

38 Acres Tillable Ground - Madison County, IN
0 N 100 W
Anderson, IN 46011

\$399,900
38± Acres
Madison County



38 Acres Tillable Ground - Madison County, IN Anderson, IN / Madison County

SUMMARY

Address

0 N 100 W

City, State Zip

Anderson, IN 46011

County

Madison County

Type

Farms, Undeveloped Land, Business Opportunity

Latitude / Longitude

40.153597 / -85.686644

Taxes (Annually)

988

Acreage

38

Price

\$399,900

Property Website

<https://indianalandandlifestyle.com/property/38-acres-tillable-ground-madison-county-in-madison-indiana/65742/>



38 Acres Tillable Ground - Madison County, IN Anderson, IN / Madison County

PROPERTY DESCRIPTION

38 Acres of Tillable Farm Ground in Madison County, IN

Discover the perfect investment or farming opportunity with 38 acres of highly productive tillable farmland in Madison County, Indiana. Located within the desirable **Frankton-Lapel School District**, this property offers excellent agricultural potential, ideal for both seasoned farmers and investors.

Key Features:

- **Size:** 38 acres of prime, tillable farmland.
- **Location:** Conveniently situated with **road frontage on N 100 W and 50 W**.
- **Utilities:** Utilities are located nearby for future use or development.
- **Soil & Drainage:** The property boasts **good soil quality** and **efficient drainage**, making it ideal for various crops and ensuring high yield potential.
- **Current Status:** Previously leased for cash rent last year, the property is **not under contract for the 2025 farm year**, allowing flexibility for future use.

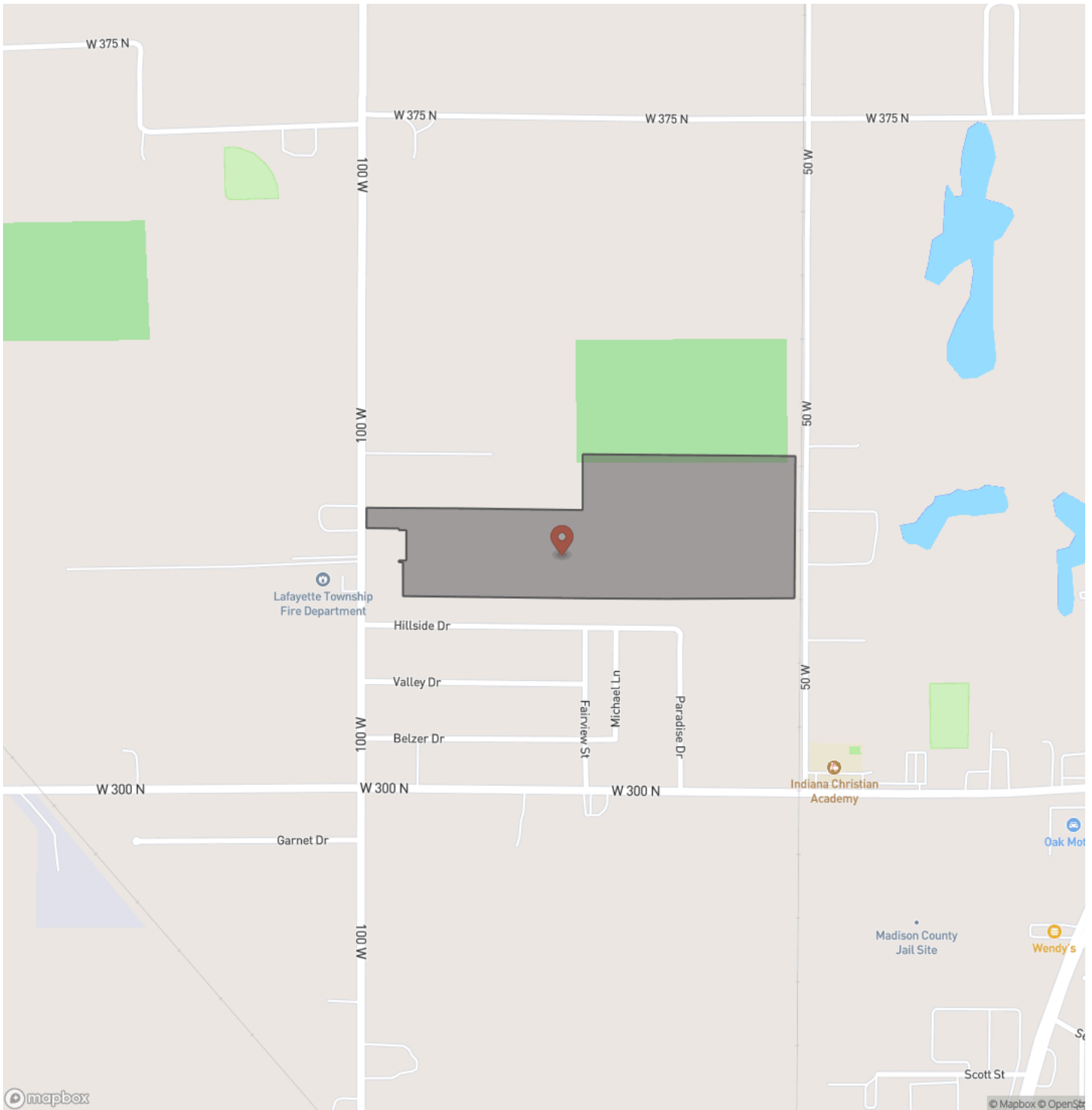
Whether you're looking to expand your farming operations or invest in income-generating land, this Madison County farm offers exceptional value and opportunity.

