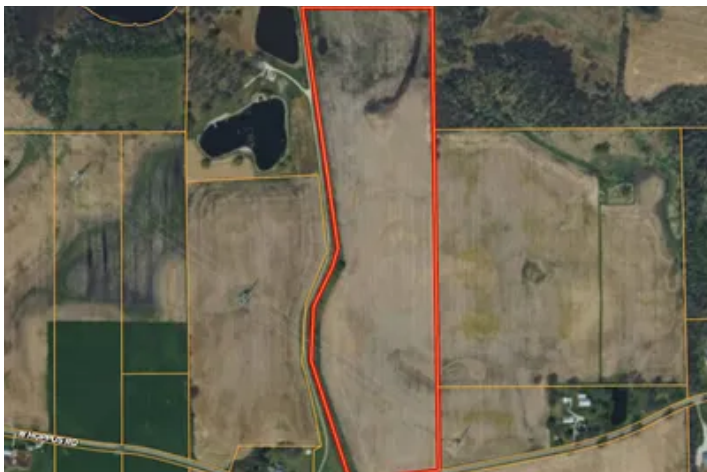


32± Acres of Productive Tillable Land for Sale | Hoppus Rd, Warsaw, Indiana  
V/L Hoppus Rd  
Warsaw, IN 46580

**\$329,900**  
32± Acres  
Kosciusko County



**32± Acres of Productive Tillable Land for Sale | Hoppus Rd, Warsaw, Indiana**  
**Warsaw, IN / Kosciusko County**

**SUMMARY**

**Address**

V/L Hoppus Rd null

**City, State Zip**

Warsaw, IN 46580

**County**

Kosciusko County

**Type**

Hunting Land, Farms, Recreational Land

**Latitude / Longitude**

41.164668 / -85.847382

**Taxes (Annually)**

\$790

**Acreage**

32

**Price**

\$329,900

**Property Website**

<https://indianalandandlifestyle.com/property/32-acres-of-productive-tillable-land-for-sale-hoppus-rd-warsaw-indiana/kosciusko/indiana/111482/>



Boundary: 32.83 ac

Code	Description	%	Com
Mbs	Metes loamy sand, 2 to 6 percent slopes	22.91%	110.00
Ed	Edwards muck, drained	17.85%	138.00
Wa	Walkill silt loam, 0 to 2 percent slopes	14.86%	0
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	14.8%	130.00
GdA	Gifford sandy loam, till plain, 0 to 2 percent slopes	9.96%	151.90
KsB	Kosciusko sandy loam, 2 to 6 percent slopes	7.55%	0
OrC	Ormas loamy sand, 6 to 12 percent slopes	6.88%	100.00



Code	Description	Acres	%	CPI	NCCPI	CAP
Mbs	Metes loamy sand, 2 to 6 percent slopes	7.52	22.91%	-	64	3e
Ed	Edwards muck, drained	5.86	17.85%	-	83	4e
Wa	Walkill silt loam, 0 to 2 percent slopes	4.88	14.86%	-	91	3e
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	4.86	14.8%	-	71	3e
GdA	Gifford sandy loam, till plain, 0 to 2 percent slopes	3.27	9.96%	-	65	3e
KsB	Kosciusko sandy loam, 2 to 6 percent slopes	2.48	7.55%	-	71	3e
OrC	Ormas loamy sand, 6 to 12 percent slopes	2.26	6.88%	-	58	3e
WIC	Wawasee fine sandy loam, 2 to 6 percent slopes	1.69	5.15%	-	76	2e



## 32± Acres of Productive Tillable Land for Sale | Hoppus Rd, Warsaw, Indiana Warsaw, IN / Kosciusko County

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### **PROPERTY DESCRIPTION**

Discover an opportunity to own 32± acres of productive tillable farmland just south of Warsaw, Indiana. With approximately 30 acres currently in production, this property is planted in soybeans for the current growing season and generates cash rental income, making it an attractive investment for those seeking immediate returns.

Beyond its agricultural value, this property also offers excellent potential building sites, providing the perfect setting to build your dream home in a peaceful rural location while remaining just a short drive from the amenities, shopping, and employment opportunities in Warsaw.

Whether you're looking to expand your farmland portfolio, invest in income-producing real estate, or secure a beautiful location for your future home, this property offers exceptional versatility and long-term value.

