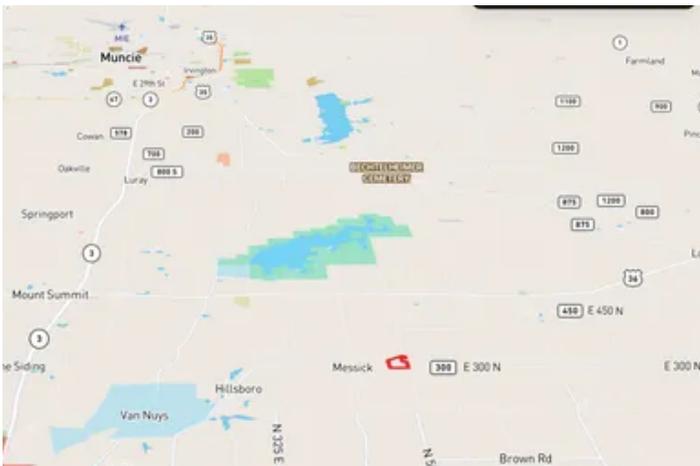


Prime 36+/- Acre Parcel - Henry County, Indiana  
N County Road 500 E & 300 N  
Mooreland, IN 47360

**\$432,000**  
36.420± Acres  
Henry County



**Prime 36+/- Acre Parcel - Henry County, Indiana  
Mooreland, IN / Henry County**

**SUMMARY**

**Address**

N County Road 500 E & 300 N

**City, State Zip**

Mooreland, IN 47360

**County**

Henry County

**Type**

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

**Latitude / Longitude**

39.977277 / -85.291019

**Acreage**

36.420

**Price**

\$432,000

**Property Website**

<https://indianalandandlifestyle.com/property/prime-36-acre-parcel-henry-county-indiana-henry-indiana/78804/>



## Prime 36+/- Acre Parcel - Henry County, Indiana Mooreland, IN / Henry County

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### **PROPERTY DESCRIPTION**

#### **Prime 36+/- Acre Parcel - Henry County, Indiana**

**Address:** Approximately 300 N & 500 E, New Castle, IN 47362

#### **Description:**

Unlock the potential of this expansive 35+/- acre parcel in the heart of Henry County, Indiana! This versatile property offers a unique blend of agricultural productivity and residential development possibilities. Currently utilized as tillable ground, this land has excellent drainage, ensuring optimal conditions for farming operations. The Henry County Board of Commissions Walking Trail borders the North end of the property.

#### **Key Features:**

- **Size:** 35+/- acres of level, tillable land.
- **Location:** Situated in the desirable Blue River Valley School District.
- **Accessibility:** Over 1300 feet of road frontage on 300 N and over 900 feet of road frontage on 500 E, providing multiple access points.
- **Development Potential:** Ideal for building multiple residential sites, offering ample space and privacy.
- **Drainage:** Excellent drainage with Little Blue River & Huffman Ditch, minimizing waterlogging and maximizing usability.
- **Proximity:** Less than 5 miles from the amenities of New Castle, IN, including shopping, dining, and schools.
- **Versatility:** Suitable for a variety of buyers, including farmers, investors, builders, and future homeowners.

#### **Investment Highlights:**

- This property presents a rare opportunity to acquire a substantial tract of land with multiple potential uses.
- The strong agricultural productivity makes it an attractive option for farmers seeking to expand their operations.
- The extensive road frontage and level terrain make it ideal for residential development, offering the potential for multiple building sites.
- The convenient location, just minutes from New Castle, ensures easy access to essential services and amenities.

