

\$230,000
20± Acres
Henry County

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

20 Acres Tillable Ground - Henry County, IN West Middleton, IN / Henry County

SUMMARY

Address

0 N County Road 525 %

City, State Zip

West Middleton, IN 47356

County

Henry County

Type

Farms, Undeveloped Land, Business Opportunity

Latitude / Longitude

40.030724 / -85.482119

Taxes (Annually)

1000

Acreage

20



Price

\$230,000

Property Website

<https://indianalandandlifestyle.com/property/20-acres-tillable-ground-henry-county-in-henry-indiana/51717/>

 Boundary: 20.35 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
 CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	14.11	69.34%	-	68	2w	?
 Cy	Cyclone silty clay loam, 0 to 2 percent slopes	6.24	30.66%	-	86	2w	?
Totals 20.35 ac				0 CPI Average	73.52 NCCPI Average	2 Cap. Average	



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PROPERTY DESCRIPTION

Tillable farm ground near Middleton, IN in Henry County, this exceptional 20-acre tillable farm awaits its new owner. Located on N County Road 525 W, this property offers a perfect blend of fertile land, optimal for agricultural endeavors.

Property Highlights:

- **Location:** N County Road 525 W, Middleton, Henry County, IN
- **Land Area:** 20 acres of prime tillable farmland
- **Crop Production:** Demonstrating excellent productivity, the farm has yielded impressive crop outputs in recent years. In 2022, the corn production averaged an impressive 205 bushels per acre, while the soybean production in 2023 reached 70.2 bushels per acre.
- **Contract:** Currently under a lucrative one-year contract for the 2024 season, offering \$250 per acre, providing a stable income for the upcoming year.
- **Taxes:** With yearly taxes approximately around \$1000, this property presents a manageable tax burden for the discerning buyer.

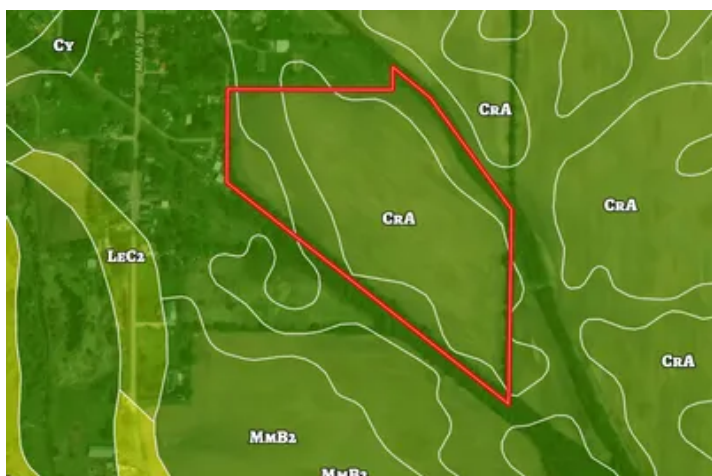
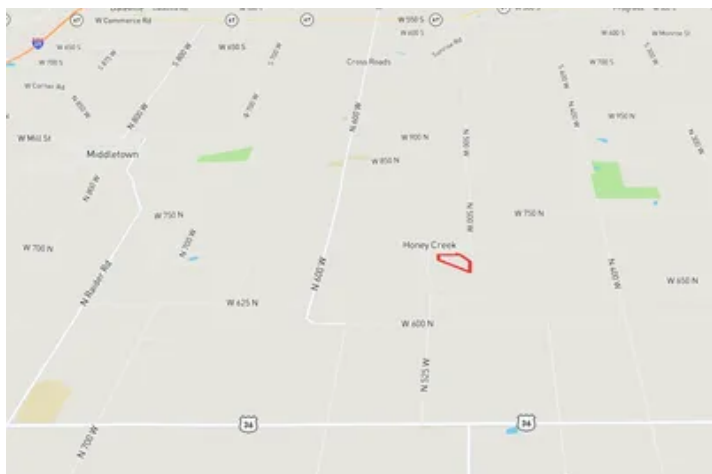
Additional Features:

- **Scenic Views:** Enjoy breathtaking views of the surrounding countryside, offering a serene and tranquil atmosphere.
- **Accessibility:** Convenient access to nearby amenities and major roadways ensures ease of transportation and connectivity to urban centers.
- **Potential:** With its fertile soil and favorable climate conditions, this farm presents an excellent opportunity for continued agricultural success and potential expansion or diversification.

