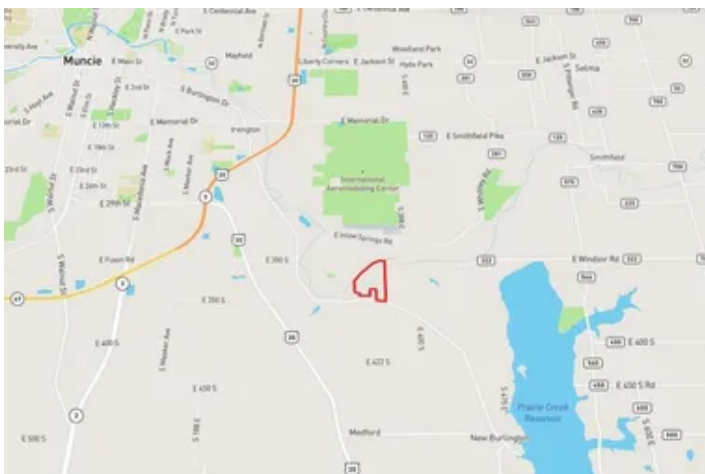


70+ Acre Riverside Farm -Exceptional Hunting, Income,
Delaware County
S Burlington Drive
Muncie, IN 47302

\$690,000
70.320± Acres
Delaware County



70+ Acre Riverside Farm -Exceptional Hunting, Income, Delaware County Muncie, IN / Delaware County

SUMMARY

Address

S Burlington Drive

City, State Zip

Muncie, IN 47302

County

Delaware County

Type

Farms, Business Opportunity, Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Horse Property

Latitude / Longitude

40.144261 / -85.318131

Acreage

70.320

Price

\$690,000

Property Website

<https://indianalandandlifestyle.com/property/70-acre-riverside-farm-exceptional-hunting-income-delaware-county-delaware-indiana/98371/>



70+ Acre Riverside Farm -Exceptional Hunting, Income, Delaware County Muncie, IN / Delaware County

PROPERTY DESCRIPTION

Listing Description: A rare 70+ rolling-acre tract on S Burlington Drive in Muncie (Delaware County) - a trophy piece of ground that blends outstanding recreation with reliable income.

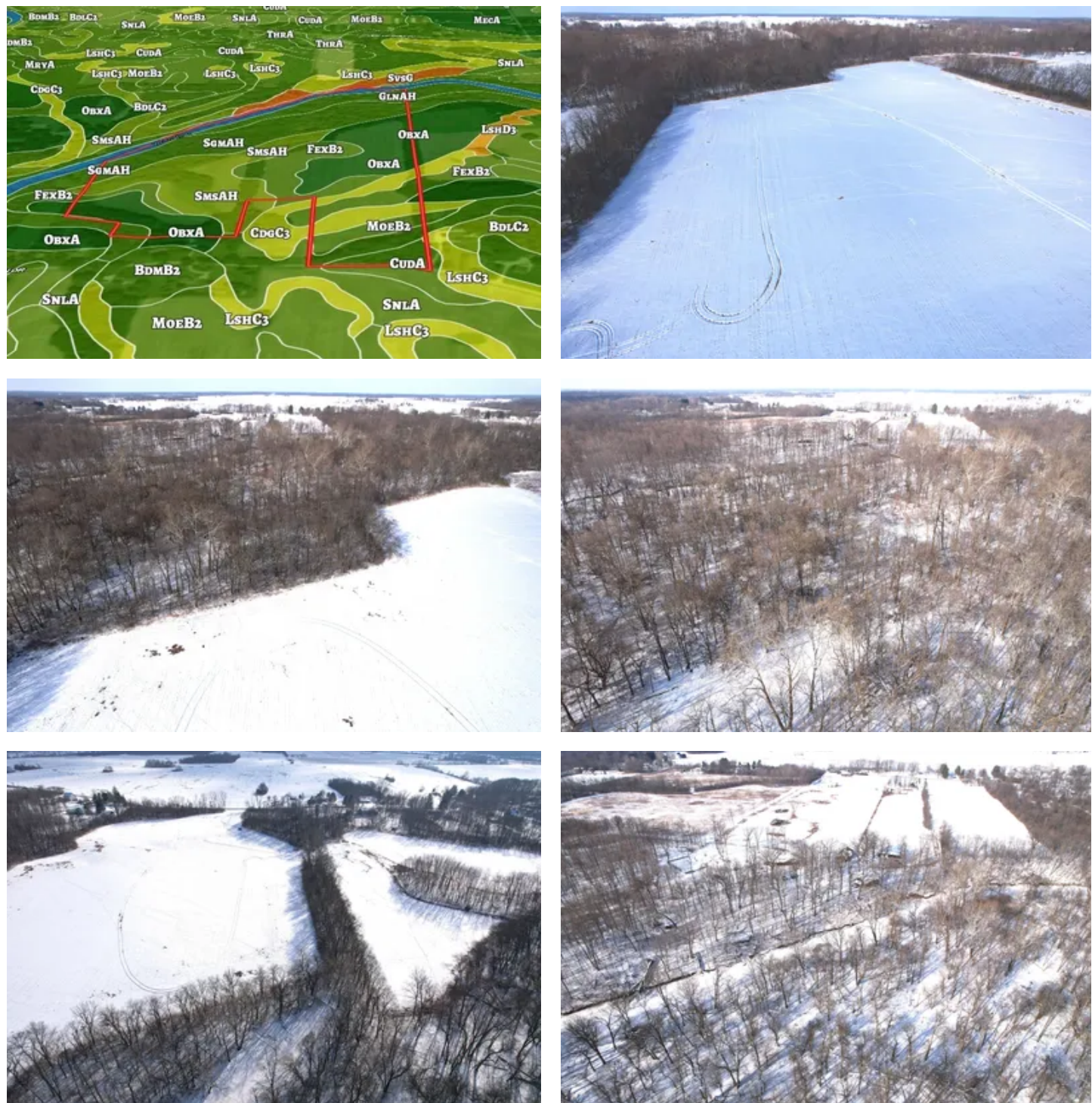
Property Highlights:

