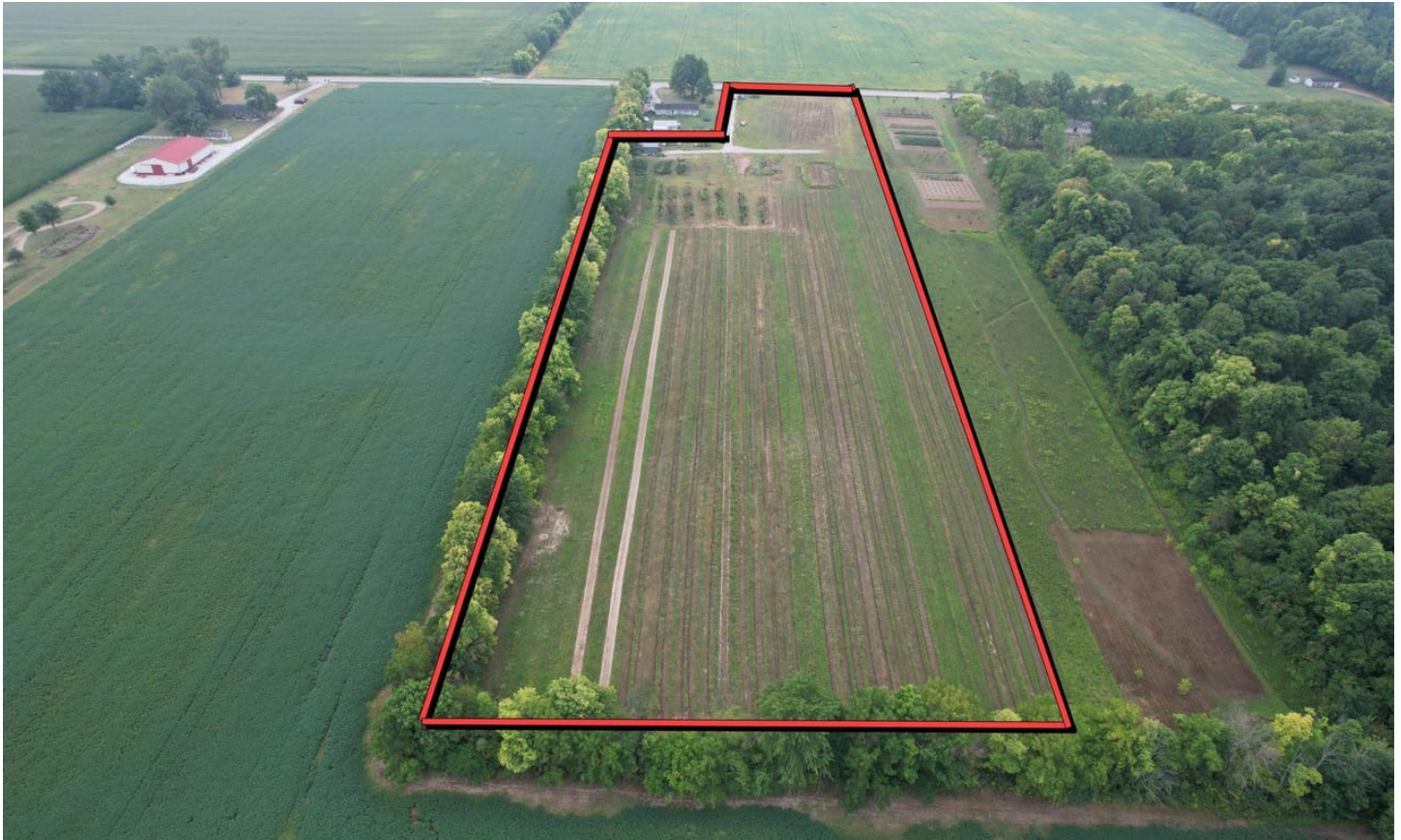


**9.56 Acre Tree Farm with Road Frontage in Madison
County, IN**
0 E 800 N
Alexandria, IN 46001

\$195,000
9.560± Acres
Madison County



9.56 Acre Tree Farm with Road Frontage in Madison County, IN Alexandria, IN / Madison County

SUMMARY

Address

0 E 800 N

City, State Zip

Alexandria, IN 46001

County

Madison County

Type

Farms, Recreational Land, Undeveloped Land, Residential Property, Business Opportunity

Latitude / Longitude

40.219783 / -85.650709

Taxes (Annually)

283

Dwelling Square Feet

0

Acreage

9.560

Price

\$195,000

Property Website

<https://indianalandandlifestyle.com/property/9-56-acre-tree-farm-with-road-frontage-in-madison-county-in-madison-indiana/44735/>



9.56 Acre Tree Farm with Road Frontage in Madison County, IN Alexandria, IN / Madison County

PROPERTY DESCRIPTION

9.56-acre tree farm in Madison County, Indiana. Located along the E 800 N in Alexandria, IN, this property offers the perfect opportunity for tree enthusiasts, entrepreneurs, or a new home site.

