

Clay City Tillable 70  
3723 S Co Rd 200 E  
Clay City, IN 47841

**\$725,000**  
70± Acres  
Clay County





**Clay City Tillable 70**  
**Clay City, IN / Clay County**

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**SUMMARY**

**Address**

3723 S Co Rd 200 E

**City, State Zip**

Clay City, IN 47841

**County**

Clay County

**Type**

Farms, Undeveloped Land, Recreational Land, Hunting Land

**Latitude / Longitude**

39.34377 / -87.065291

**Taxes (Annually)**

1864

**Acreage**

70

**Price**

\$725,000

**Property Website**

<https://indianalandandlifestyle.com/property/clay-city-tillable-70-clay-indiana/92295/>



## **PROPERTY DESCRIPTION**

### **70-Acre Tillable Farm – County Road 200 East**

Located just off County Road 200 East, this 70-acre property offers a strong blend of productive farmland and scenic wooded acreage. Of the total 70 acres, **63.38 acres are tillable**, providing consistent yields year after year. The remaining **6.62 acres of wooded ground** add natural diversity, offering potential for recreation, hunting, or simple privacy along the field edges.

The tillable portion boasts a **National Commodity Crop Productivity Index (NCCPI) average of 77.81**, indicating above-average soil quality for the region. Soils of this caliber are capable of producing strong corn and soybean yields — typically in the range of **185–200 bushels per acre for corn** and **55–60 bushels per acre for soybeans**, depending on fertility management and weather conditions.

The **WAPI (Weighted Average Productivity Index)** comes in at **141.3**, which reflects a well-balanced mix of productive soil types and manageable slopes. The **average CAP (Corn Average Productivity) rating of 2.75** confirms that the ground supports efficient row-crop production with minimal limitations.

For those looking at income potential, this class of ground in the region typically commands **cash rent values between \$250 and \$300 per tillable acre**, depending on local competition and lease terms. This provides an excellent opportunity for steady annual returns while holding appreciating farmland as a long-term investment.

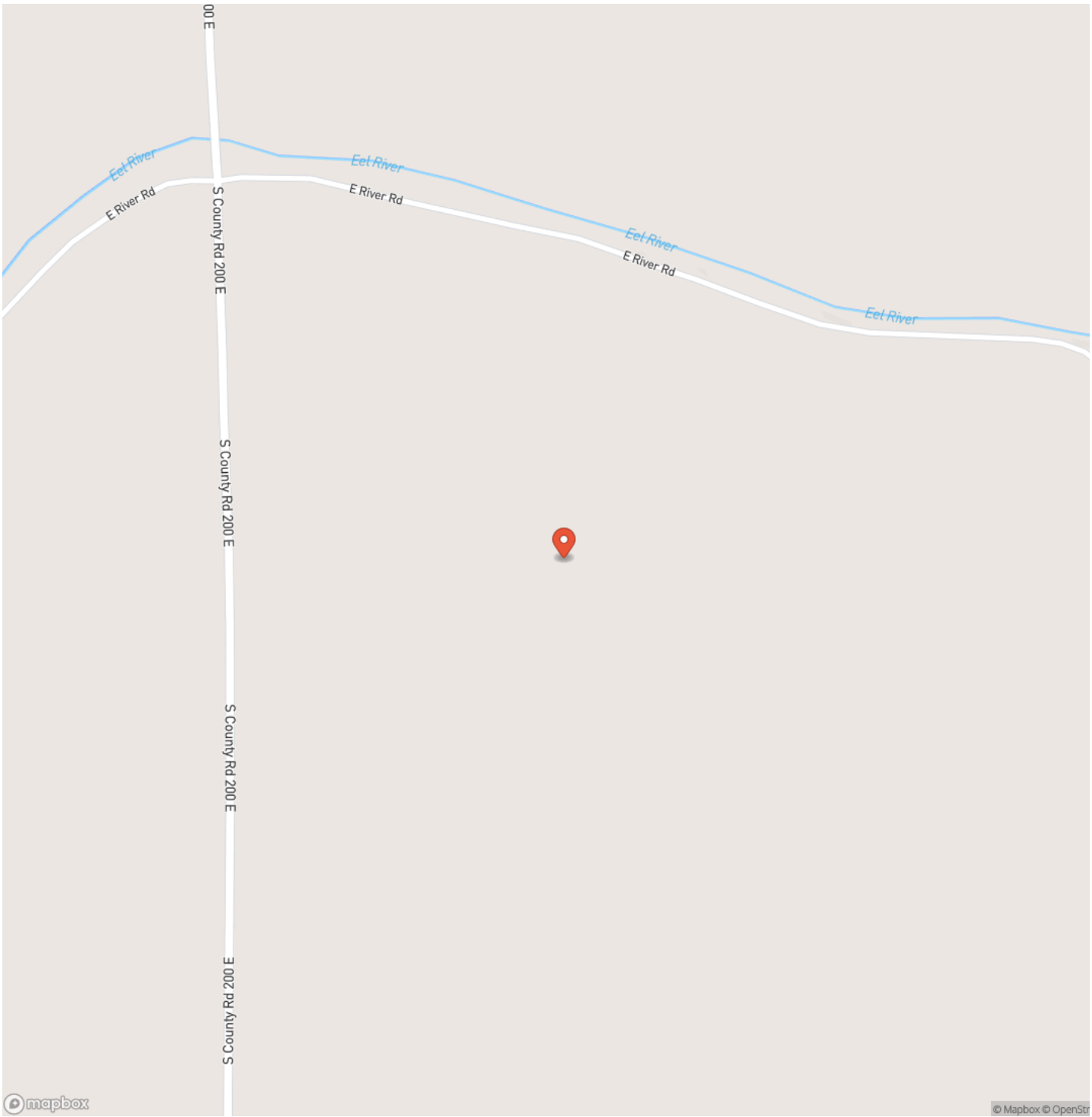
Access from the county road makes the property easy to reach with equipment, and the mix of tillable and wooded acres offers options for both production and recreation. Whether you're expanding your operation, diversifying your investment portfolio, or simply seeking a manageable tract of quality land, this property checks all the boxes.

