

64+/- Acres – Prime Tillable Farm Ground | Madison  
County, Indiana  
W 100 S  
Anderson, IN 46011

**\$803,250**  
64.25± Acres  
Madison County



## 64+/- Acres - Prime Tillable Farm Ground | Madison County, Indiana

Anderson, IN / Madison County

### SUMMARY

#### **Address**

W 100 S

#### **City, State Zip**

Anderson, IN 46011

#### **County**

Madison County

#### **Type**

Farms, Undeveloped Land

#### **Latitude / Longitude**

40.088215 / -85.797603

#### **Acreage**

64.25

#### **Price**

\$803,250

#### **Property Website**

<https://indianalandandlifestyle.com/property/64-acres-prime-tillable-farm-ground-madison-county-indiana/madison/indiana/99240/>



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**PROPERTY DESCRIPTION**

**64+/- Acres - Prime Tillable Farm Ground | Madison County, Indiana**  
**Stony Creek Township | Frankton-Lapel Schools | W 100 S**

Located in desirable **Stony Creek Township** just under 3 miles from Lapel, this **64+/- acre tillable farm** offers an outstanding opportunity for both agricultural operators and long-term investors. Positioned along **W 100 S** with **over 650+ feet of road frontage**, the property provides excellent accessibility, strong visibility, and future flexibility.

The farm features productive soils with a **Surety Weighted Average Productivity Index (WAPI) rating of 165.5**, supporting strong agricultural performance and consistent income potential. Whether you're expanding an existing farming operation, adding to an investment portfolio, or looking toward future development possibilities, this tract checks multiple boxes.

Key highlights include:

- 64+/- total acres of productive tillable ground
- Strong **WAPI rating of 165.5**
- Over **650+ feet of road frontage** on W 100 S
- Less than 3 miles to Lapel
- Located within the **Frankton-Lapel School System**
- Ideal for farmers, investors, or potential future development
- 2024 Property Taxes: **\$1,628**

With its convenient location, strong soil productivity, and long-term upside, this Madison County farm represents a rare opportunity to secure quality ground in a highly desirable area.

For more information Call Chad Renbarger [317-418-7712](tel:317-418-7712)

## **64+/- Acres - Prime Tillable Farm Ground | Madison County, Indiana Anderson, IN / Madison County**

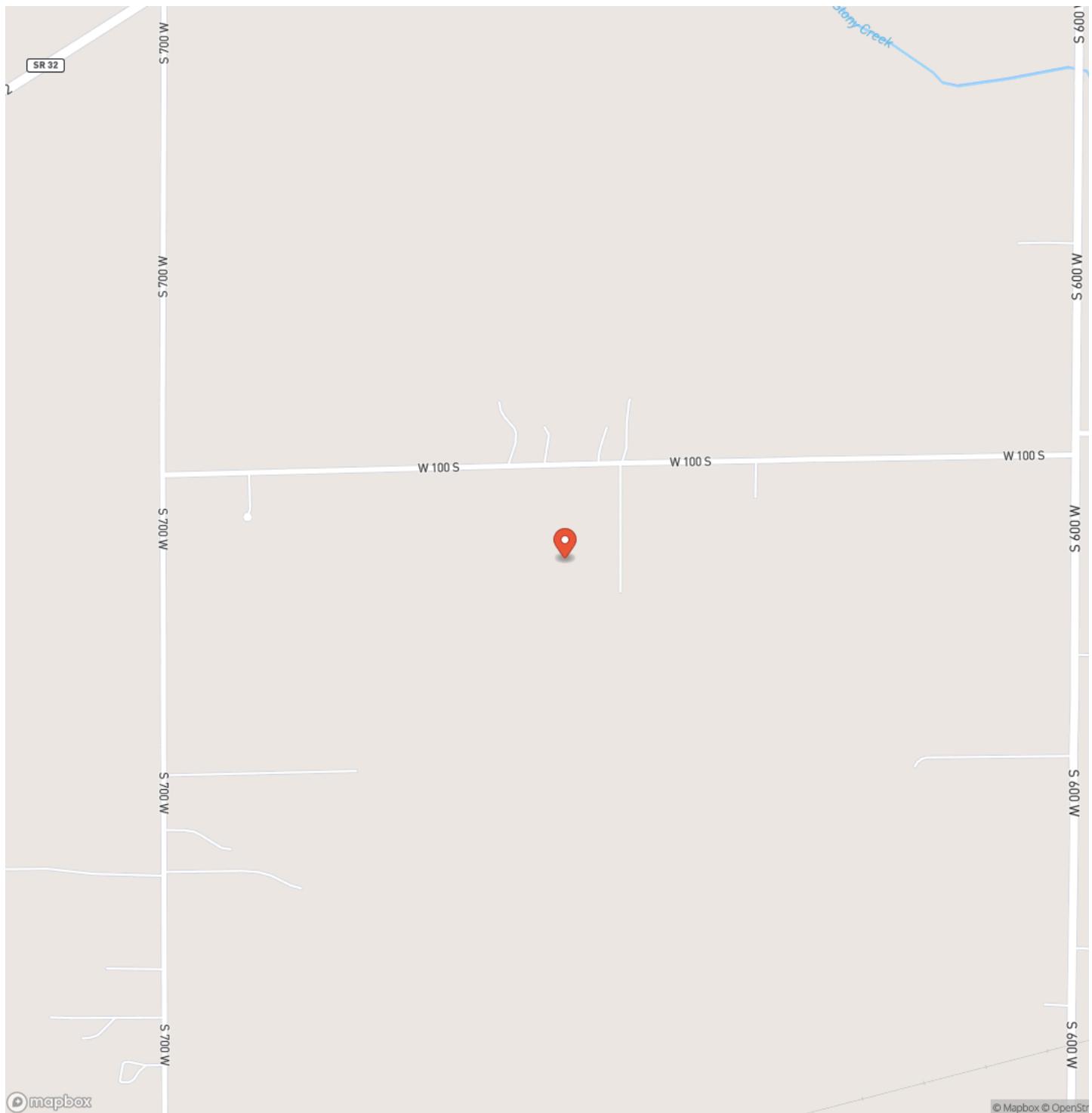
<b>Cy</b>	Cyclone silt loam, 0 to 2 percent slopes	55.1%	185.00
<b>CrA</b>	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	27.67%	155.00
<b>CnB2</b>	Celina silt loam, 2 to 6 percent slopes, eroded	14.13%	115.00
<b>Bs</b>	Brookston silty clay loam, 0 to 2 percent slopes	2.56%	173.00
<b>Mi</b>	Miami silt loam, 2 to 6 percent slopes	0.50%	0