• **Size:** A generous 9.56 acres

• **Tree Farm:** Already in the early stages of development, this property has approximately 800 3-year-old small White Pines and Norway Spruces. Whether you're looking to continue the growth of these majestic trees or diversify the plantation, the foundation is set for success.

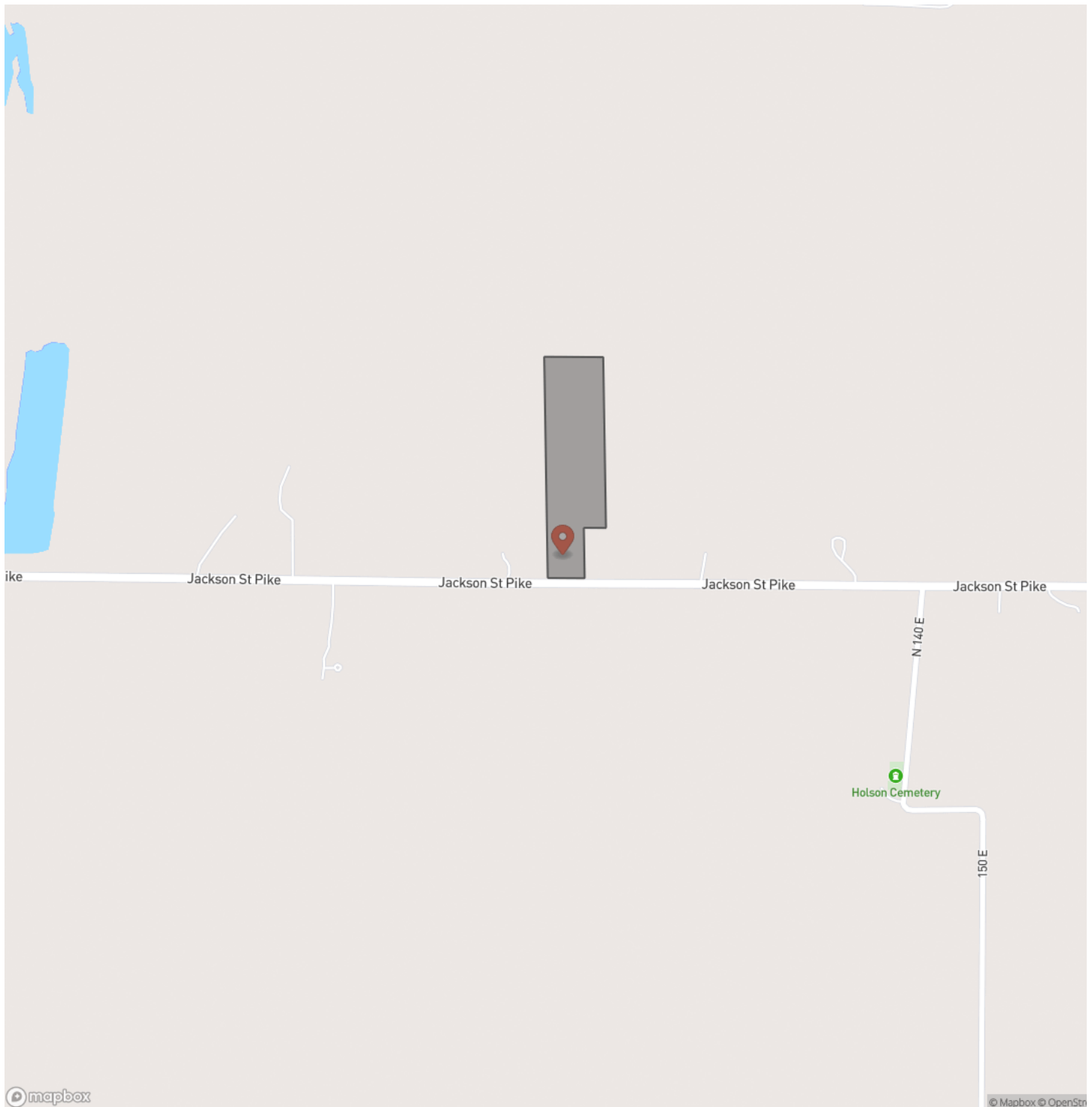
- **Utilities:** Enjoy the convenience of a well on the property, equipped with a 1 HP constant pressure pump and a ground pressure tank. Additionally, there is a future shut-off in place for potential home tie-in, making this property not only suitable for farming but also for residential use.
- **Perc Test:** A perc test was conducted just two years ago, providing valuable information for any future development or construction plans.
- **Build Your Dream Home:** In addition to its tree farming potential, this property would also make a great home-building site.
- **Easy Access:** The property features over 300 feet of a "T"-shaped driveway with a carport, ensuring convenient access and ample parking space for your equipment or vehicles

