

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

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)

\$1,864

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

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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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