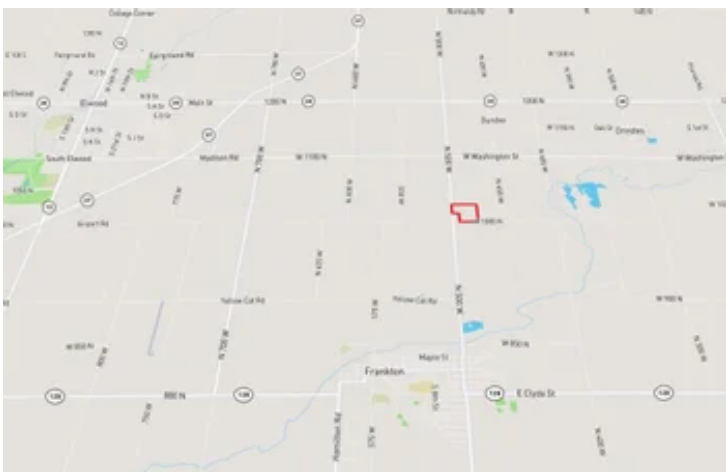


**35 Acres, Frankton, IN Tillable Ground on 550 W and 1000 N**  
**0 W 1000 N**  
**Frankton, IN 46044**

**\$612,500**  
**35± Acres**  
**Madison County**



**35 Acres, Frankton, IN Tillable Ground on 550 W and 1000 N**  
**Frankton, IN / Madison County**

---

**SUMMARY**

**Address**

0 W 1000 N

**City, State Zip**

Frankton, IN 46044

**County**

Madison County

**Type**

Farms, Undeveloped Land

**Latitude / Longitude**

40.2495 / -85.7634

**Taxes (Annually)**

946

**Acreage**

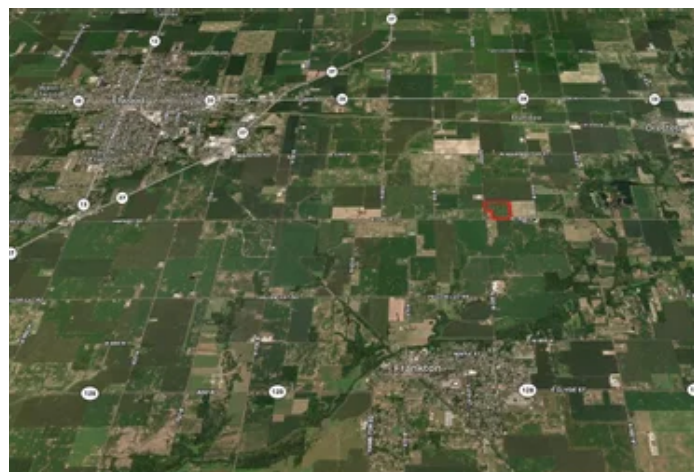
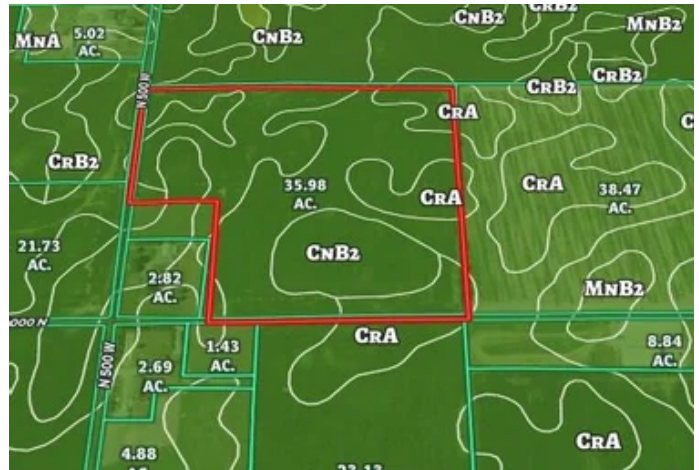
35

**Price**

\$612,500

**Property Website**

<https://indianalandandlifestyle.com/property/35-acres-frankton-in-tillable-ground-on-550-w-and-1000-n-madison-indiana/34841/>





## **35 Acres, Frankton, IN Tillable Ground on 550 W and 1000 N Frankton, IN / Madison County**

---

### **PROPERTY DESCRIPTION**

Location: Madison County, IN (between Frankton, IN and Elwood, IN) Property Type: Tillable Ground Lot Size: 35 Acres (This parcel has been released from the Solar Contract).

Description: Rare Opportunity! We present to you 35 acres of prime tillable ground in Madison County, IN, located between the charming towns of Frankton and Elwood. This property boasts road frontage on both 1000 N and 500 W, providing convenient access on and off the premises. Tillable ground in this area is highly sought after and rarely becomes available, making this a truly exceptional investment opportunity.