**Don't miss out on this exceptional opportunity to own a piece of Henry County's prime real estate!**

**Contact Chad Renbarger [317-418-7712](tel:317-418-7712) .**

Prime 36+/- Acre Parcel - Henry County, Indiana  
 Mooreland, IN / Henry County



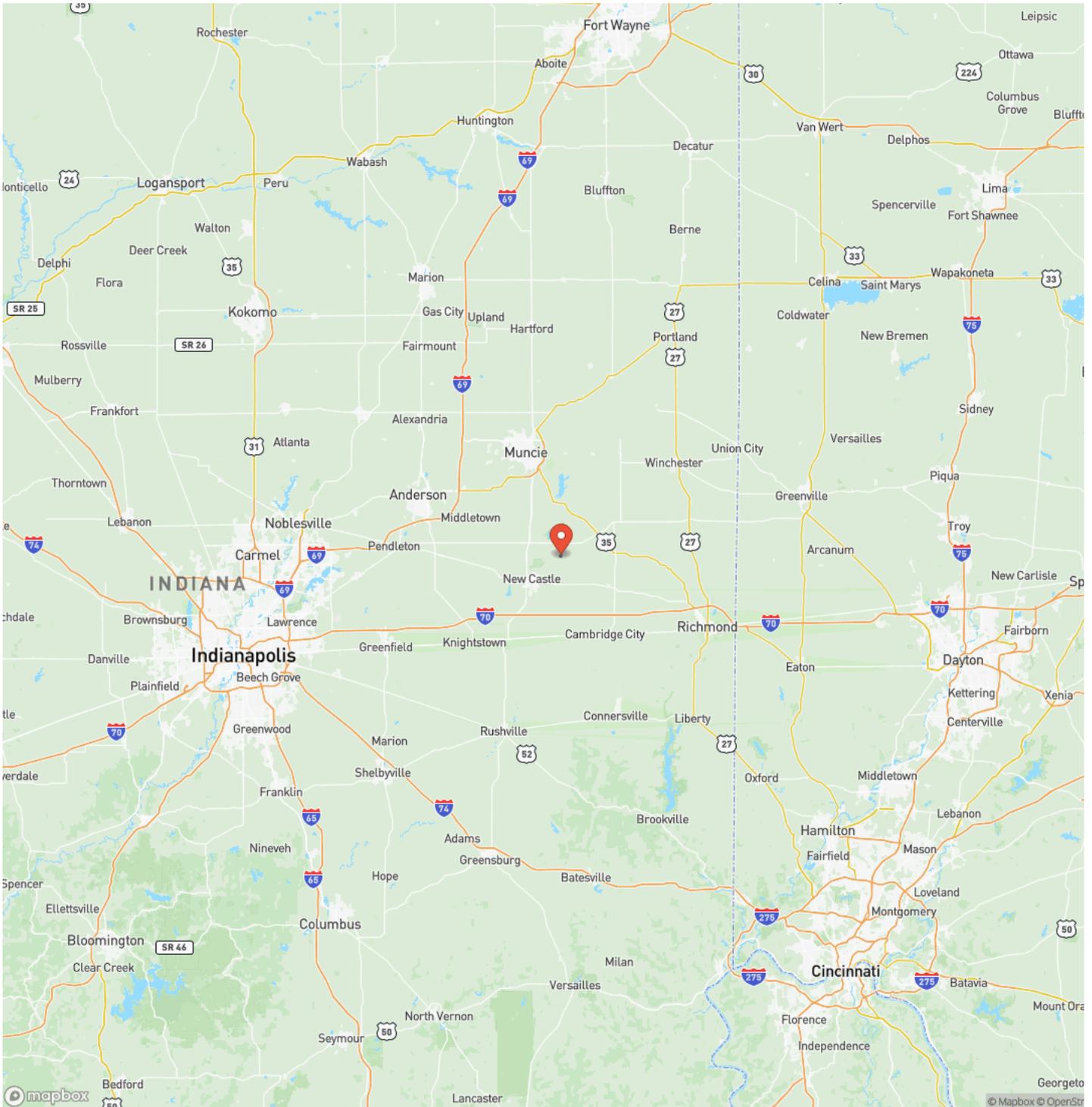
<b>MmB2</b>	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	14.6	40.17%	-	59	2e ?
<b>Cy</b>	Cyclone silty clay loam, 0 to 2 percent slopes	12.7	34.94%	-	86	2w ?
<b>CrA</b>	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	8.82	24.26%	-	68	2w ?
<b>We</b>	Westland silt loam	0.22	0.61%	-	81	2w ?
<b>Totals</b>		<b>36.34</b>				
					<b>0 CPI</b>	
					<b>70.73 NCCPI</b>	
					<b>2 Cap.</b>	



