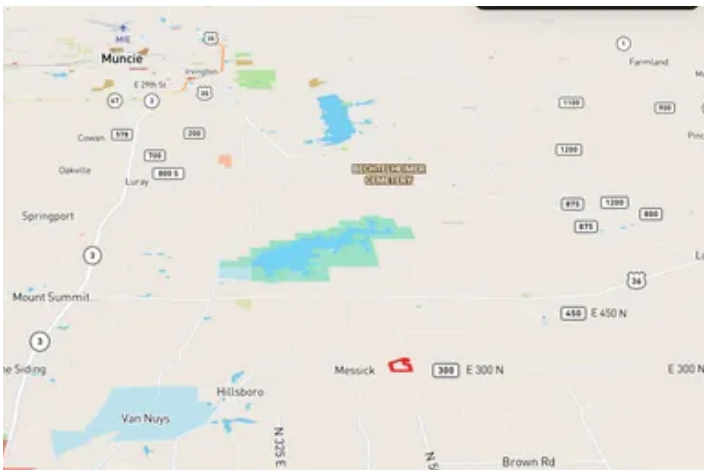


Prime 36+/- Acre Parcel - Henry County, Indiana
N County Road 500 E & 300 N
Mooreland, IN 47360

\$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

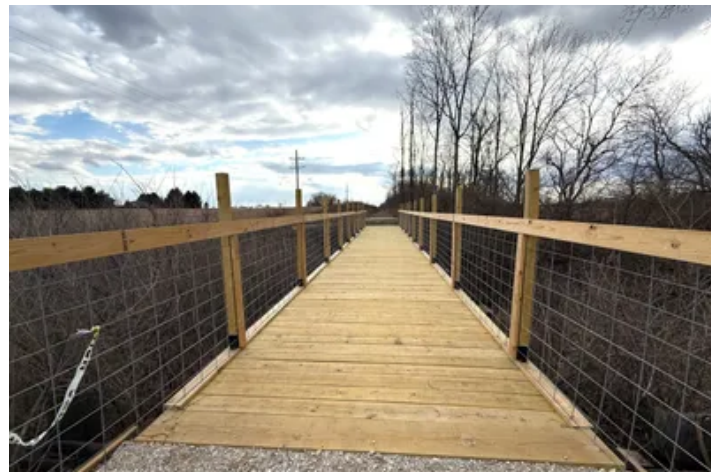
36.420

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

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) .

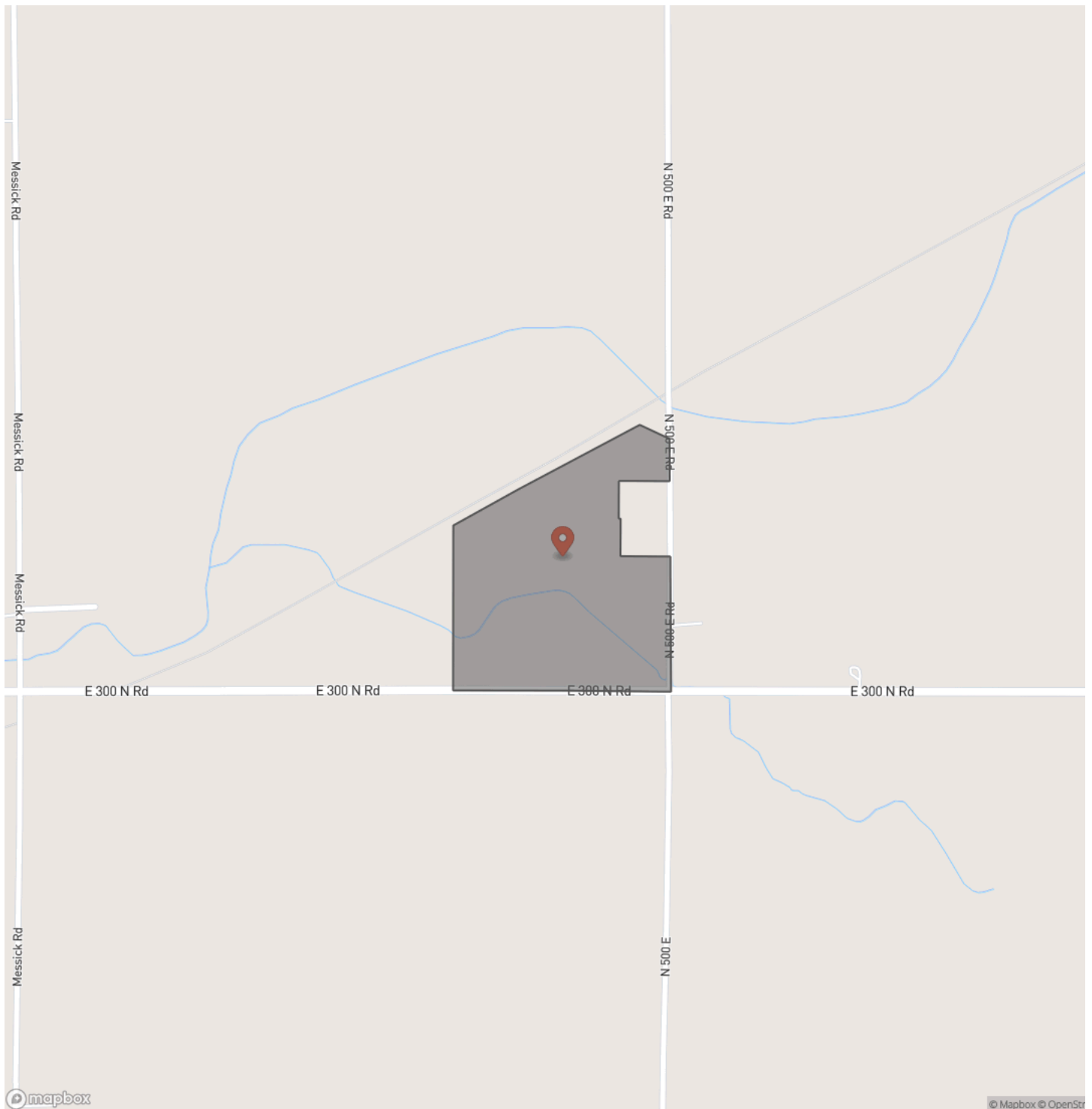
Prime 36+/- Acre Parcel - Henry County, Indiana
Mooreland, IN / Henry County