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

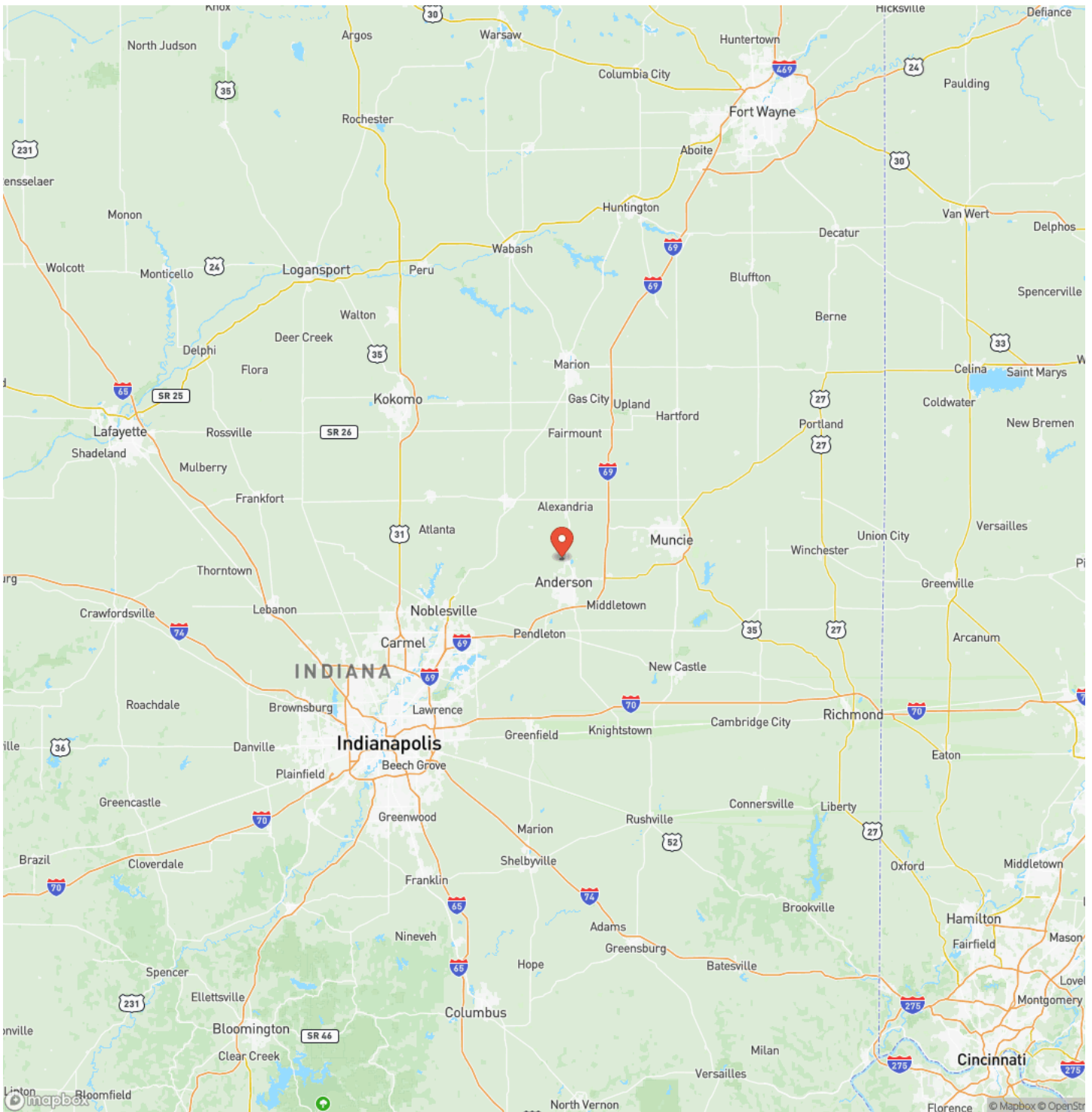
38 Acres Tillable Ground - Madison County, IN
Anderson, IN / Madison County



