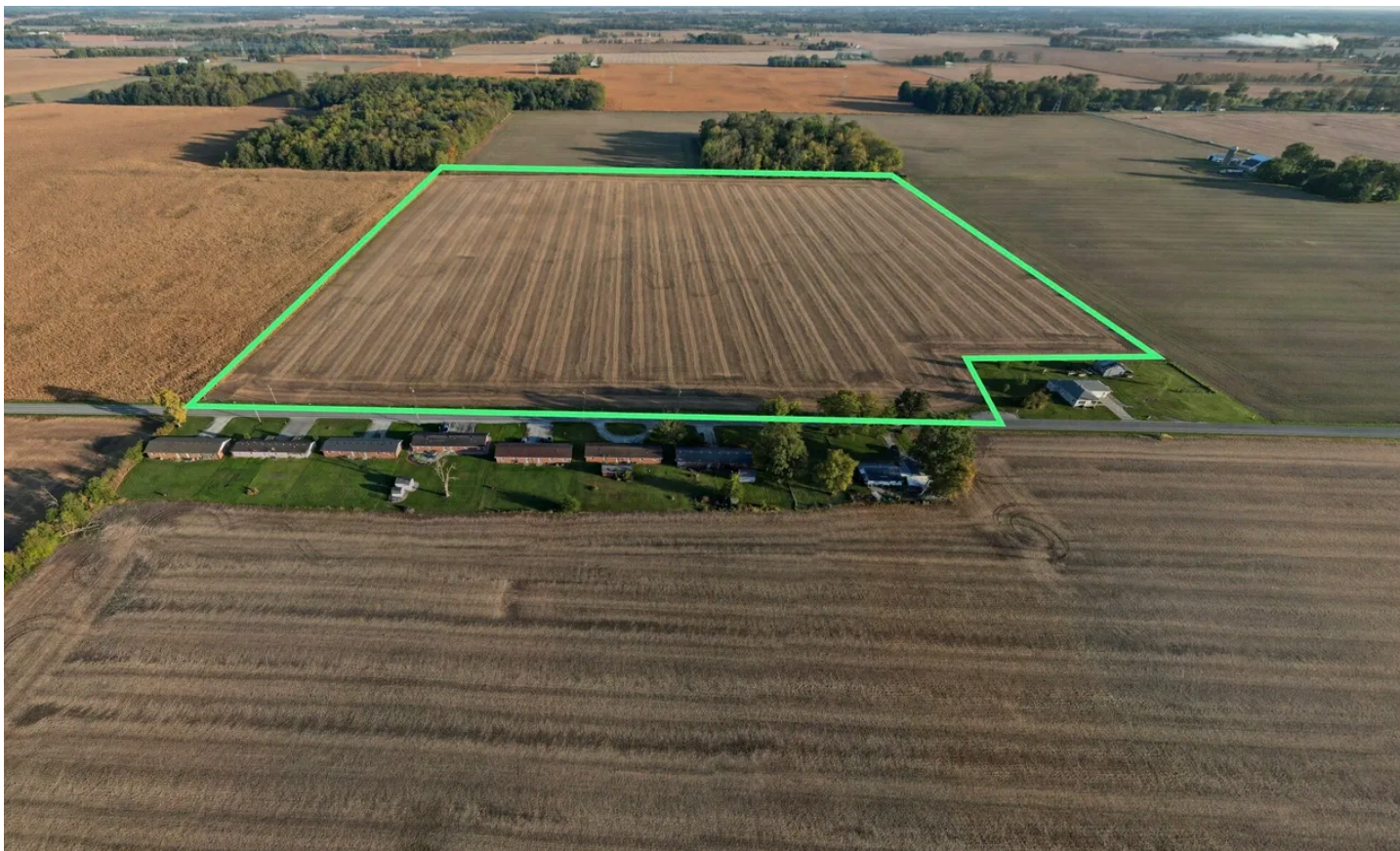


39 Acres Tillable Ground - Lapel, Madison County, IN
0 W 300 S
Lapel, IN 46051

\$505,297
38.869± Acres
Madison County



39 Acres Tillable Ground - Lapel, Madison County, IN Lapel, IN / Madison County

SUMMARY

Address

0 W 300 S

City, State Zip

Lapel, IN 46051

County

Madison County

Type

Farms, Business Opportunity, Undeveloped Land

Latitude / Longitude

40.062435 / -85.794091

Taxes (Annually)