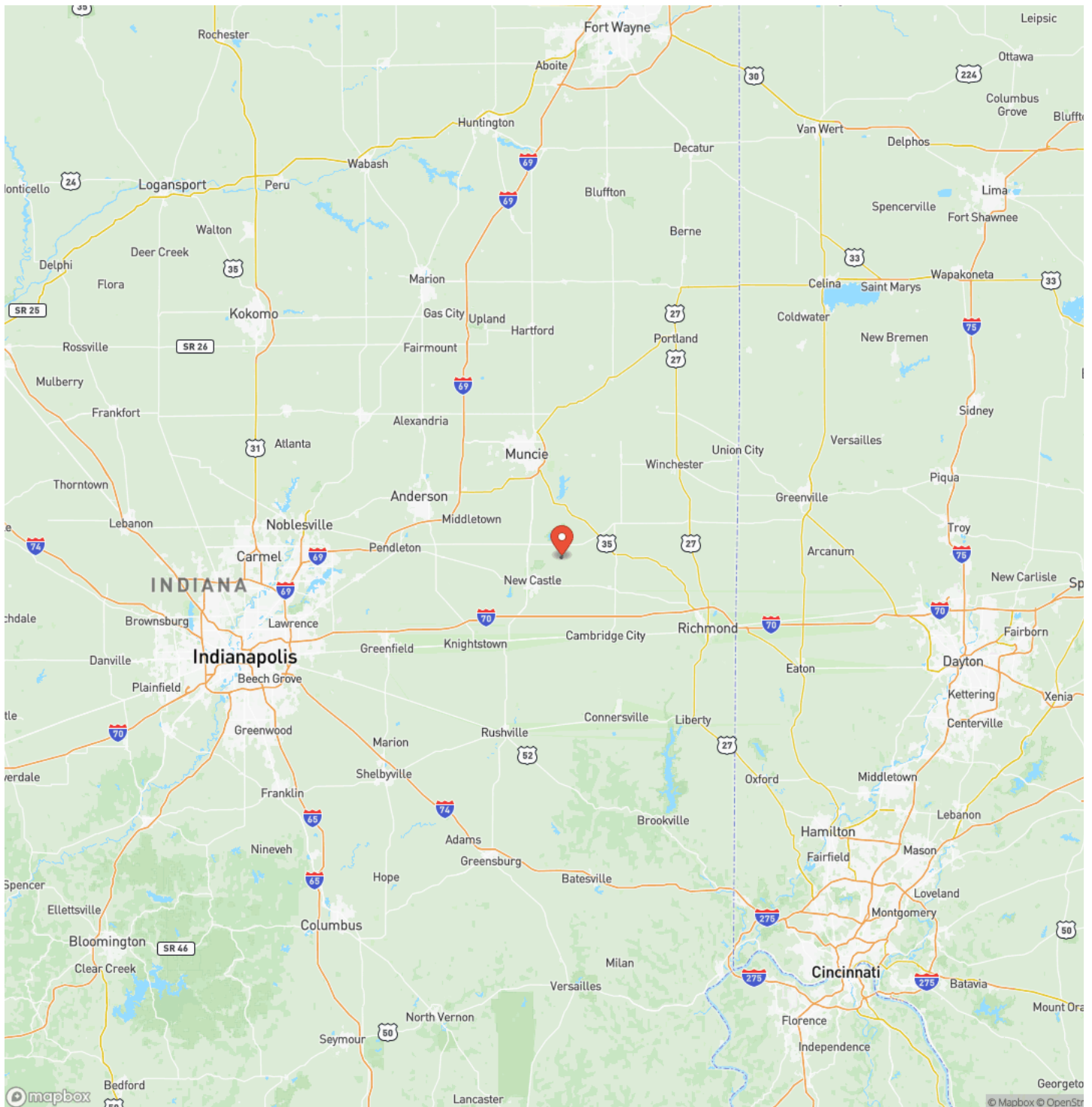
MmB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	14.6	40.17%	-	59	2e ?
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	12.7	34.94%	-	86	2w ?
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	8.82	24.26%	-	68	2w ?
We	Westland silt loam	0.22	0.61%	-	81	2w ?
Totals		36.34	100.00%	-	194	
		0 CPI		70.73 NCCPI		2 Cap.