For more information or to schedule a private showing, contact **Land Specialist Jeff Michalic** at [812-230-4503](tel:812-230-4503) or [jeffm@mossyoakproperties.com](mailto:jeffm@mossyoakproperties.com)

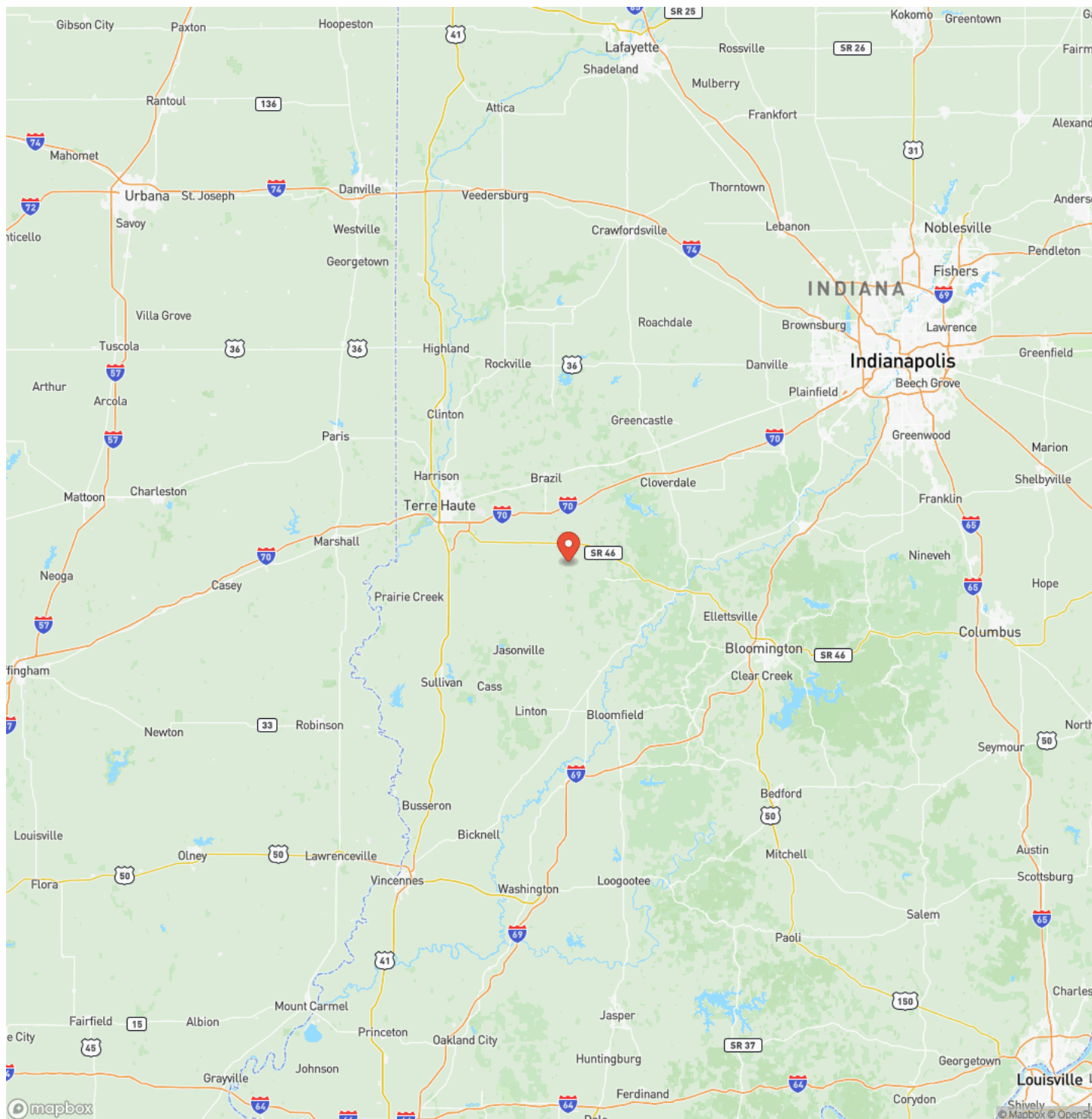




# Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Michalic

## Mobile

(812) 230-4503

## Office

(765) 505-4155

## Email

jeffm@mossyoakproperties.com

**Address**

PO Box 10

## City / State / Zip

## NOTES

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## 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**

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.

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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

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