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

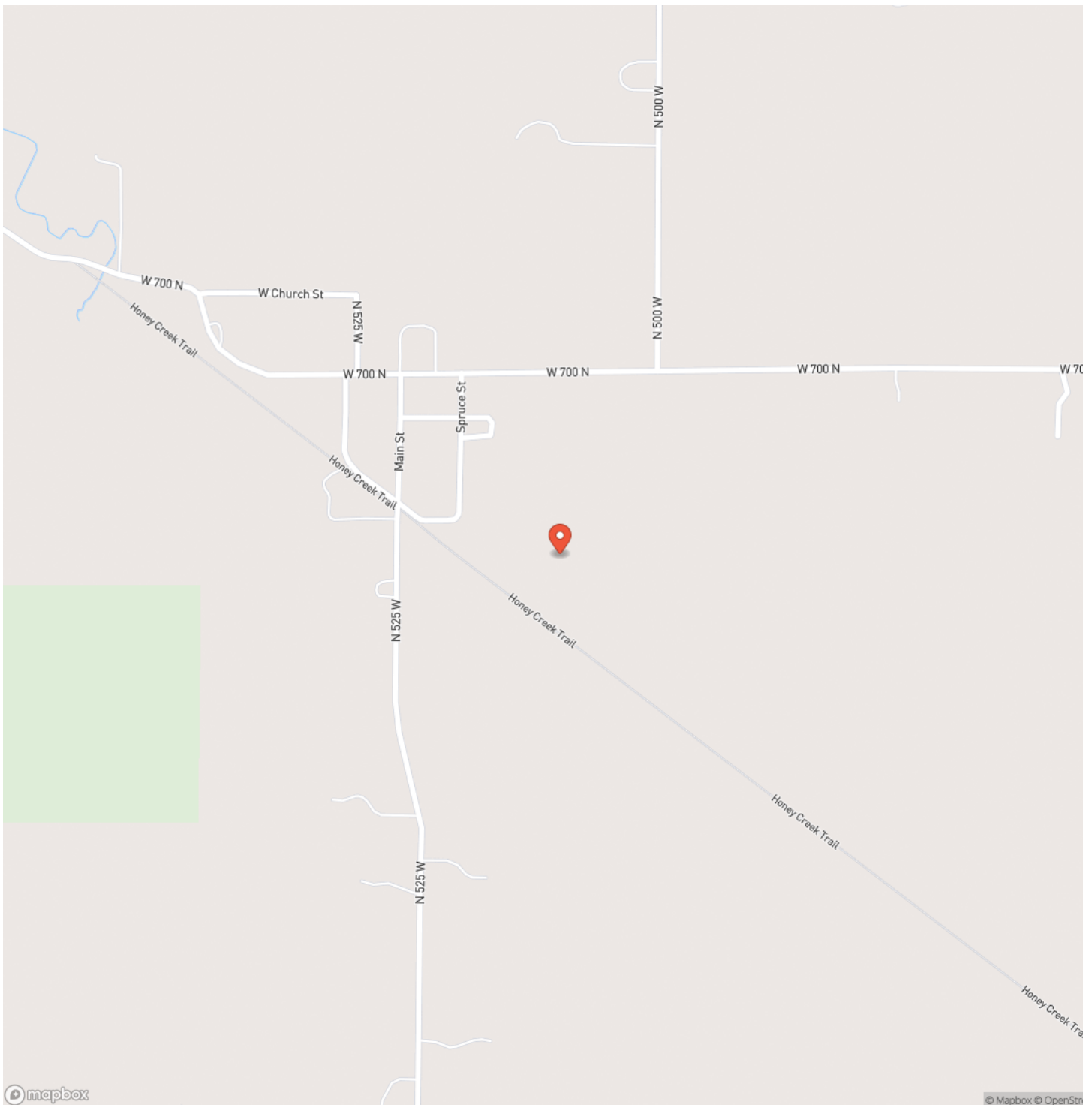


A wide-angle photograph of a vast, flat field covered in dry, brown vegetation, likely harvested crops or dormant grass. The field stretches to a low horizon line where a thin line of bare trees is visible. The sky is filled with large, dark, heavy clouds, with patches of bright blue sky peeking through. The lighting suggests a bright day, with strong shadows and highlights on the clouds and the field.

