

86+/- Tillable Acres - Madison County, Indiana
0 State Road 9 and W 700 N
Alexandria, IN 46001

\$1,207,575
83.230± Acres
Madison County



Boundary 89.24 ac

IL CODE	SOIL DESCRIPTION	ACRES	%	CP1	NOOP1	CA1
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	42.87	48.03	0	64	2w
Bs	Brookston silty clay loam, 0 to 2 percent slopes	18.55	20.78	0	75	2w
MnS2	Miami silt loam, 2 to 6 percent slopes, eroded	11.05	12.38	0	62	2w
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	9.15	10.25	0	64	2w
MnA	Miami silt loam, 0 to 2 percent slopes	2.96	3.32	0	69	2s
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.65	2.97	0	63	3w
FsC2	Fox silt loam, fill substratum, 6 to 12 percent slopes, moderately eroded	1.14	1.26	0	61	3w
YpC	Washtenaw complex	0.87	0.97	0	92	2w
TOTALS		89.24(7)	100%	-	66.4	2.0

al acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we he acres of each soil with two decimal.



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

86+/- Tillable Acres - Madison County, Indiana
Alexandria, IN / Madison County

SUMMARY

Address

0 State Road 9 and W 700 N

City, State Zip

Alexandria, IN 46001

County

Madison County

Type

Farms, Undeveloped Land, Business Opportunity, Lot

Latitude / Longitude

40.206892 / -85.670683

Taxes (Annually)

2500

Acreage

83.230

Price

\$1,207,575

Property Website

<https://indianalandandlifestyle.com/property/86-tillable-acres-madison-county-indiana-madison-indiana/46462/>



86+/- Tillable Acres - Madison County, Indiana Alexandria, IN / Madison County

PROPERTY DESCRIPTION

This expansive 86+/- acre farm, comprising two parcels, is a rare opportunity for seasoned farmers and investors seeking tillable land with exceptional potential. Nestled in the heart of Madison County, Indiana, this property boasts incredible soil quality, impeccable drainage, and a history of outstanding crop yields.

Property Highlights:

- **Total Acreage:** Approximately 86+/- acres (more or less)
- **Location:** Off Hwy 9 and W 700 N in Alexandria
- **Road Frontage:** Over 1500 feet along Hwy 9 and over 1800 feet along W 700 N

Features:

- **Tillable Farmland:** The farm is predominantly composed of rich, tillable soil, making it ideal for various crops.
- **Proven Crop Yields:** Historically, this farm has consistently produced over 200+ bushels of corn and 65+ bushels of beans per acre, showcasing its agricultural prowess.
- **Great Soil Quality:** The property's soil quality is exceptional, providing an excellent foundation for continued high yields.
- **Superior Drainage:** Effective drainage systems in place ensure that the land remains arable even during wet seasons.
- **Convenient Access:** Situated just off Hwy 9 and W 700 N, this farm offers easy access for equipment, transportation, and distribution.

Investment Opportunity: Whether you're an experienced farmer looking to expand your operations or an astute investor seeking a valuable asset, this farm presents an enticing opportunity. With a solid track record of productivity and prime location, the potential for income and growth is substantial.

Location: Madison County, Indiana, is known for its fertile farmland.

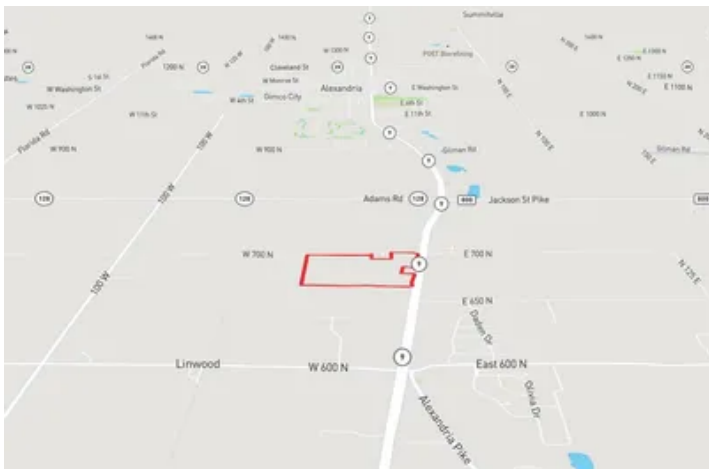
For more information call or text Chad Renbarger at [317-418-7712](tel:317-418-7712)

