

185+/- Tillable Acres - Madison Co. Indiana
E 700 N
Alexandria, IN 46001

\$2,772,150
184.810± Acres
Madison County



185+/- Tillable Acres - Madison Co. Indiana
Alexandria, IN / Madison County

SUMMARY

Address

E 700 N

City, State Zip

Alexandria, IN 46001

County

Madison County

Type

Farms, Ranches, Undeveloped Land

Latitude / Longitude

40.209578 / -85.636783

Taxes (Annually)

4810

Acreage

184.810

Price

\$2,772,150

Property Website

<https://indianalandandlifestyle.com/property/185-tillable-acres-madison-co-indiana-madison-indiana/41673/>



185+/- Tillable Acres - Madison Co. Indiana

Alexandria, IN / Madison County

PROPERTY DESCRIPTION

Location: Just South of Alexandria with Convenient Road Access

Discover an exceptional investment opportunity in the heart of Madison County, Indiana. This expansive 185-acre property, situated just south of Alexandria, offers the ideal setting for agricultural enthusiasts and astute investors alike. Boasting an impressive array of features, this prime farmland presents a fantastic chance to establish your agricultural legacy or expand your existing operations.

Location: The property is ideally located in Madison County, Indiana, offering easy access to neighboring towns and cities. With its strategic position just south of Alexandria, you'll enjoy the benefits of a thriving community while maintaining the tranquility of rural living.

Road Access: This remarkable property offers convenient access from four different roads, providing exceptional mobility and flexibility. Access points include Jackson Pike, Rangeline Road, 700 N, and 150 E, ensuring efficient transportation of goods and equipment to and from the farm.

Tillable Ground: Spanning an impressive 185 acres, this property is primarily comprised of fertile tillable ground, offering a blank canvas for your agricultural ambitions. The flat topography and great soil quality make it an ideal location for various crops, providing ample opportunities for maximizing yields and returns.

Lease and Income Potential: Currently, the farm is under a 1-year lease agreement, generating a substantial cash rent of \$48,000 per year. This arrangement provides an immediate revenue stream, making it an attractive investment opportunity. With a proven track record of successful farming operations, this property promises long-term income potential and a stable return on investment.

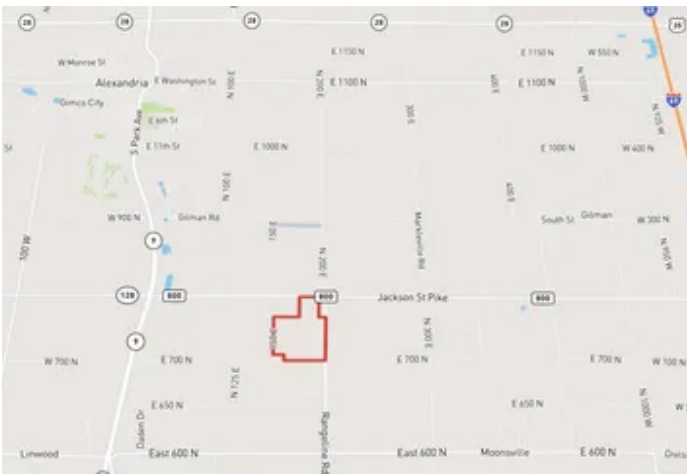
Land Contract Option: Recognizing the diverse needs of prospective buyers, the seller is willing to offer a 5-year land contract for the purchase of this outstanding property. This flexible arrangement provides an opportunity to secure the land while allowing for structured payment terms that align with your financial goals.

Investment Potential: Whether you're a seasoned farmer, an investor seeking a lucrative opportunity, or someone looking to diversify the portfolio, this property offers immense potential. With its excellent location, fertile soil, income-generating lease, and attractive land contract option, this is a rare chance to acquire a substantial agricultural asset with both immediate and long-term benefits.