- Total acreage: 70+ rolling acres
- River frontage: Bordered on the north by the White River - scenic views, excellent access for wildlife corridors
- Tillable: Approximately 34 acres of productive tillable ground providing strong rental or crop income
- Road frontage: Good frontage on S Burlington Drive for easy access and development potential
- Wildlife: Loaded with mature whitetail deer and plentiful turkey - top-tier hunting and wildlife habitat
- Terrain: Rolling topography with a mix of open tillable fields, food-plot potential, and wooded cover ideal for stands and blinds
- Use case: Perfect combination recreational retreat and income-producing farm; great for hunting, weekend getaway, or long-term investment

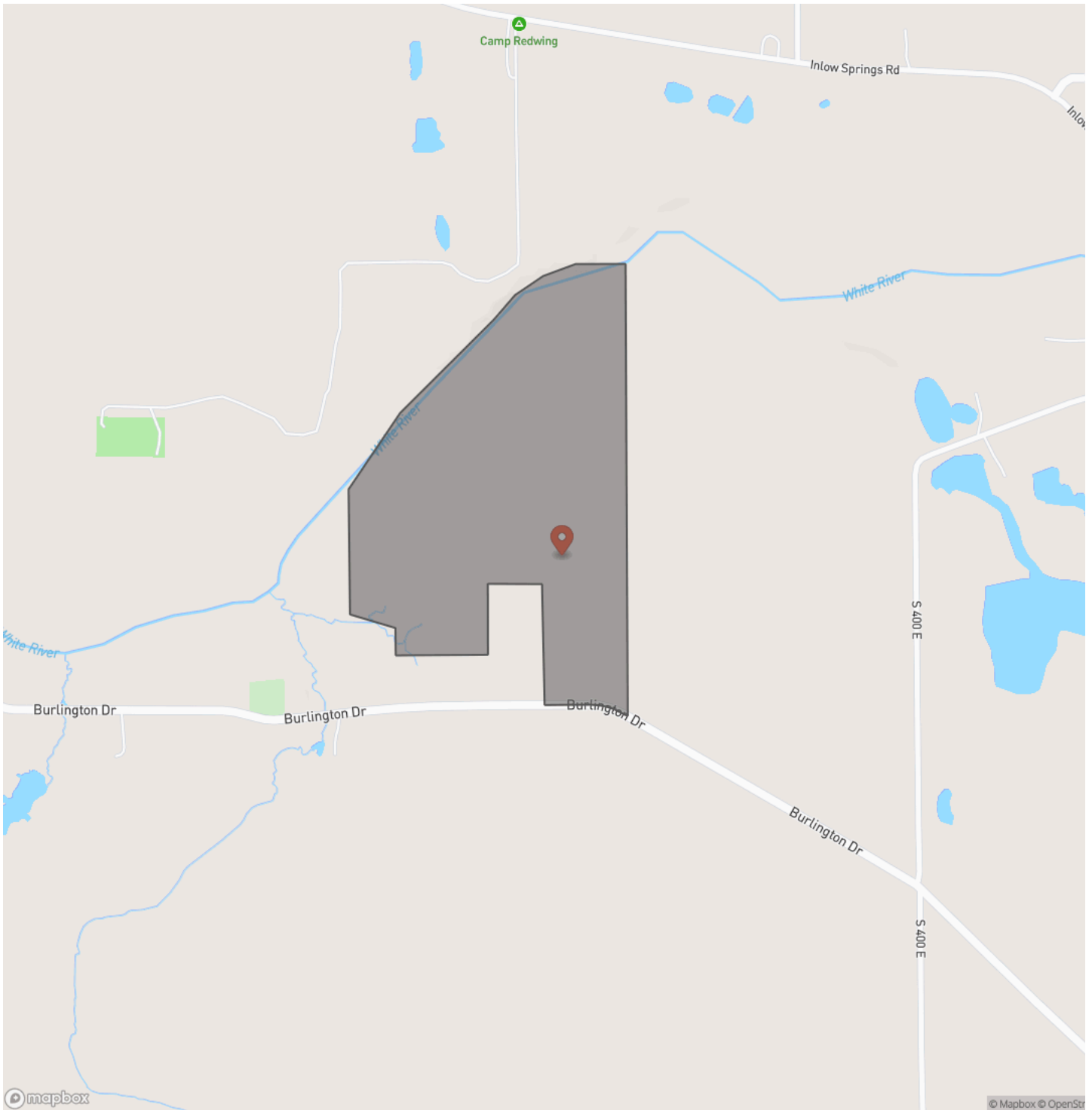
Why this property: This parcel delivers rare riverfront hunting ground with sizeable tillable acres to offset ownership costs - a true turnkey offering for hunters, investors, or anyone seeking private Indiana land with immediate income and unbeatable wildlife opportunities.