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

9.56 Acre Tree Farm with Road Frontage in Madison County, IN
Alexandria, IN / Madison County

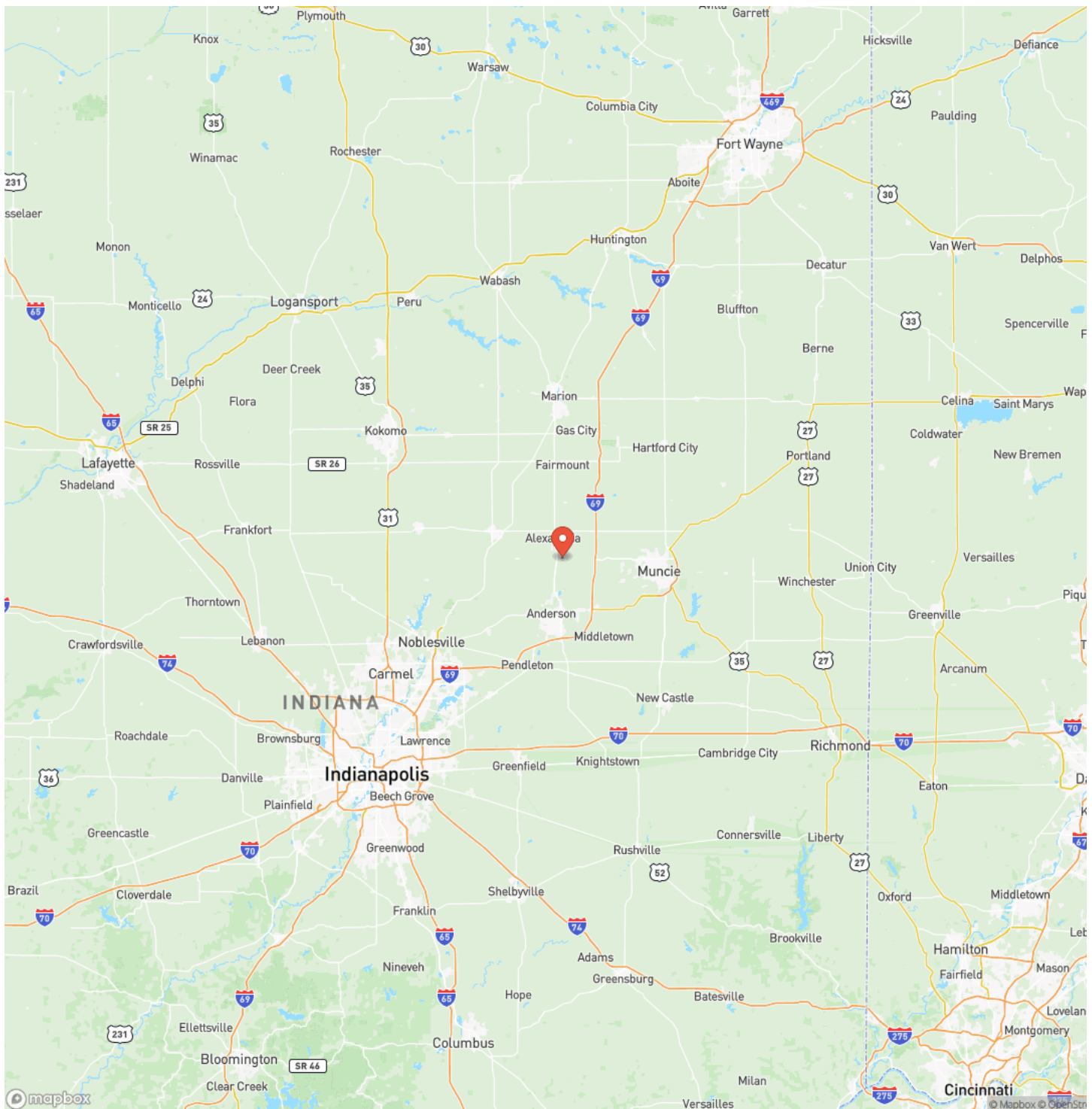


Locator Map



9.56 Acre Tree Farm with Road Frontage in Madison County, IN
Alexandria, IN / Madison County

Locator Map



Satellite Map



9.56 Acre Tree Farm with Road Frontage in Madison County, IN Alexandria, IN / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

(317) 418-7712

Office

(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

Fortville, IN 46040

NOTES

[illegible]

MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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.



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.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>