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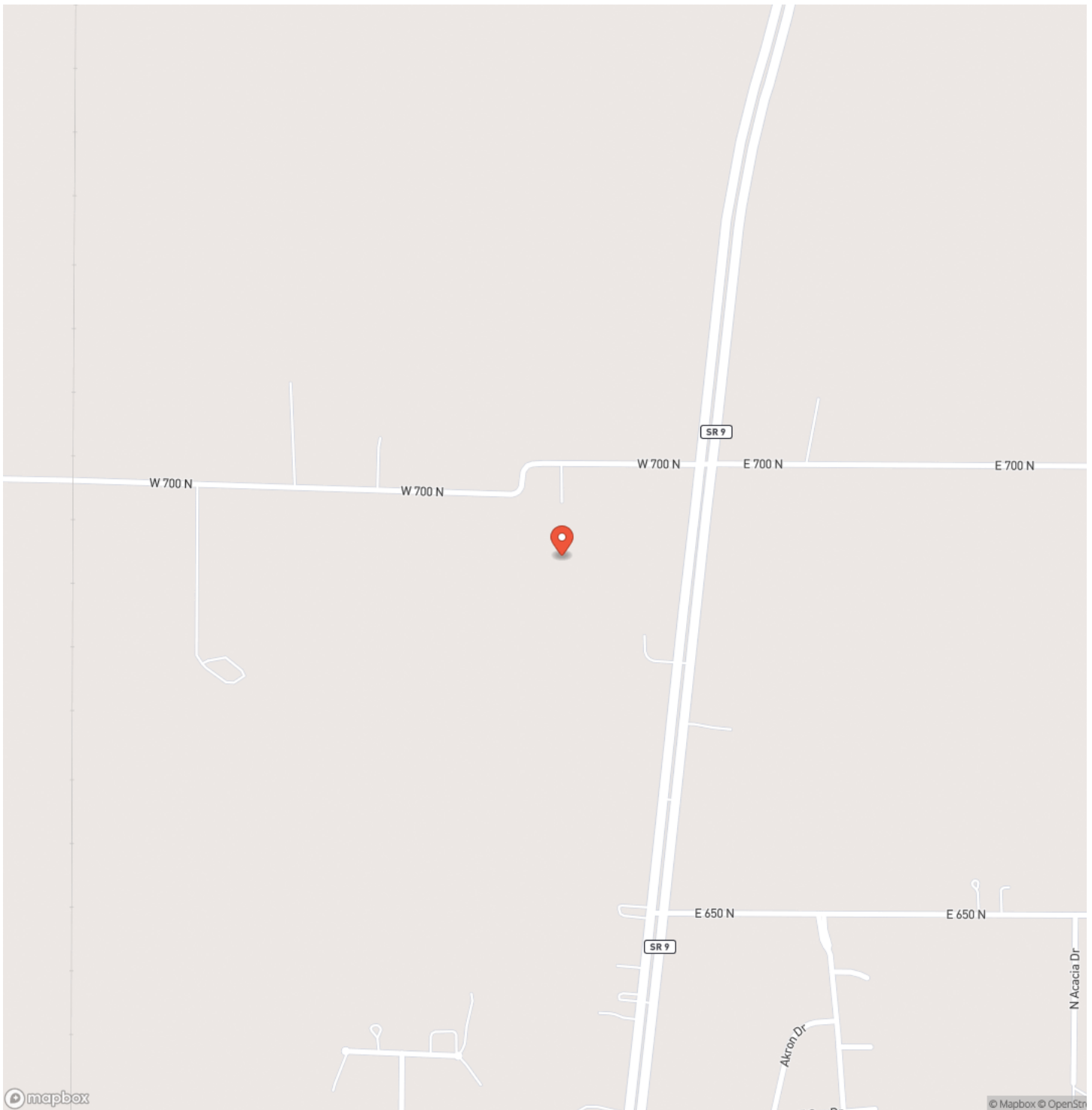
Alexandria, IN / Madison County