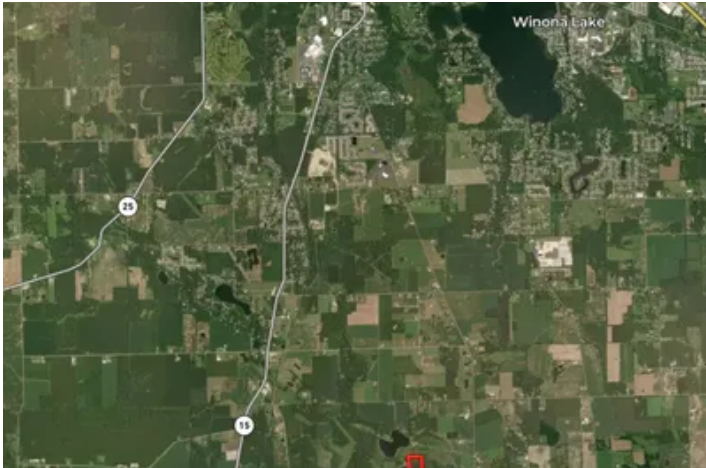
Located on Hoppus Road, this rare offering combines productive farmland, investment potential, and country living in one desirable package.

For more information or to schedule a private showing, contact Land Specialists:

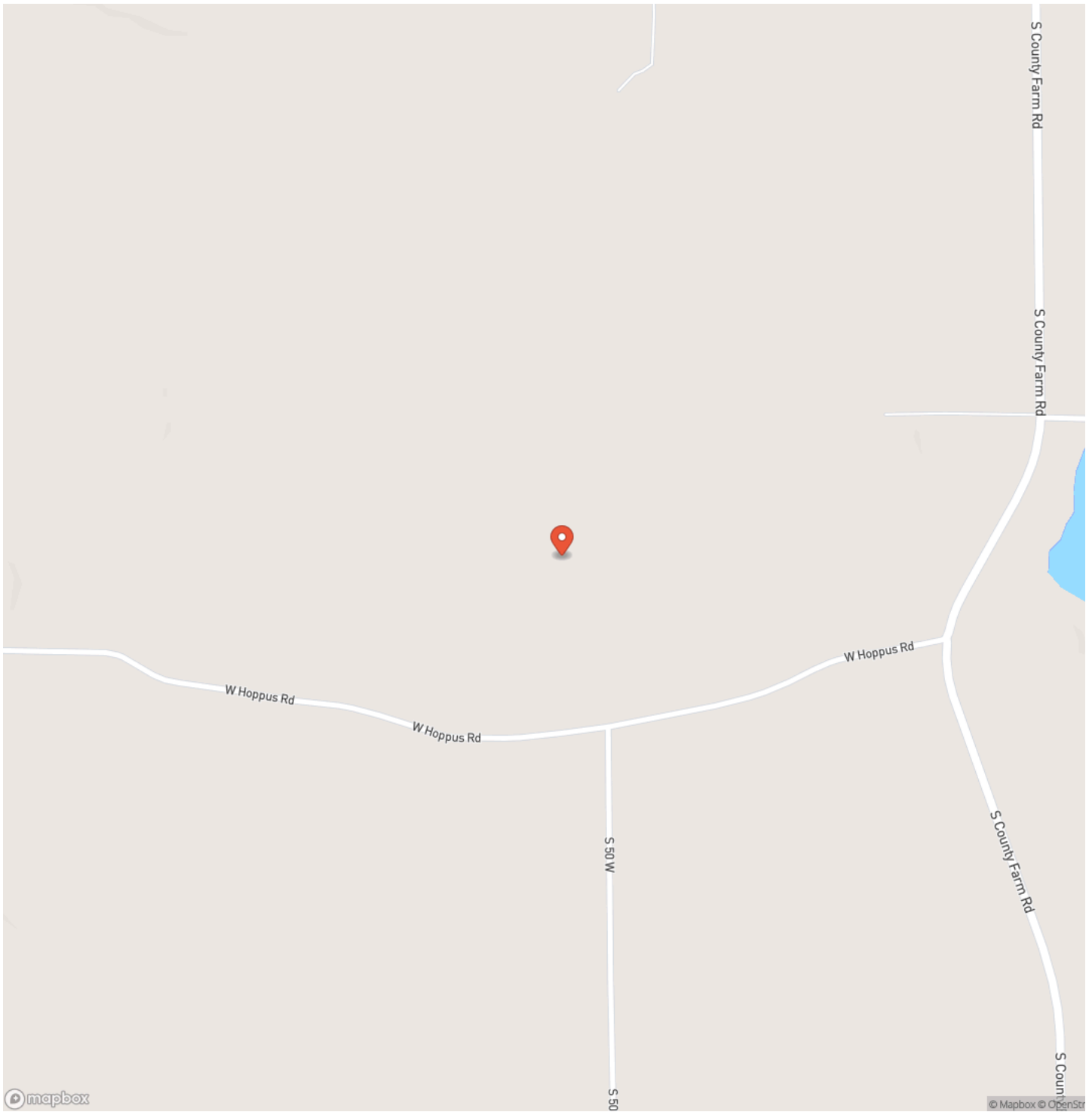
**Brecken Kennedy** at [\(260\) 578-7661](tel:2605787661) or [mossyoakbrecken@gmail.com](mailto:mossyoakbrecken@gmail.com) ,

