

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

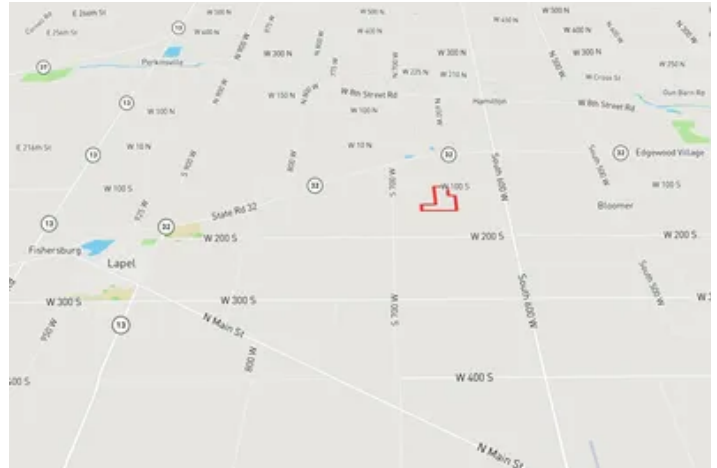
64.25

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)

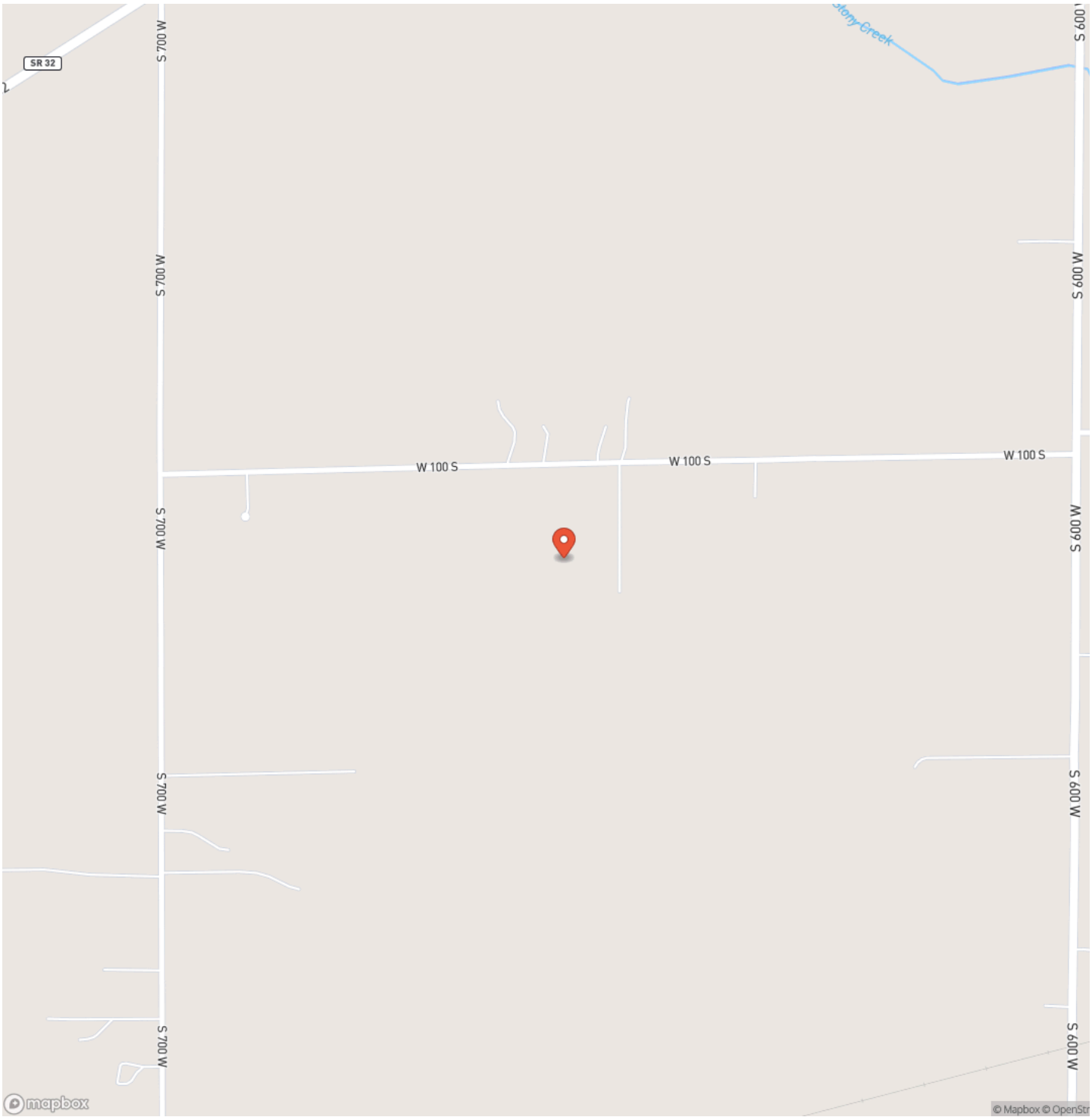
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Code	Description	Acres	%	CPI	NCCPI	CAP	
Cy	Cyclone silt loam, 0 to 2 percent slopes	34.47	55.1%	-	80	2w	
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	17.31	27.67%	-	64	2w	
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	8.84	14.13%	-	64	2e	
Bs	Brookston silty clay loam, 0 to 2 percent slopes	1.60	2.56%	-	75	2w	
	Miami silt loam, 2 to 6						