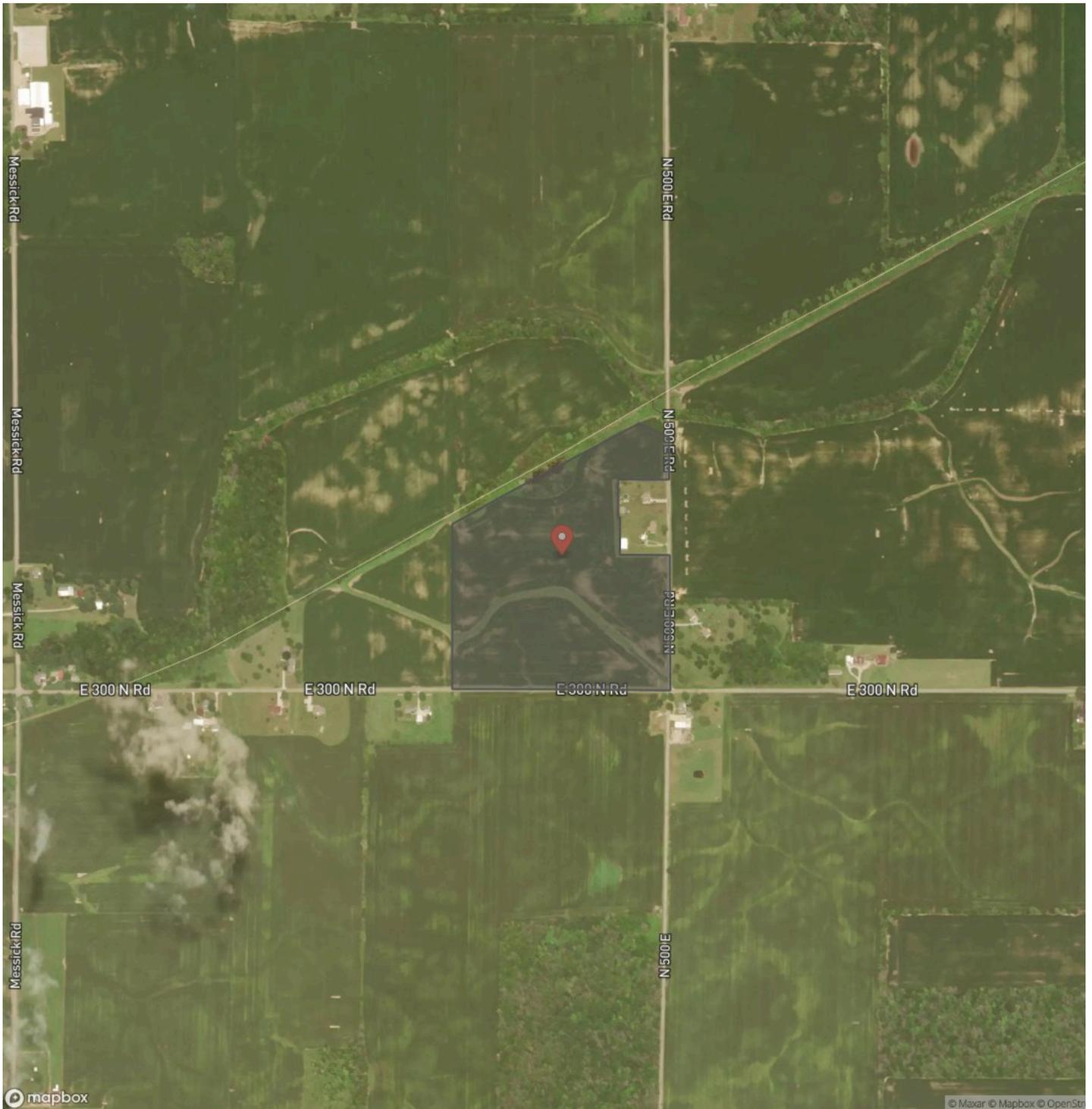
## Locator Map



# Locator Map



## Satellite Map







## **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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