

142 +/- acres / Starke County, IN / 110+/-
Tillable / Hunting / Investment / Land For
Sale
300 N
Knox, IN 46534

\$1,100,000
142 +/- acres
Starke County



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Knox, IN / Starke County**

SUMMARY

Address

300 N

City, State Zip

Knox, IN 46534

County

Starke County

Type

Farms, Hunting Land, Recreational Land,
Timberland

Latitude / Longitude

41.3496 / -86.7198

Taxes (Annually)

2300

Acreage

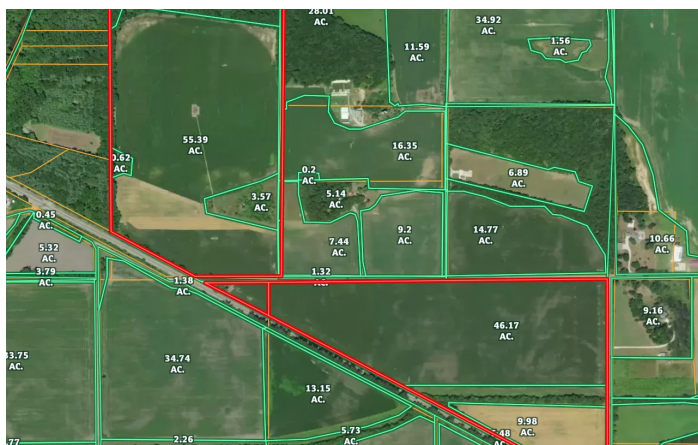
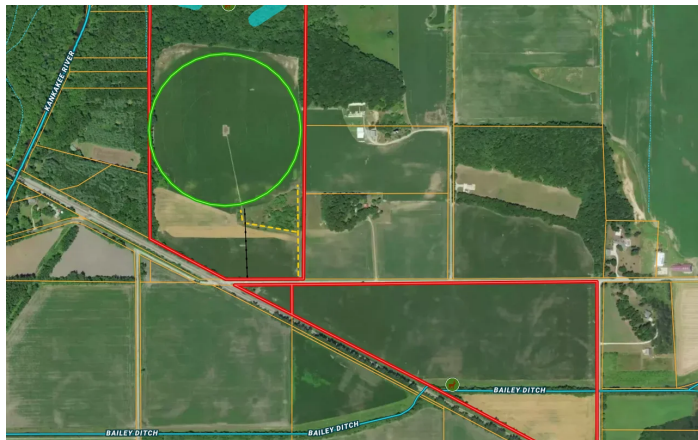
142

Price

\$1,100,000

Property Website

<https://indianalandandlifestyle.com/property/142-acres-starke-county-in-110-tillable-hunting-investment-land-for-sale-starke-indiana/25520/>



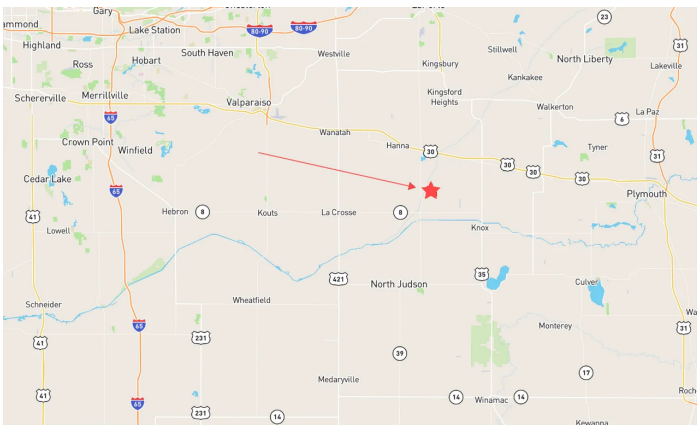
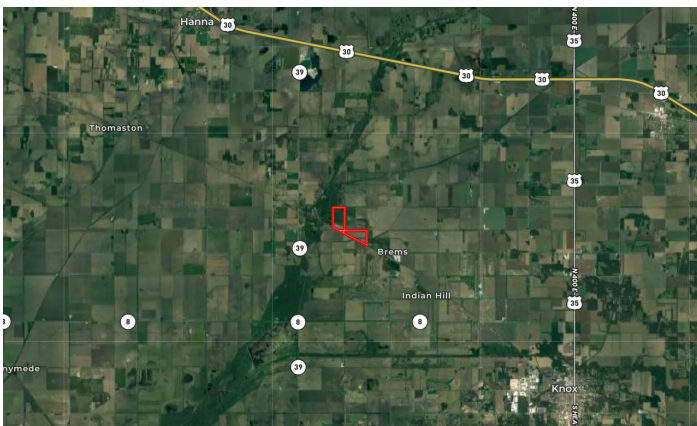
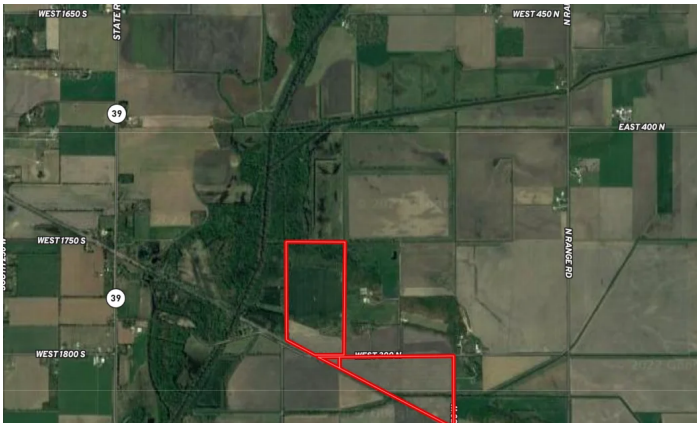
PROPERTY DESCRIPTION