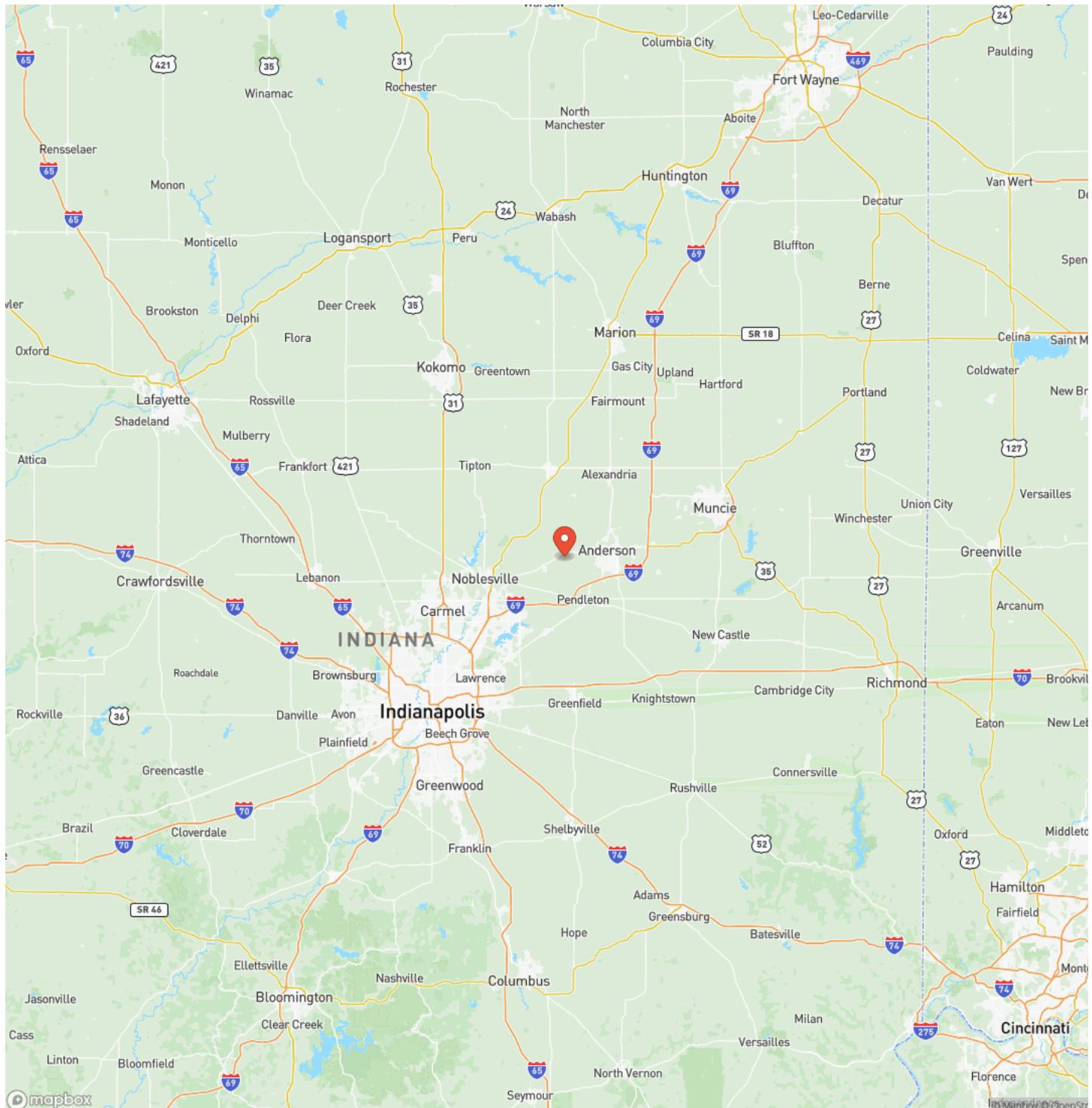
**MORE INFO ONLINE:**

<https://indianalandandlifestyle.com/>

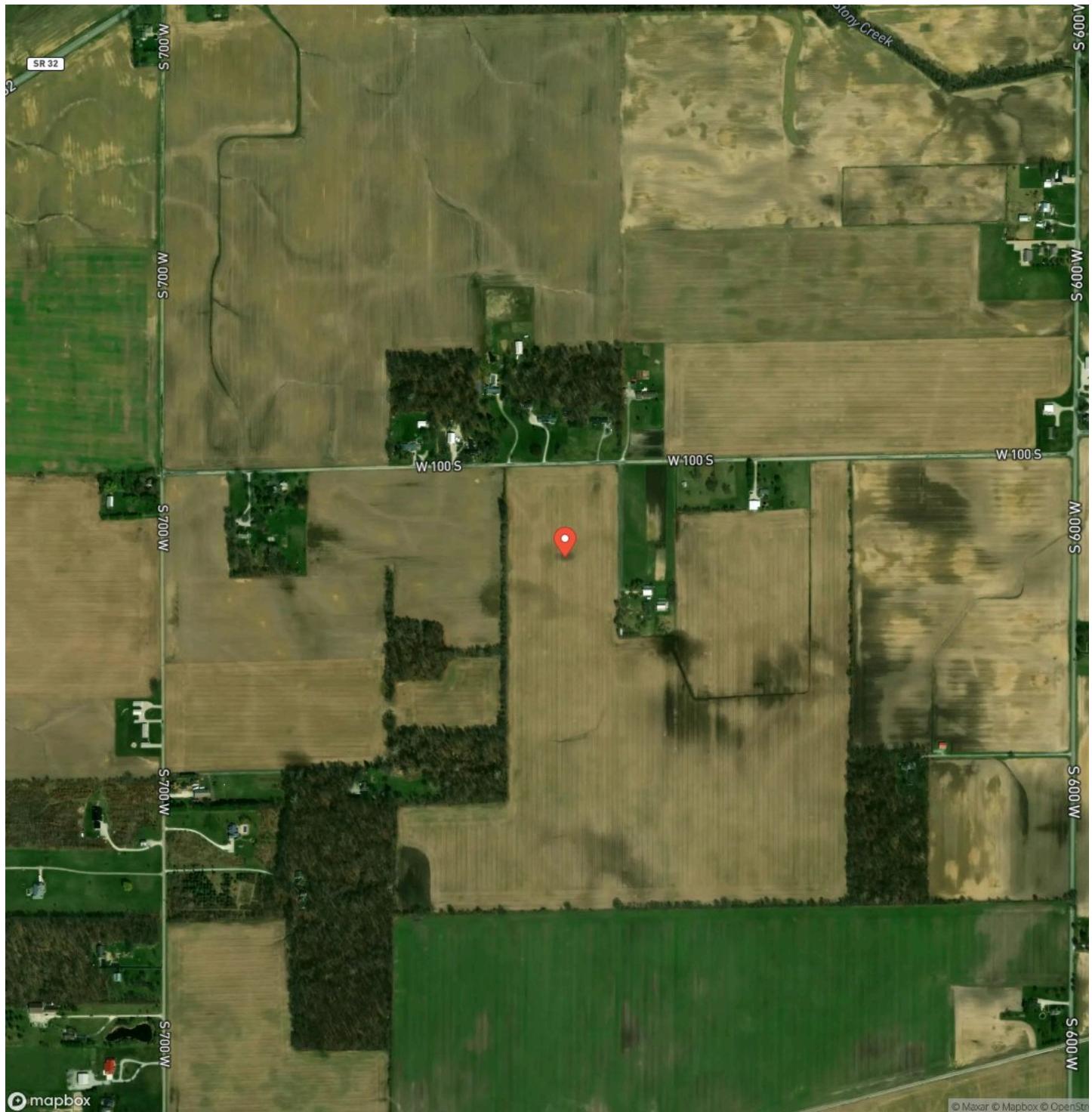
## Locator Map



## Locator Map



## Satellite Map



**64+/- Acres – Prime Tillable Farm Ground | Madison County, Indiana**

## **Anderson, IN / Madison County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Chad Renbarger

## Mobile

(317) 597-2352

## Office

(317) 597-2352

## Email

crenbarter@mossyoakproperties.com

## Address

10925 Edgewood Dr

**City / State / Zip**

Fortville, IN 46040

## NOTES



## **MORE INFO ONLINE:**

## NOTES



## **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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**Mossy Oak Properties Indiana Land and Lifestyle**

PO Box 10  
Clinton, IN 47842  
(765) 505-4155  
<https://indianalandandlifestyle.com/>

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