

96+ Acres - Near LEAP CAMPUS - Boone County, IN
0 N Caldwell Rd
Lebanon, IN 46052

\$1,999,000
96.220± Acres
Boone County



**96+ Acres - Near LEAP CAMPUS - Boone County, IN
Lebanon, IN / Boone County**

SUMMARY

Address

0 N Caldwell Rd

City, State Zip

Lebanon, IN 46052

County

Boone County

Type

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

Latitude / Longitude

40.141843 / -86.455388

Acreage

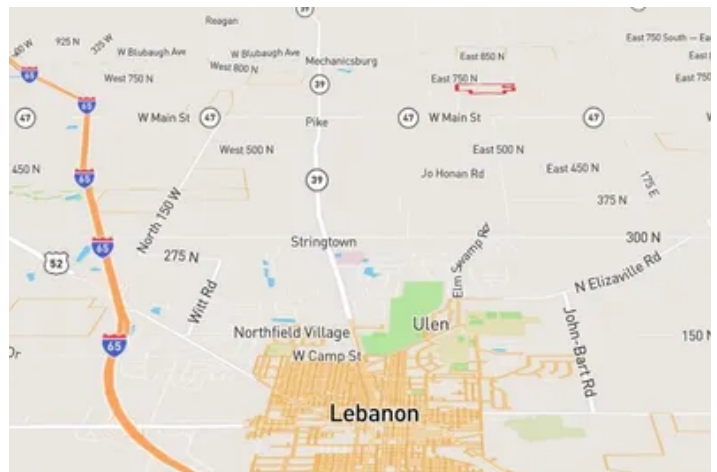
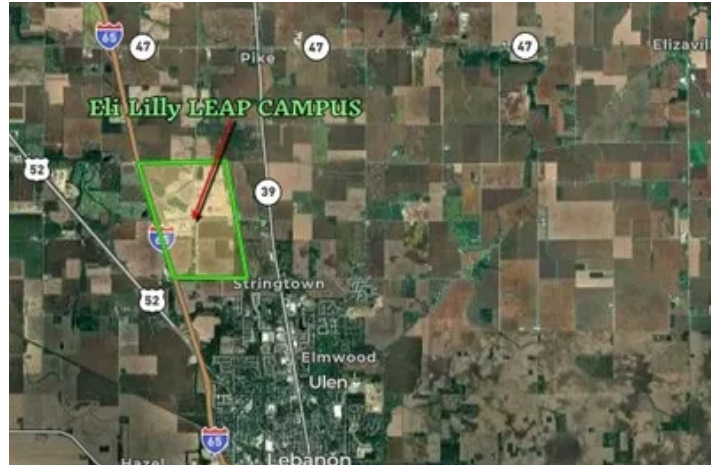
96.220

Price

\$1,999,000

Property Website

<https://indianalandandlifestyle.com/property/96-acres-near-leap-campus-boone-county-in-boone-indiana/77579/>



96+ Acres - Near LEAP CAMPUS - Boone County, IN Lebanon, IN / Boone County

PROPERTY DESCRIPTION

For Sale in Lebanon, IN, a rare opportunity to own **over 96 acres** of premium land in the heart of Boone County, just north of Lebanon, IN. This versatile property offers a mix of agricultural income, recreational use, and incredible future development potential.

Property Highlights:

- **Total Acres:** 96.12±
- **Access:** Less than **1.5 miles to Hwy 47, 5 miles to Hwy 39**, and **under 3.5 miles (as the crow flies)** from the rapidly growing **Eli Lilly LEAP Campus**, the largest manufacturing investment at a single site in the company's history.
- **Tillable Land:** 74+ acres (currently generating income through a 50/50 share crop lease, averaging approximately **\$275/acre**)
- **Woods:** 22± acres of mature timber, ideal for hunting, recreation
- **Hunting Lease Income:** Currently bringing in **\$5,000/year**.
- **Location Perks:** Only **23 miles to Carmel, 27 miles to downtown Indianapolis**, and situated in a prime corridor of future growth and development.

Why This Property?

Income-Producing: Crop and hunting leases provide solid annual revenue.

Development Potential: Located in a booming area with major corporate investments and infrastructure improvements on the horizon.

Recreational Appeal: Hunting, hiking, or simply enjoying your own private woodland.