PENDING!!! 142 +/- acres located in northwest Starke County just outside of Knox, IN 46534. This is a great opportunity for the area farmers to add acreage to a farming operation. This property is also perfect for those wanting to invest. Put your money into a hard asset that pays you in both cash rent and hunting income opportunity, with the growth of the value of the farm in years to come. The farm is made up of 110 +/- tillable acres and 32 +/- wooded/ditch acreage. The 110 acres have yearly average of 170 bushels of corn and 60 beans. Cash rental income brings in around \$27,500 annually (\$250/acre). There is a pivot with this property that turns 360 degrees on the north parcel covering around 40 +/- acres of land. There is easy access to and from the properties on both sides of the road.

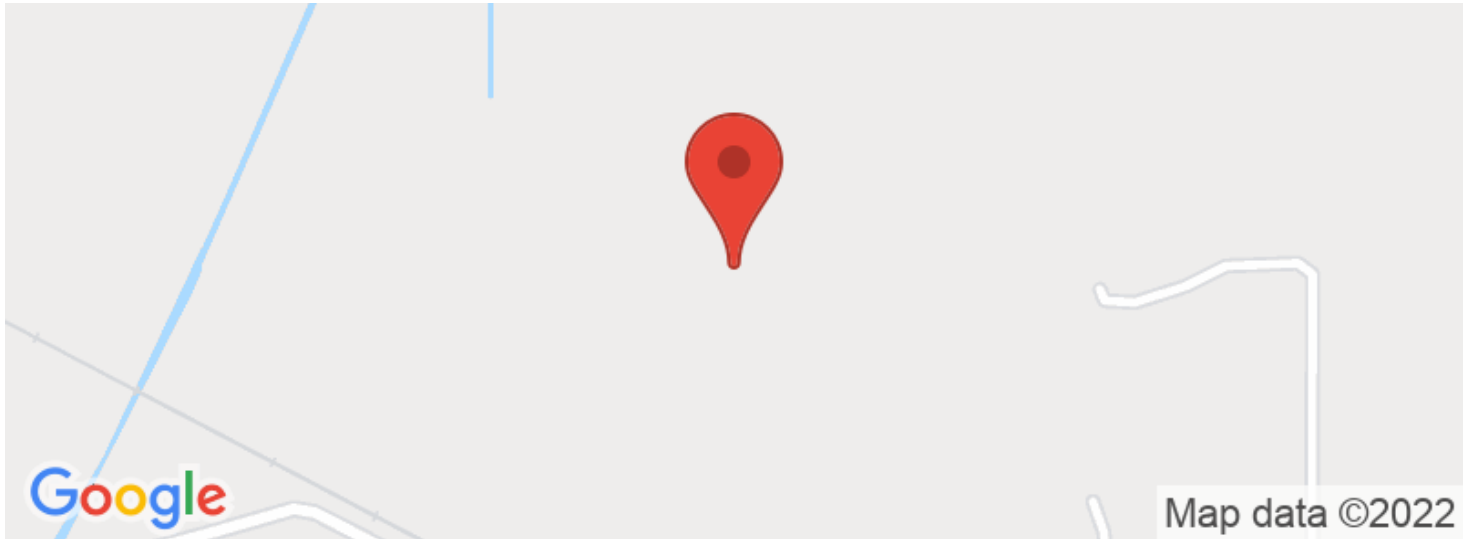
Total property income for investors approximately \$32,000 a year.

Whitetail deer are often seen on this farm traveling the ditch lines and through the timber. Previous hunting has been done on the property with successful hunts. The water, bedding, and food around the area offers a perfect habitat. Hunting lease income opportunity could bring in anywhere from \$4,000-\$6,000 a year. Waterfowl are all over the area being so close to the Kankakee River, which is a natural flyway. For more information contact listing agent Brecken Kennedy at (260) 578-7661 or by email at mossyoakbrecken@gmail.com

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Locator Maps



142 +/- acres / Starke County, IN / 110+/- Tillable / Hunting / Investment / Land For Sale
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Aerial Maps



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Knox, IN / Starke County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brecken Kennedy

Mobile

(260) 578-7661

Email

bkenedy@mossyoakproperties.com

Address

2814 W 1150 N

City / State / Zip

North Manchester, IN 46962

NOTES

This image shows a blank 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.



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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