Agricultural Productivity: The tillable ground on this property has a remarkable track record. With an average yield of 220 bushels per acre for corn and 65 bushels per acre for beans, this land demonstrates its fertility and potential for high agricultural productivity. Whether you are an experienced farmer or seeking a profitable investment, this property holds immense value.

Building Potential: Beyond its agricultural appeal, this property also offers the possibility of multiple building sites. With road frontage on two sides, it presents an ideal opportunity to construct your dream home or develop additional structures. The highly regarded Frankton Lapel School Corporation serves this area, ensuring excellent educational opportunities for families.

Financial Details: The property taxes for this expansive 35-acre parcel amount to an affordable \$946 per year, making it an attractive option for investors and prospective homeowners alike. Don't miss out on this chance to own a piece of Madison County's sought-after tillable ground.

Opportunities like this are few and far between, so act quickly to secure this exceptional property. Don't let this rare and valuable investment slip away!

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

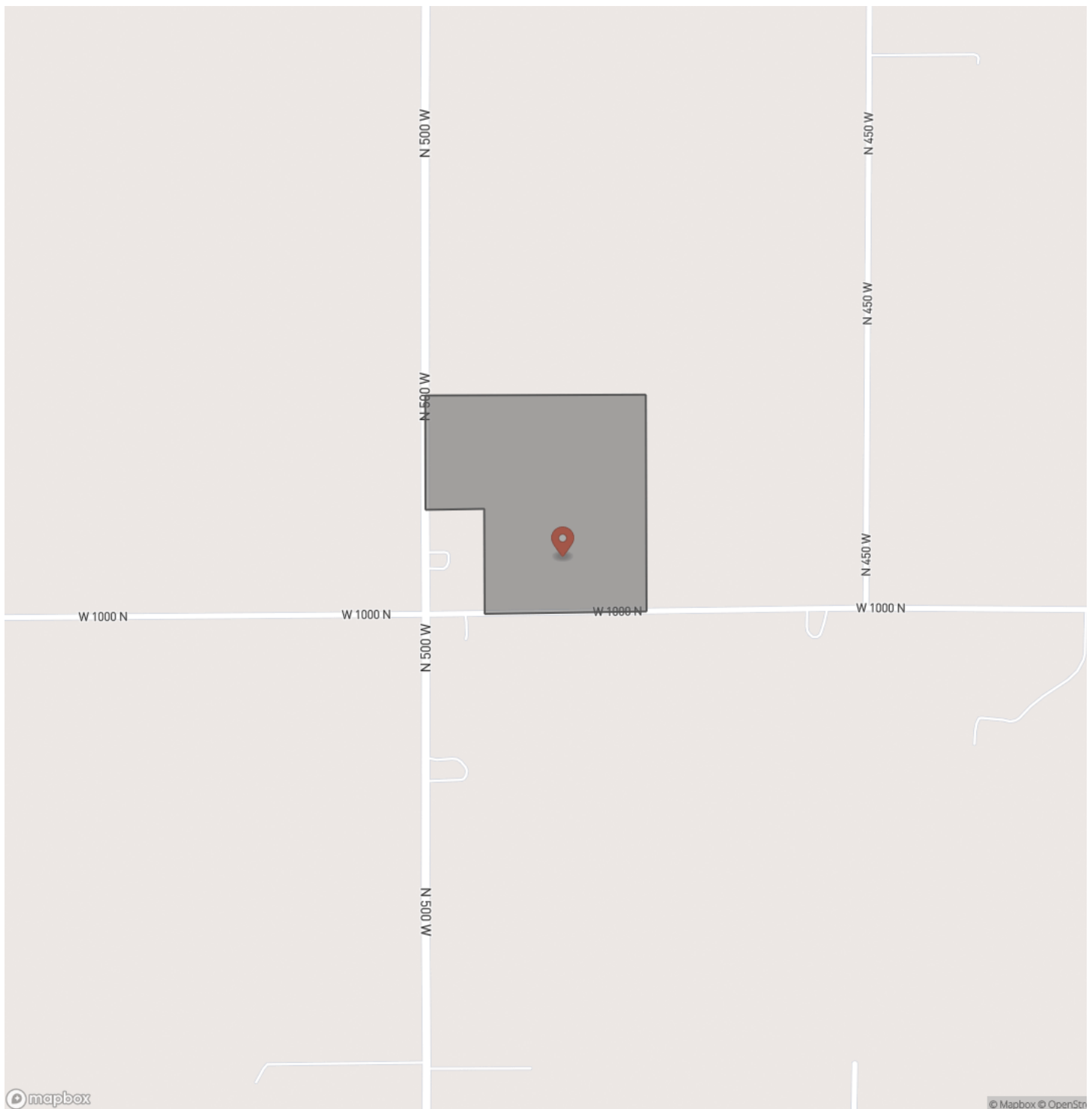


**35 Acres, Frankton, IN Tillable Ground on 550 W and 1000 N**  
**Frankton, IN / Madison County**

---

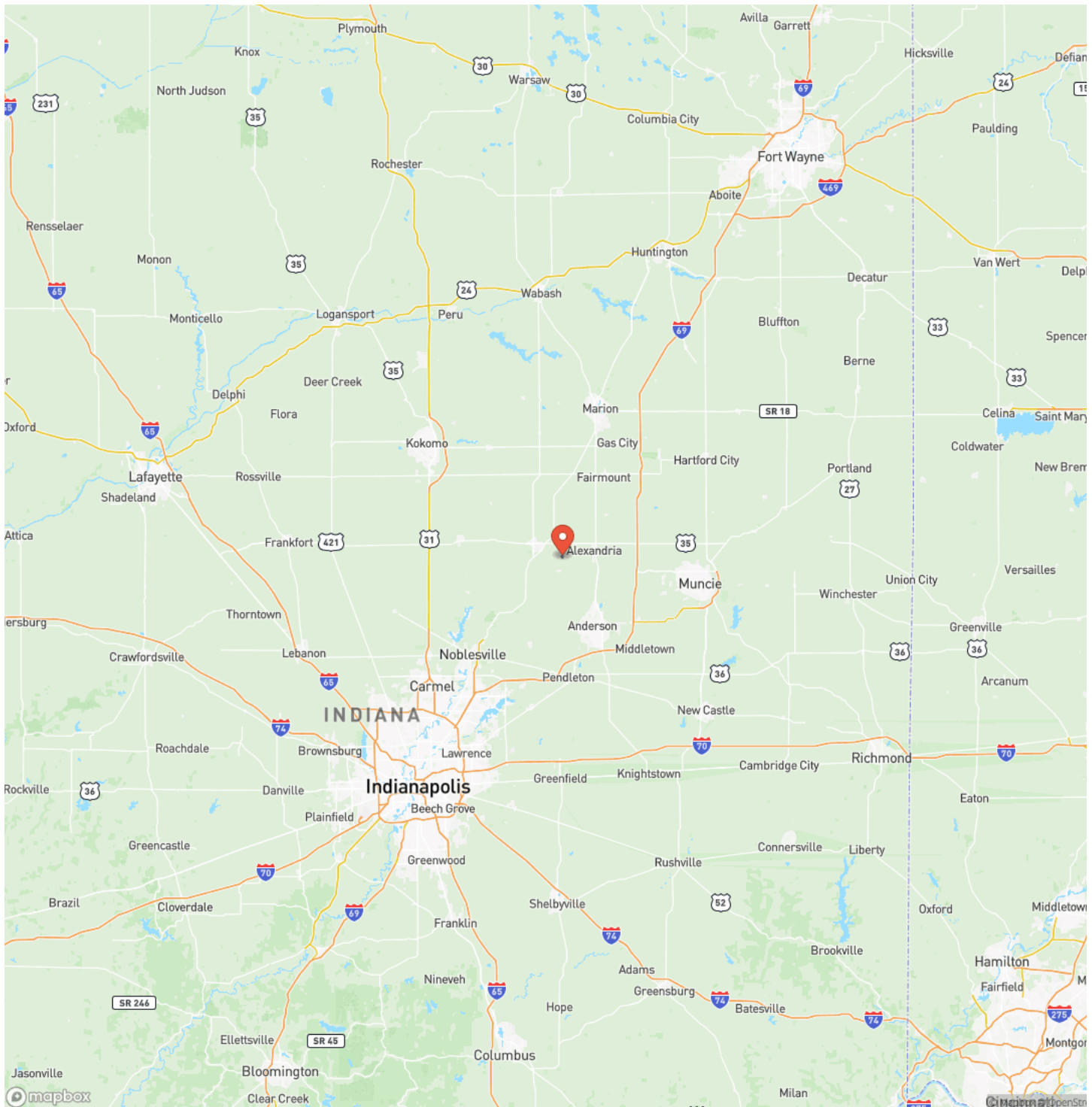


## Locator Map





## Locator Map



## Satellite Map



## 35 Acres, Frankton, IN Tillable Ground on 550 W and 1000 N Frankton, IN / Madison 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

[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 extend across the width of the page. There are no margins, text, or other markings on the paper.



**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.



---

**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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

---



**MORE INFO ONLINE:**

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