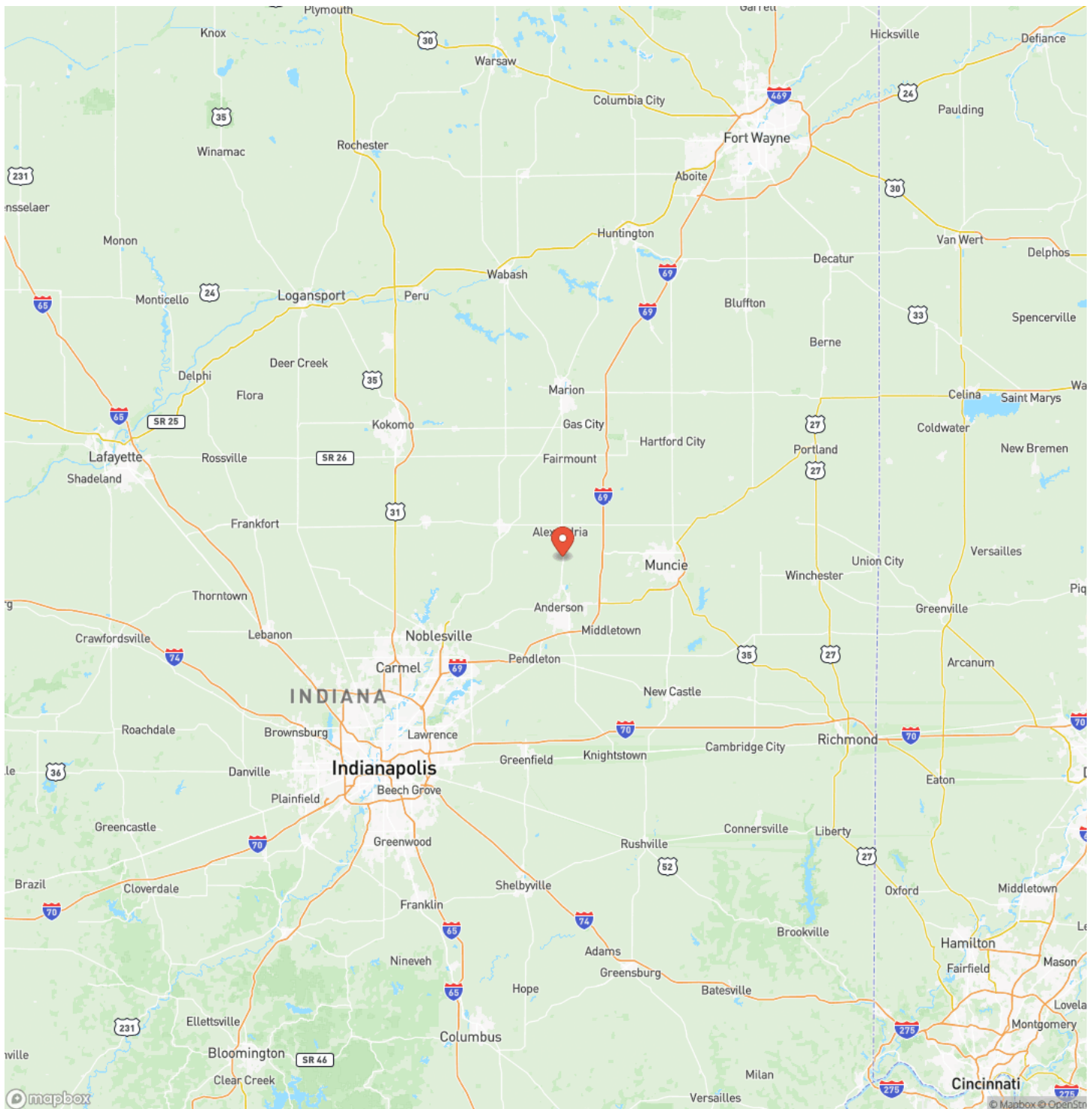
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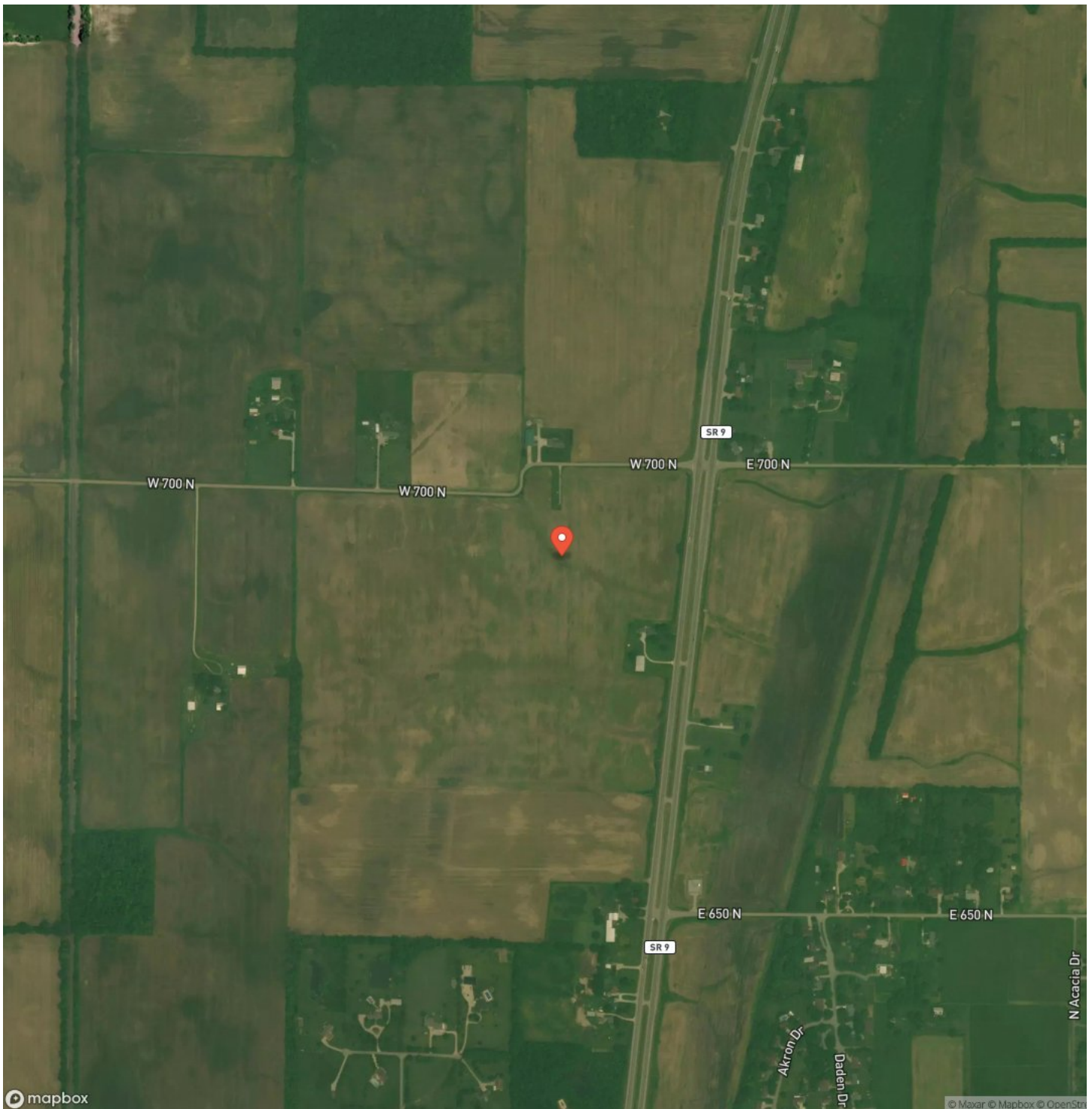
Locator Map



Locator Map



Satellite Map



86+/- Tillable Acres - Madison County, Indiana
Alexandria, IN / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

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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.

MORE INFO ONLINE:

<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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