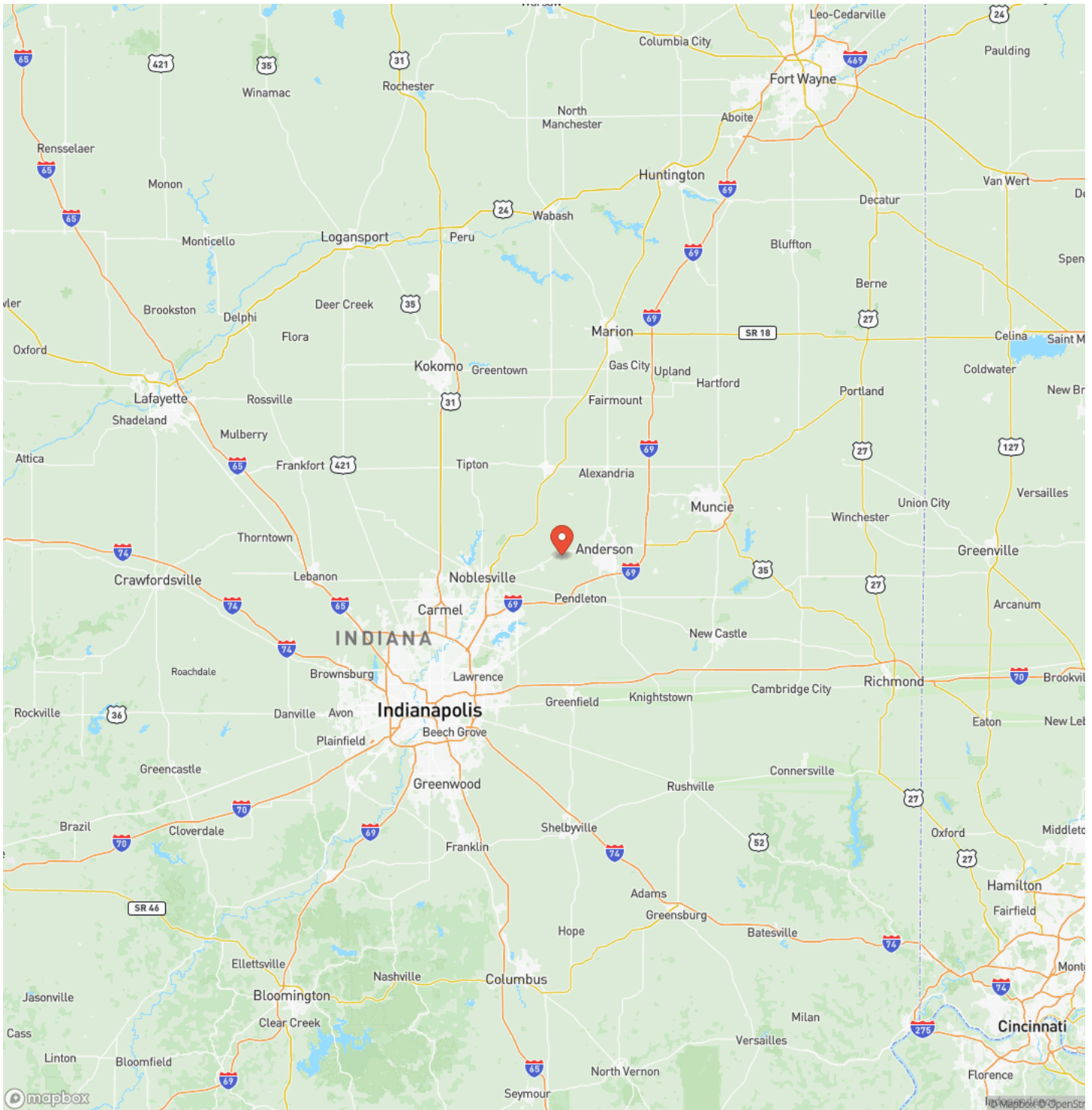
Cy	Cyclone silt loam, 0 to 2 percent slopes	-	80	2w	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>				
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	-	64	2w	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>				
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	-	64	2e	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>				
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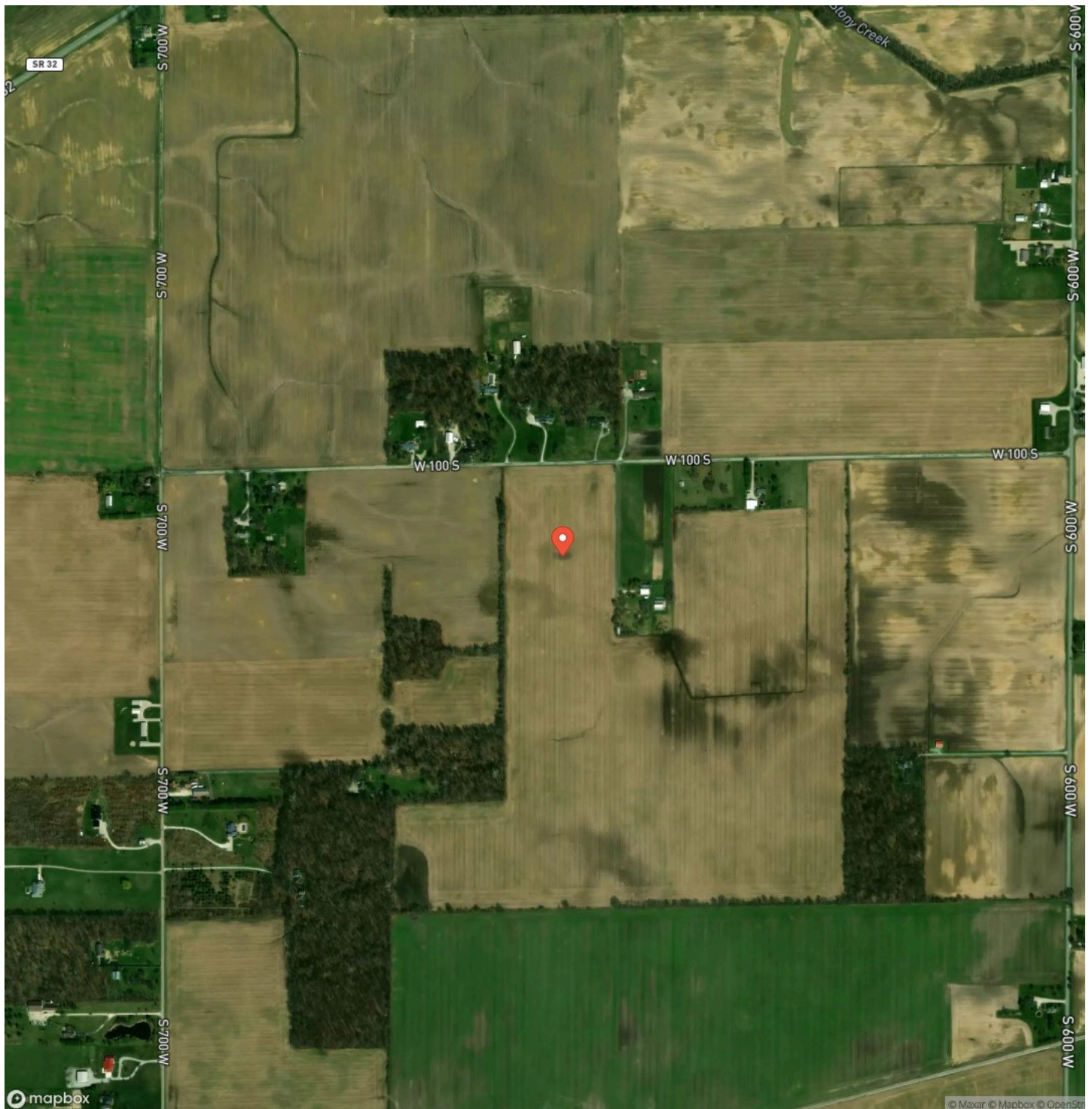
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



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Fortville, IN 46040

NOTES

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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://indianalandandlifestyle.com/>

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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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