For more information or a private showing call Chad Renbarger [317-418-7712](tel:317-418-7712)

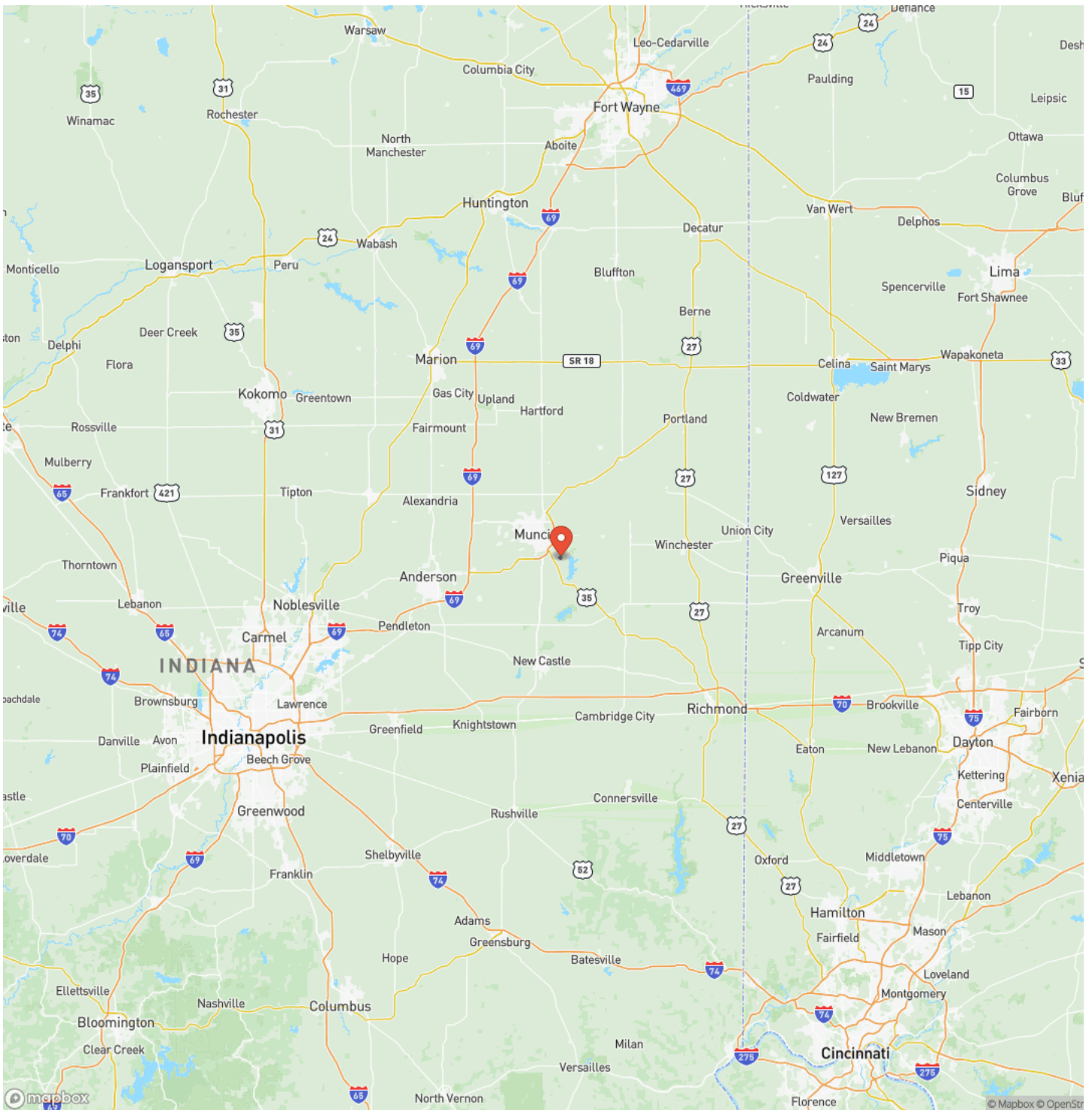
70+ Acre Riverside Farm -Exceptional Hunting, Income, Delaware County
Muncie, IN / Delaware County



Locator Map



Locator Map



Satellite Map



70+ Acre Riverside Farm -Exceptional Hunting, Income, Delaware County Muncie, IN / Delaware County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

(317) 597-2352

Office

(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

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.

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