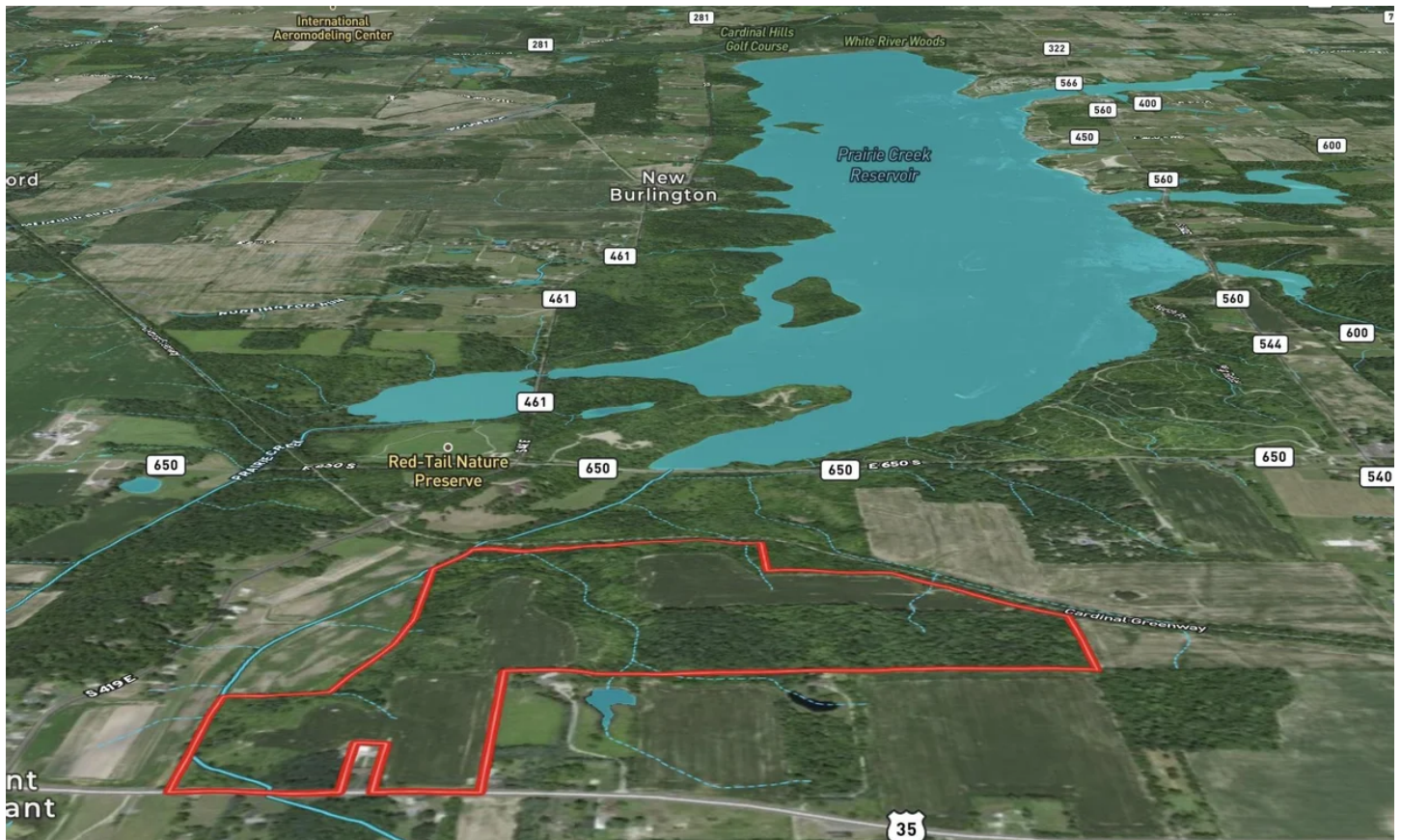


108 Acres, Tillable and Woods, Delaware Co. State Road  
35  
S CR 419 East  
Muncie, IN 47302

**\$680,000**  
108± Acres  
Delaware County



**108 Acres, Tillable and Woods, Delaware Co. State Road 35  
Muncie, IN / Delaware County**

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**SUMMARY**

**Address**

S CR 419 East

**City, State Zip**

Muncie, IN 47302

**County**

Delaware County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Business Opportunity