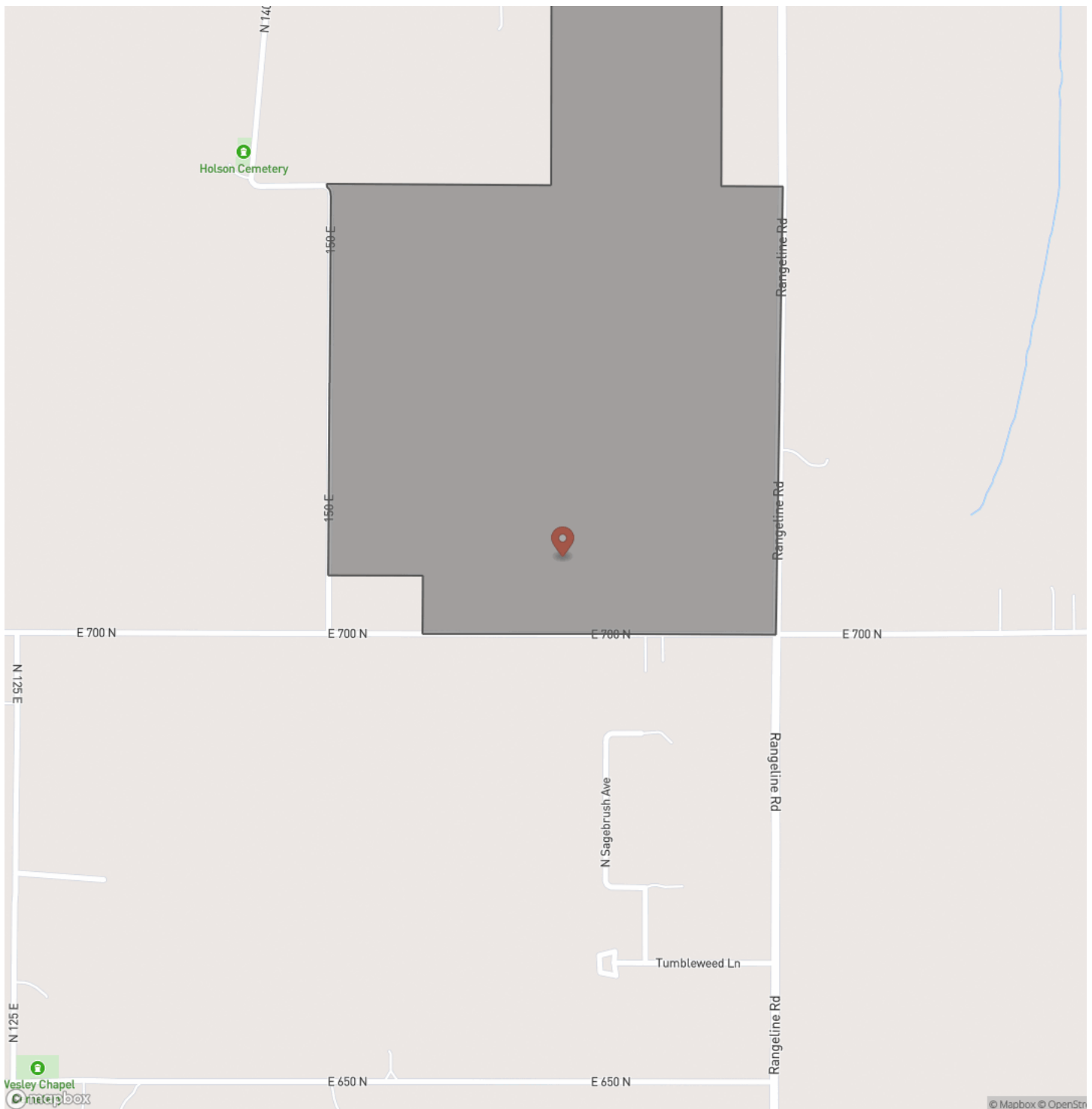
Don't miss out on this extraordinary opportunity to own 185 acres of prime tillable ground in Madison County, Indiana. Contact us now to explore this remarkable property and embark on a prosperous agricultural journey! Contact Chad Renbarger for more information [317-47712](tel:317-47712)