Strategic Location: Growth is coming!

Investment Outlook:

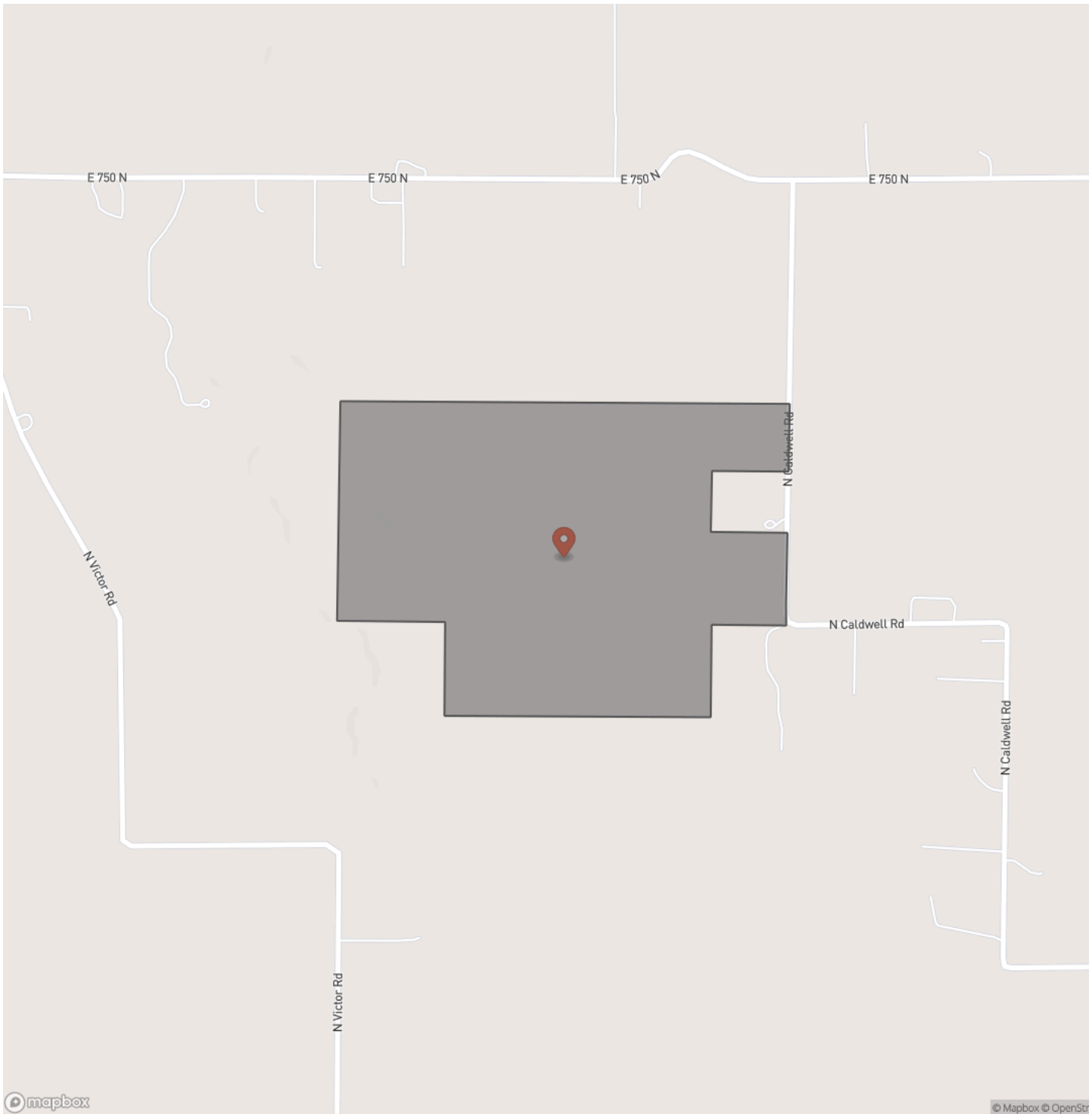
With Boone County poised for unprecedented growth over the next decade, this property stands as an exceptional long-term investment, whether you're looking for a working farm, a recreational retreat, or a future development site.