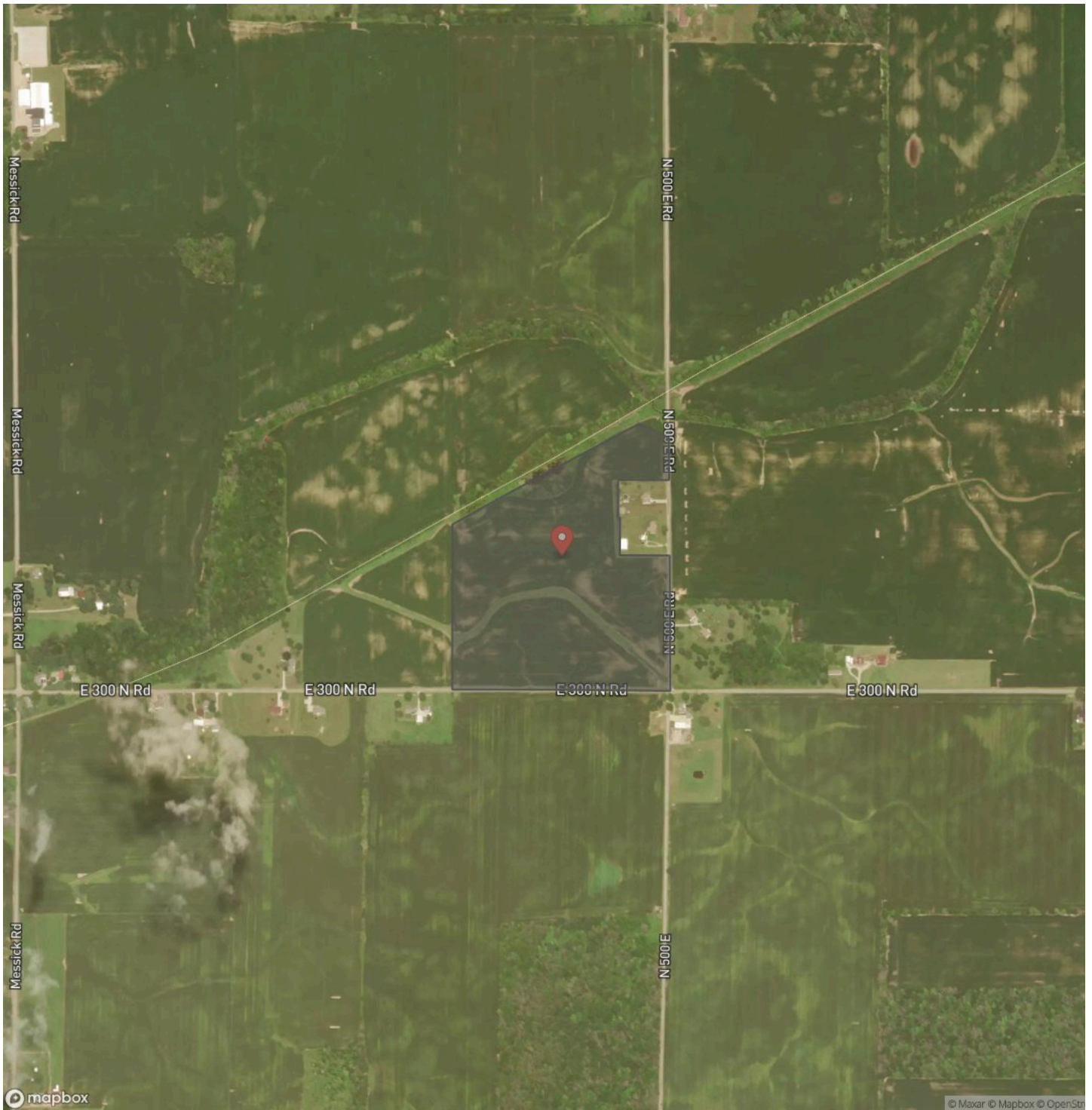
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

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(317) 597-2352

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Address

10925 Edgewood Dr

City / State / Zip

NOTES

[illegible]

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.



<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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