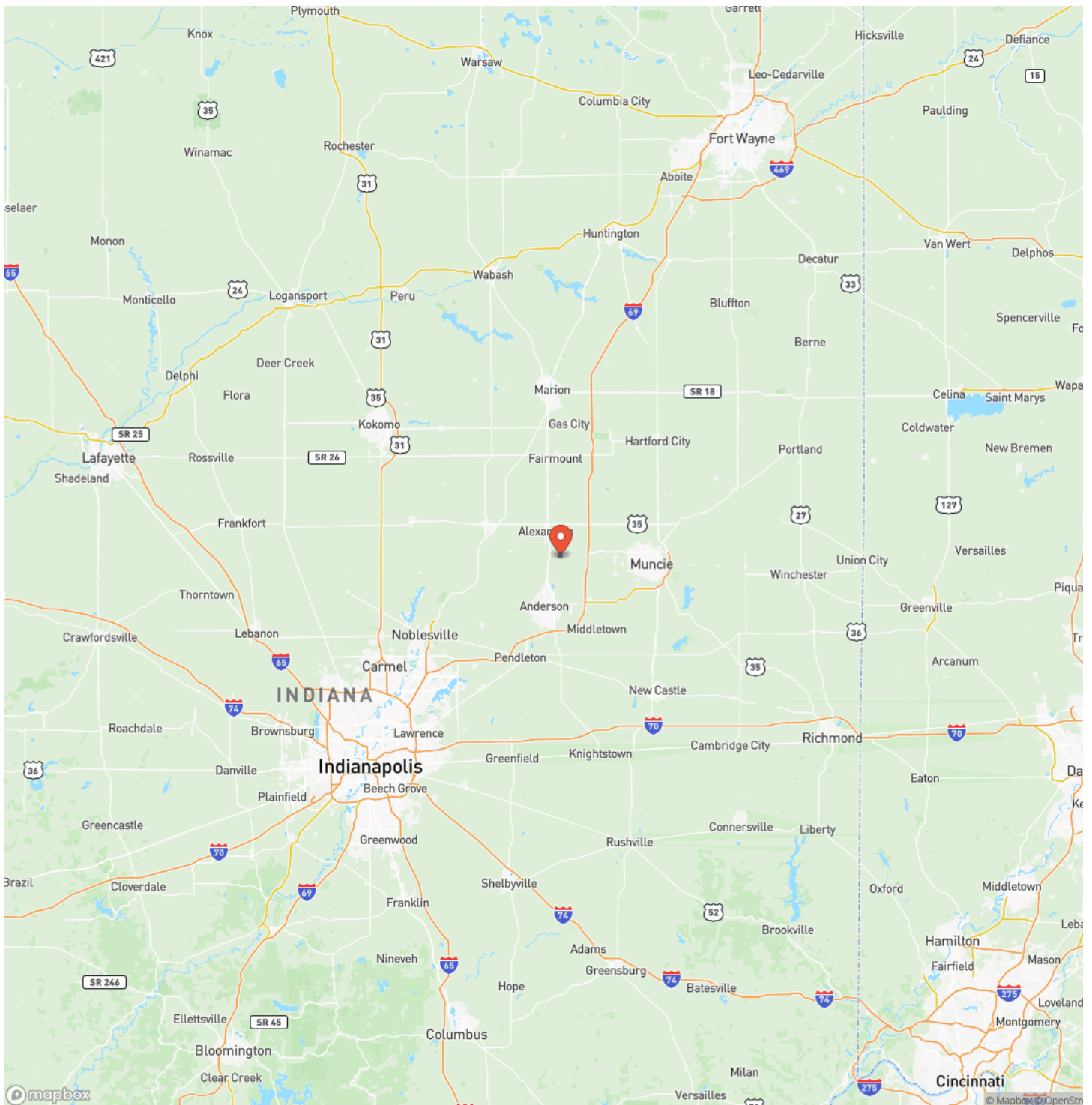
Alexandria, IN / Madison County



Locator Map



Locator Map



Satellite Map



185+/- Tillable Acres - Madison Co. Indiana
Alexandria, IN / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

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NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a blank 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.



MORE INFO ONLINE:

<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 relation 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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<https://indianalandandlifestyle.com/>



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