**Ty Mills** at [\(260\) 571-5232](tel:2605715232) or [mossyoakty25@gmail.com](mailto:mossyoakty25@gmail.com) .

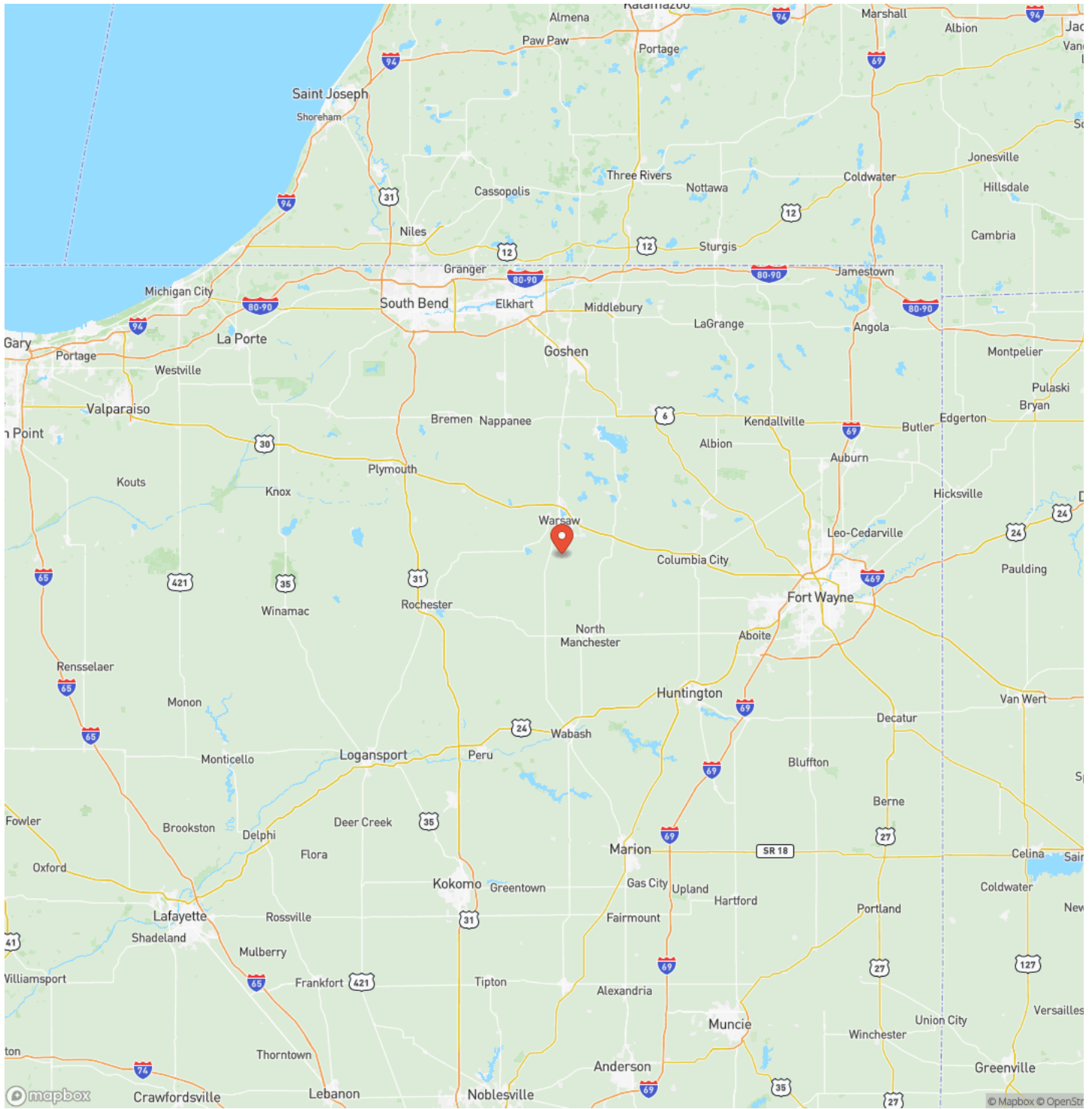
**32± Acres of Productive Tillable Land for Sale | Hoppus Rd, Warsaw, Indiana**  
**Warsaw, IN / Kosciusko County**



## Locator Map



## Locator Map



## Satellite Map







**DISCLAIMERS**

Power line easement running through the property

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**Mossy Oak Properties Indiana Land and Lifestyle**  
2449 E State Road 163  
Clinton, IN 47842  
(765) 505-4155  
<https://indianalandandlifestyle.com/>

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