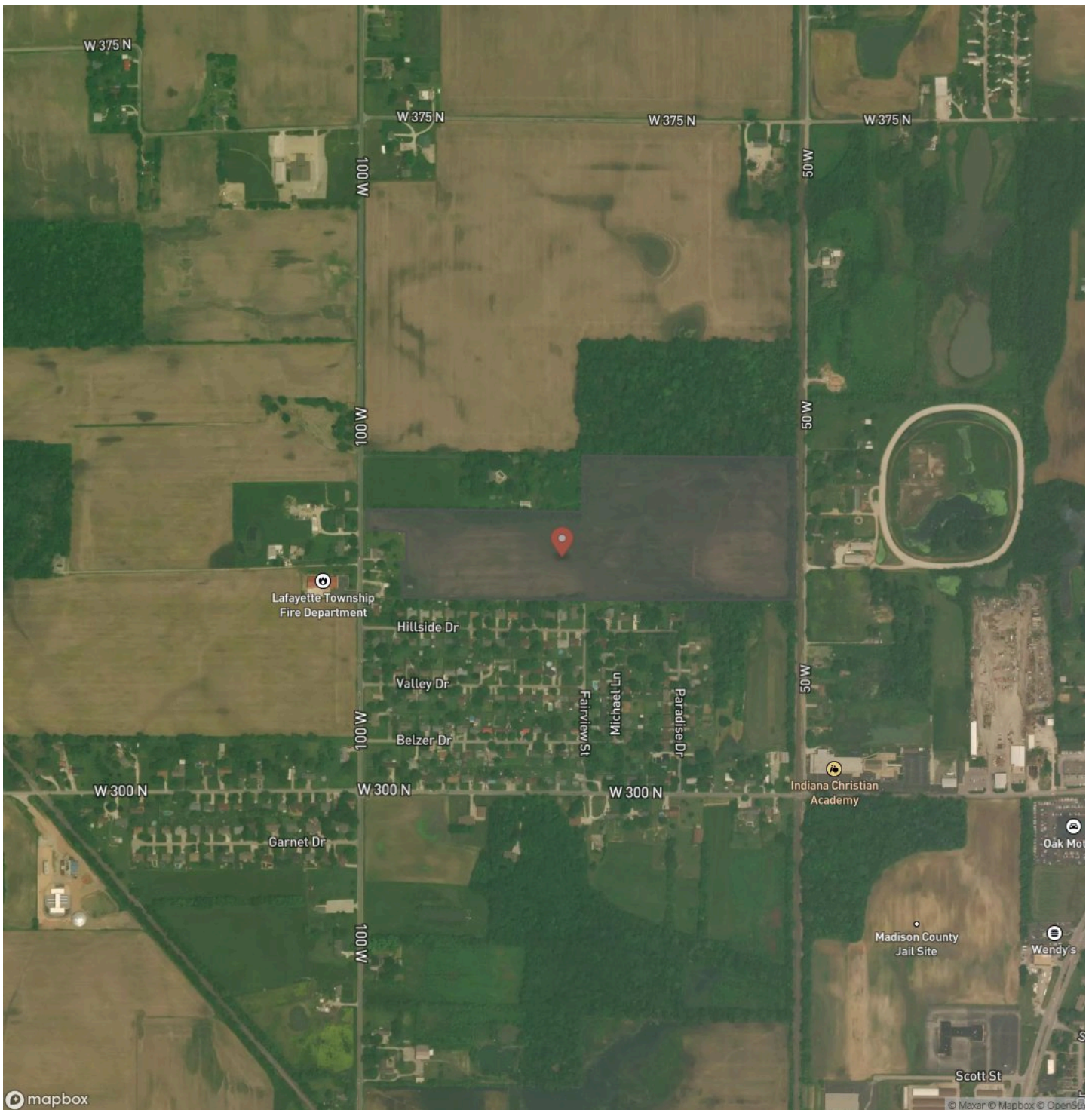
Locator Map



Locator Map



Satellite Map



38 Acres Tillable Ground - Madison County, IN Anderson, 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

NOTES

[illegible]

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 guide for writing. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

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

(765) 505-4155

<https://indianalandandlifestyle.com/>
