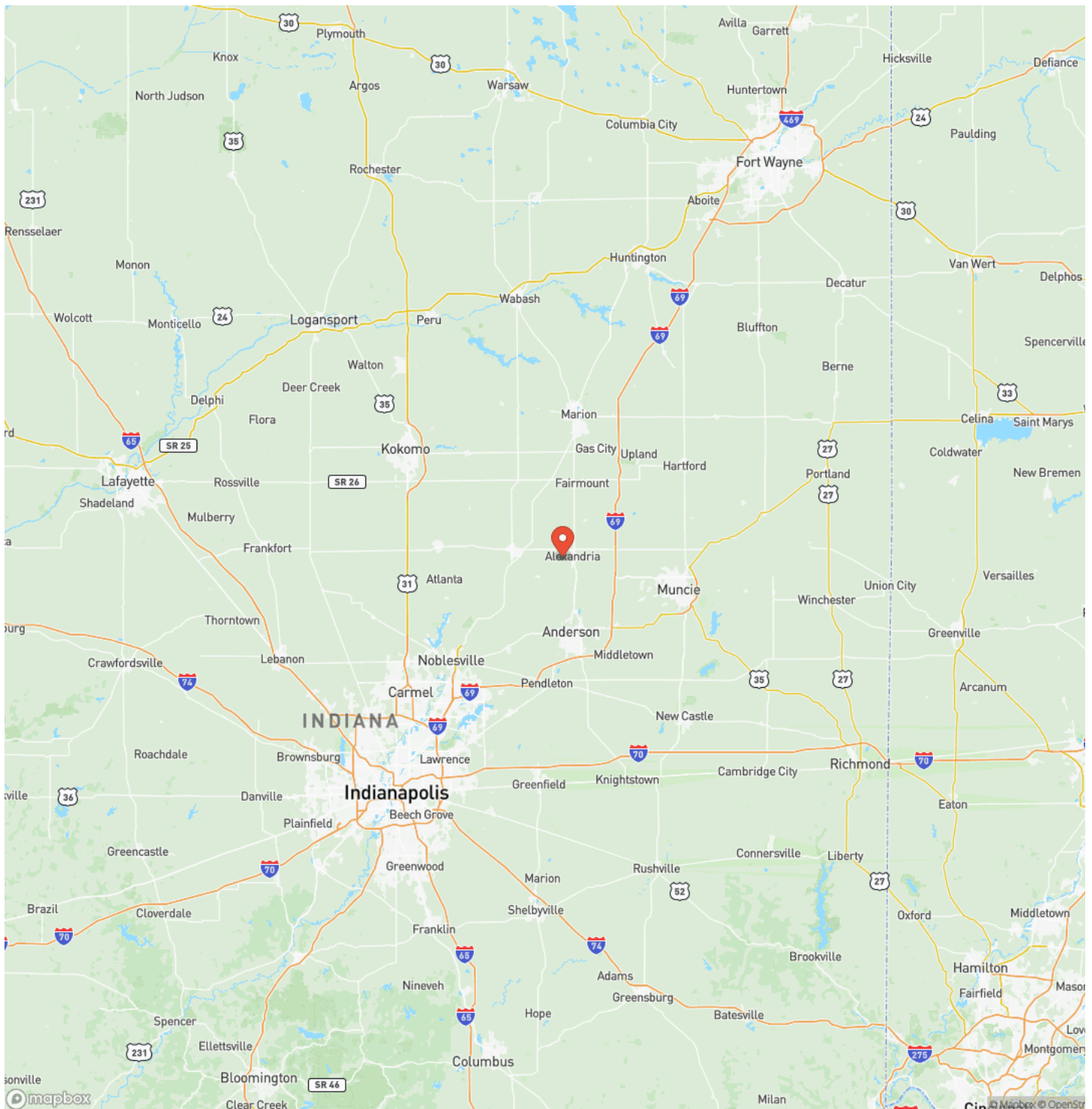
60+/- Acre Farm in Madison County, IN
Alexandria, IN / Madison County



Locator Map



Locator Map



Satellite Map



60+/- Acre Farm in Madison County, IN Alexandria, IN / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

(317) 418-7712

Office

(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



<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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