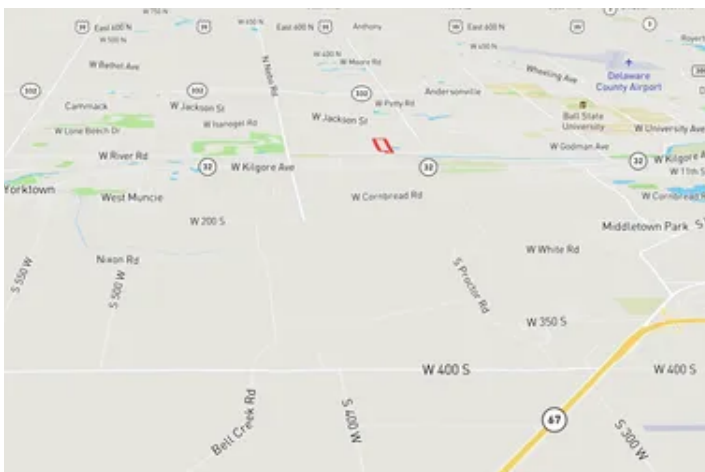


**Ranch Home with 21.55 Acres on W River Road,
Yorktown, IN
5316 W River Road
Muncie, IN 47304**

\$360,000
21.550± Acres
Delaware County



Ranch Home with 21.55 Acres on W River Road, Yorktown, IN Muncie, IN / Delaware County

SUMMARY

Address

5316 W River Road

City, State Zip

Muncie, IN 47304

County

Delaware County

Type

Farms, Hunting Land, Undeveloped Land

Latitude / Longitude

40.187313 / -85.447875

Taxes (Annually)

2294

Dwelling Square Feet

1191

Bedrooms / Bathrooms

3 / 1.5

Acreage

21.550

Price

\$360,000

Property Website

<https://indianalandandlifestyle.com/property/ranch-home-with-21-55-acres-on-w-river-road-yorktown-in-delaware-indiana/56964/>



Ranch Home with 21.55 Acres on W River Road, Yorktown, IN Muncie, IN / Delaware County

PROPERTY DESCRIPTION

Property Overview:

Ranch home with 3 bedrooms, 1.5 Baths, with a stunning 21.55 acre parcel located just east of Yorktown, Indiana. This versatile land offers a perfect blend of approximately 8 acres of serene woods and 12 acres of fertile, tillable ground, ideal for farming or recreation.

Key Features:

- **Location:** W River Road, Yorktown, IN
- **Size:** 21.55 acres
 - **Wooded Area:** 8+/- acres
 - **Tillable Ground:** 12+/- acres
- **School System:** Yorktown School District
- **Proximity to Major Areas:**
 - 3 miles to Muncie
 - Less than 10 miles to I-69

Additional Information:

This property offers the perfect mix of natural beauty and practical use. The wooded area provides a peaceful retreat and habitat for wildlife, while the tillable land is ready for agricultural use or potential development. The convenient location ensures easy access to nearby amenities in Muncie and major transportation routes via I-69.

Contact Information:

For more information or to schedule a private showing, please contact Chad Renbarger at:

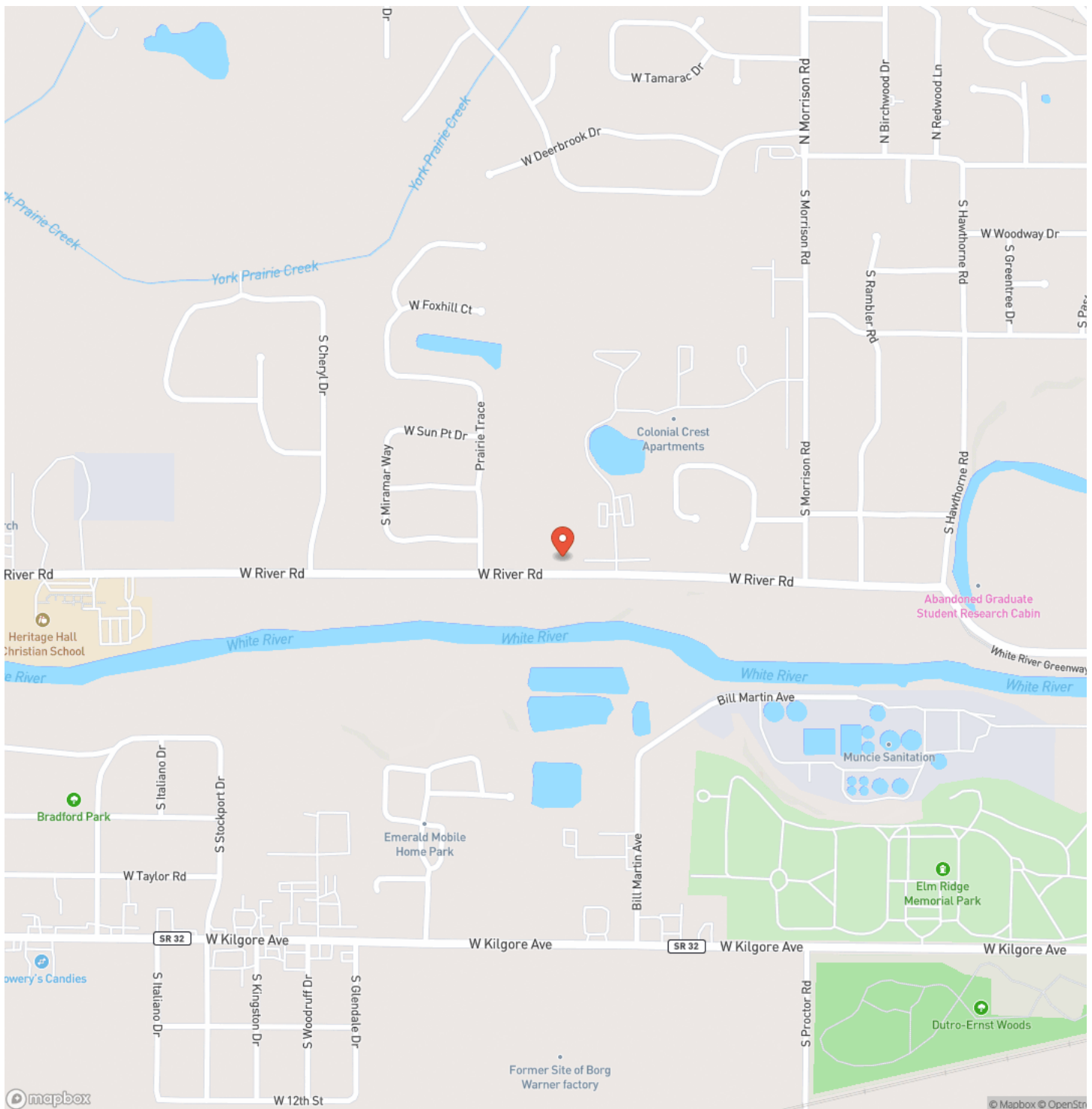
- **Phone:** [317-418-7712](tel:317-418-7712) (Call or Text)



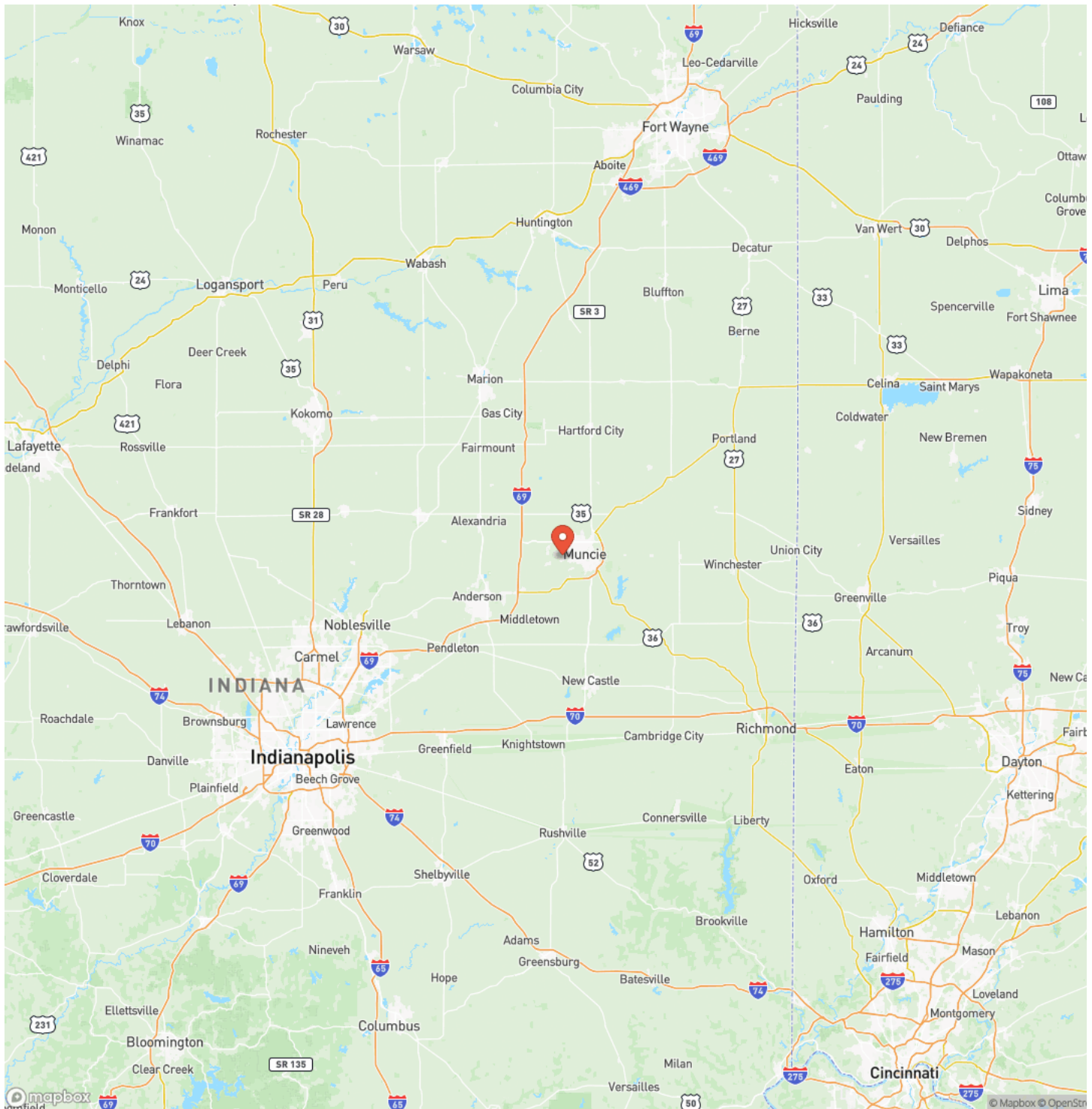
Ranch Home with 21.55 Acres on W River Road, Yorktown, IN
Muncie, IN / Delaware County