890

Acreage

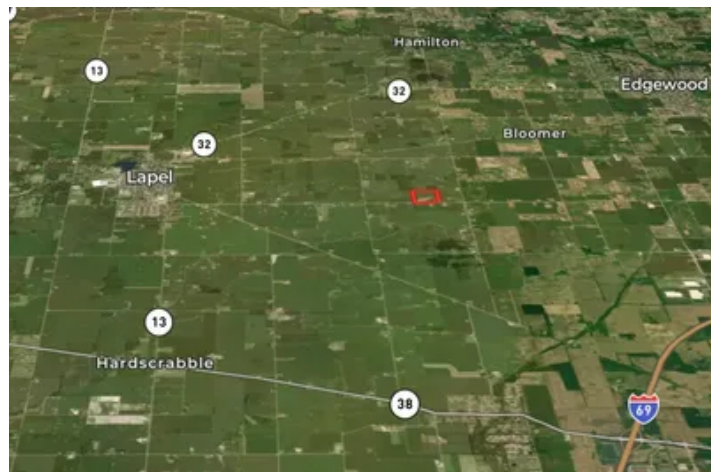
38.869

Price

\$505,297

Property Website

<https://indianalandandlifestyle.com/property/39-acres-tillable-ground-lapel-madison-county-in-madison-indiana/65940/>



39 Acres Tillable Ground - Lapel, Madison County, IN

Lapel, IN / Madison County

PROPERTY DESCRIPTION

39+/- Acre Tillable Farm in Lapel, Madison County, IN

Opportunity in Lapel, Madison County, where this exceptional 39+/- acre tillable farm awaits its new owner. Located on W County Road 300 S, less than 3 miles from Lapelw

Property Highlights:

- **Location:** W County Road 300 S, Lapel, Madison County, IN
- **Land Area:** 39+/- acres of prime tillable farmland
- **Crop Production:** Demonstrating excellent productivity, the farm has yielded impressive crop outputs in recent years.
- **Contract:** Currently under a lucrative one-year contract for the 2024 season but open for the 2025 Season.
- **Taxes:** With yearly taxes of approximately around \$890.
- **Additional Features:**
 - **Accessibility:** Convenient access to nearby amenities and major roadways ensures ease of transportation and connectivity to urban centers.
 - **Potential:** With its fertile soil and favorable climate conditions, this farm presents an excellent opportunity for continued agricultural success and potential expansion or diversification.
 - **Location:** Located in the highly sought-after Lapel School District.

Whether you're looking to expand your farming operations, seeking a peaceful rural retreat, or exploring investment opportunities, this 39+/- acre tillable farm in Lapel, Madison County, IN, is a rare find that combines productivity, profitability, and natural beauty. Don't miss out on this exceptional property – schedule your viewing today and make your agricultural dreams a reality!

For more information call or text Chad Renbarger [317-418-7712](tel:317-418-7712).

39 Acres Tillable Ground - Lapel, Madison County, IN
Lapel, IN / Madison County

Corn > Units: Bu ↗

Boundary: 39.23 ac

Code	Description	%	Corn
Cy	Cyclone silt loam, 0 to 2 percent slopes	74.23%	185
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	25.77%	151

Totals Averages: 176.24

Boundary: 39.23 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
Cy	Cyclone silt loam, 0 to 2 percent slopes	-	80	2w	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	-	64	2w	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Totals 0 CPI 75.88 NCCPI 2 Cap.