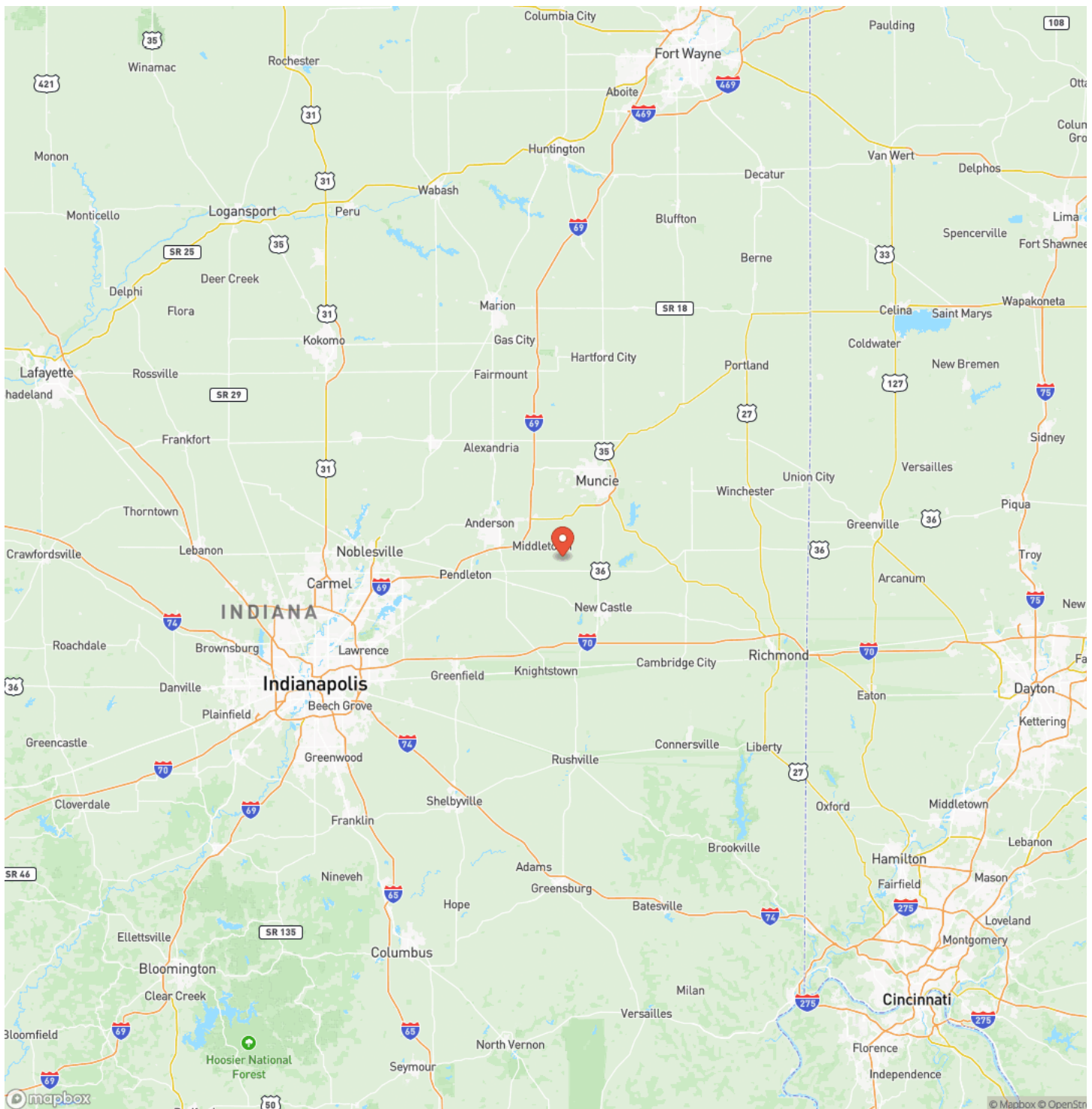


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Locator Map



Locator Map



Satellite Map



20 Acres Tillable Ground - Henry County, IN
West Middleton, IN / Henry County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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