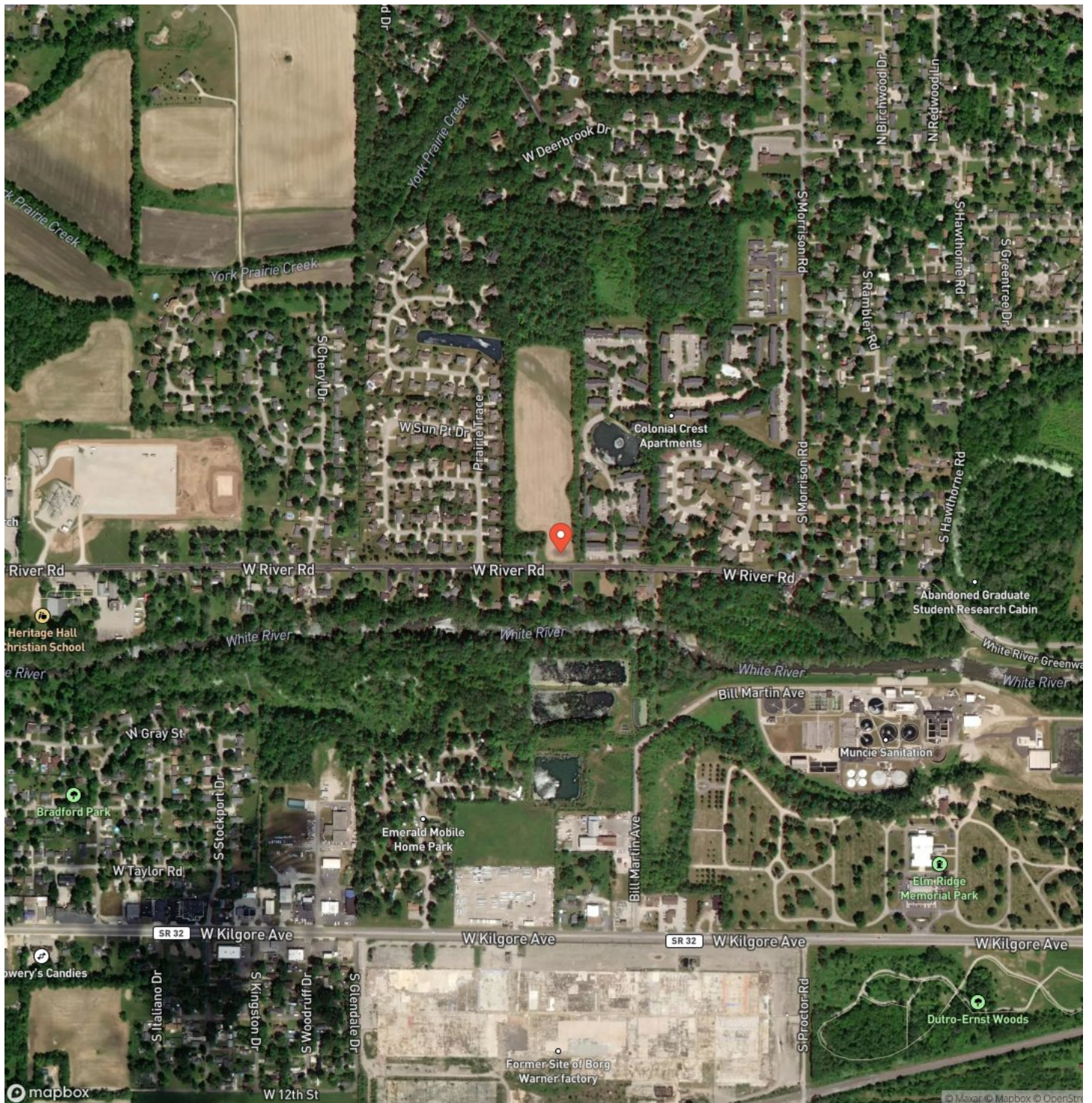
Locator Map



Locator Map



Satellite Map



Ranch Home with 21.55 Acres on W River Road, Yorktown, IN Muncie, IN / Delaware 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

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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

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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.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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