**Latitude / Longitude**

40.089887 / -85.299964

**Taxes (Annually)**

2908

**Acreage**

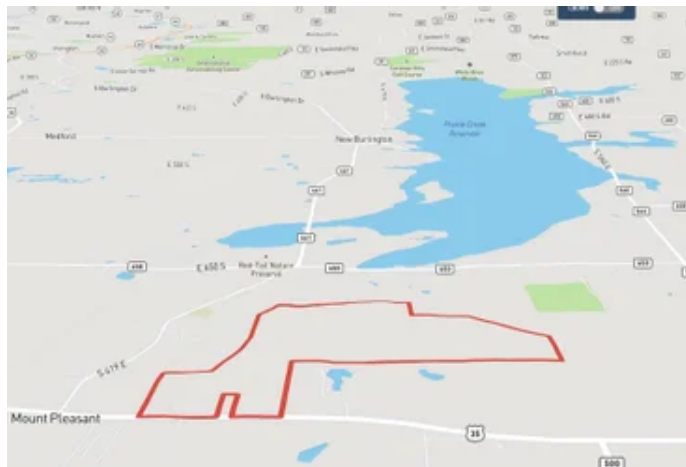
108

**Price**

\$680,000

**Property Website**

<https://indianalandandlifestyle.com/property/108-acres-tillable-and-woods-delaware-co-state-road-35-delaware-indiana/39448/>





## 108 Acres, Tillable and Woods, Delaware Co. State Road 35 Muncie, IN / Delaware County

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### **PROPERTY DESCRIPTION**

Introducing a remarkable property situated just southeast of Muncie, IN in Mount Pleasant, Delaware County. This 108-acre tract of land boasts an exceptional blend of recreational and income-producing opportunities. The property is conveniently located on highway 35 and features 40 acres of tillable land, currently generating \$7,000 a year in cash rent. Additionally, there are over 65 acres of beautiful woods, providing a haven for wildlife and outdoor enthusiasts.

If you are a nature lover, you will appreciate the abundance of wildlife on the property. There is a ton of whitetail sign, indicating that the property is an excellent hunting destination. You can also explore the woods on foot, horseback, or ATV, and take in the natural beauty that surrounds you.

The north end of the property is adjacent to the Cardinal Greenway, which is the longest rail-trail in Indiana, stretching 62 miles. This provides endless opportunities for outdoor activities such as biking, walking, and running. And if you're a fan of water activities, Prairie Creek Reservoir is only minutes away, providing fishing, boating, and swimming opportunities.

Whether you're looking for a weekend retreat or a permanent residence, this property is the perfect place to call home. Don't miss out on this exceptional opportunity to own a piece of paradise in Mount Pleasant, Delaware County, IN.

For a private showing call or text Chad Renbarger [317-418-7712](tel:317-418-7712).



108 Acres, Tillable and Woods, Delaware Co. State Road 35  
Muncie, IN / Delaware County

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## Locator Map

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## Locator Map

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## Satellite Map



**108 Acres, Tillable and Woods, Delaware Co. State Road 35  
Muncie, IN / Delaware County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chad Renbarger

## Mobile

(317) 418-7712

## Office

(317) 418-7712

## Email

crenbarger@mossyoakproperties.com

**Address**

10925 Edgewood Dr

## City / State / Zip

Fortville, IN 46040

## NOTES



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**



[illegible]

**MORE INFO ONLINE:**

**<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, 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 relation 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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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