Boundary: 39.23 ac

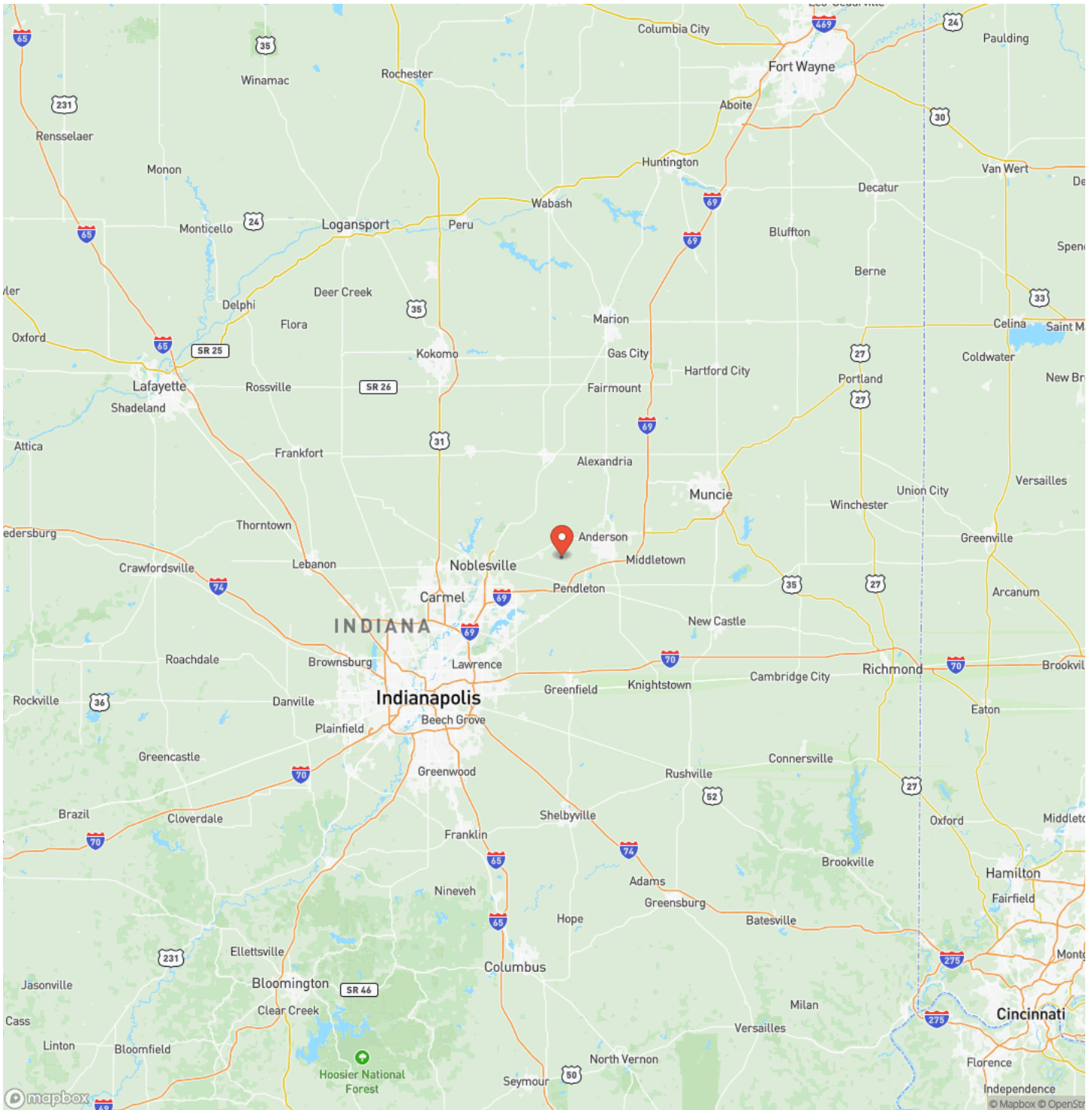
Code	Description	Acres	%	CPI	NCCPI	CAP	
Cy	Cyclone silt loam, 0 to 2 percent slopes	29.12	74.23%	-	80	2w	?
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	10.11	25.77%	-	64	2w	?

Totals 39.23 ac ? 0 CPI Average 75.88 NCCPI Average 2 Cap. Average



Locator Map

Locator Map



Satellite Map



39 Acres Tillable Ground - Lapel, Madison County, IN

Lapel, IN / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

(317) 418-7712

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(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

Fortville, IN 46040

NOTES

[illegible]

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.

Mossy Oak Properties Indiana Land and Lifestyle

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