For more information or a private showing, contact: Chad Renbarger [317-418-7712](tel:317-418-7712)

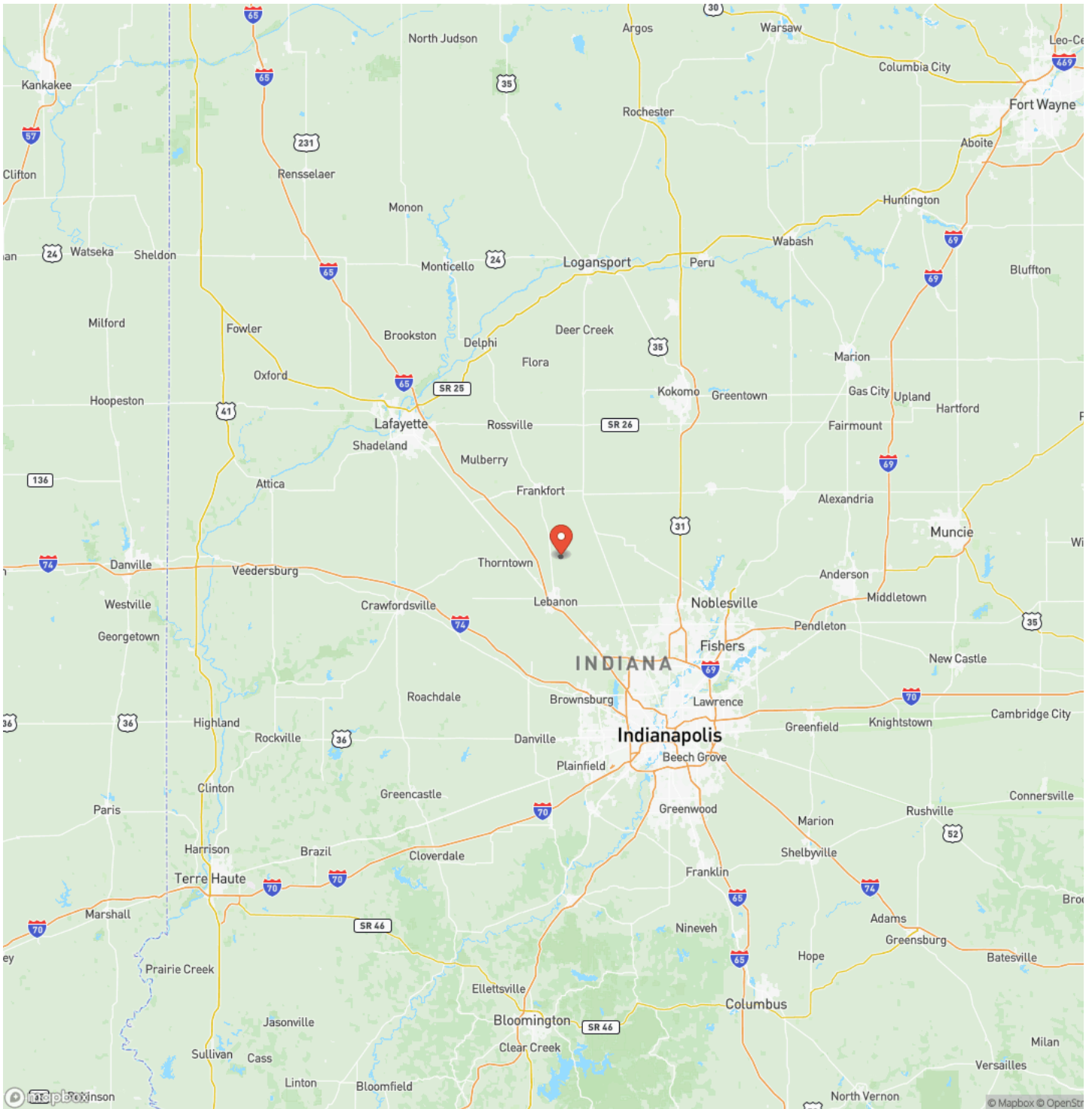
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Lebanon, IN / Boone County



Locator Map



Locator Map



Satellite Map



96+ Acres - Near LEAP CAMPUS - Boone County, IN
Lebanon, IN / Boone County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

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Address

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City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a single 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.



<https://indianalandandlifestyle.com/>

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.

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