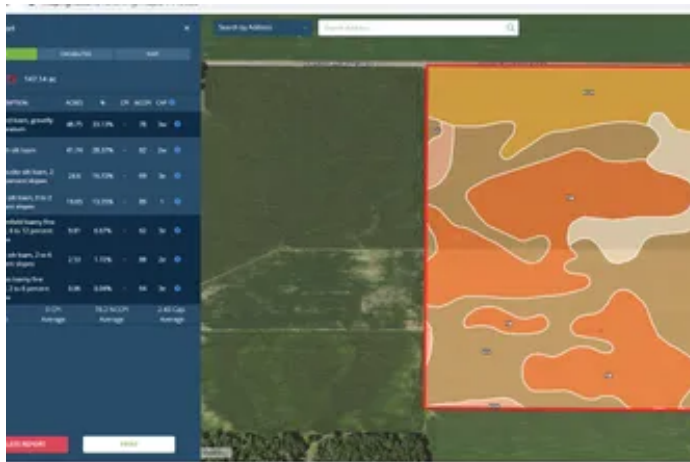


\$1,850,000
147± Acres
Cass County



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

Land for Sale - 147 +/- Tillable Land - Hoover, Indiana - Cass County Logansport, IN / Cass County

SUMMARY

Address

3087 N County Road 925 E

City, State Zip

Logansport, IN 46947

County

Cass County

Type

Farms, Ranches

Latitude / Longitude

40.805577 / -86.200969

Taxes (Annually)

2053

Acreage

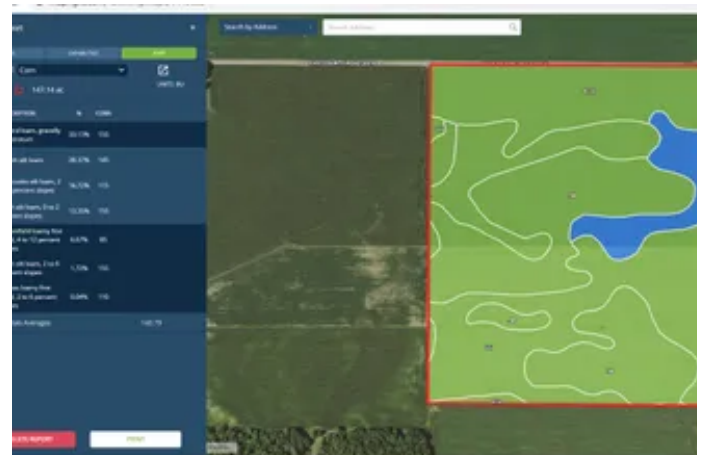
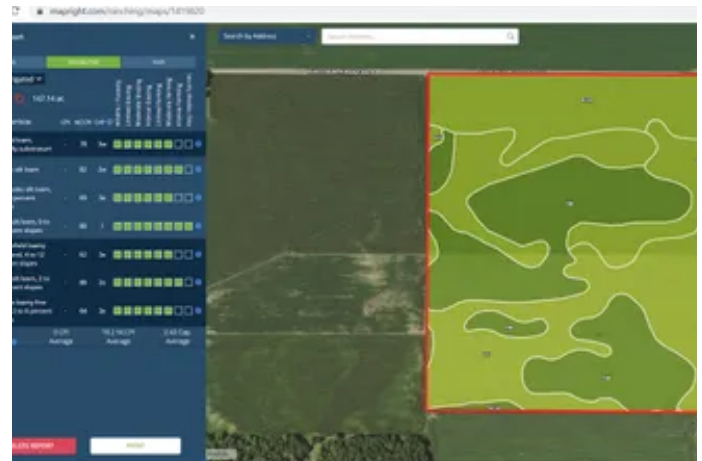
147

Price

\$1,850,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-147-tillable-land-hoover-indiana-cass-county-cass-indiana/38629/>



Land for Sale - 147 +/- Tillable Land - Hoover, Indiana - Cass County Logansport, IN / Cass County

PROPERTY DESCRIPTION

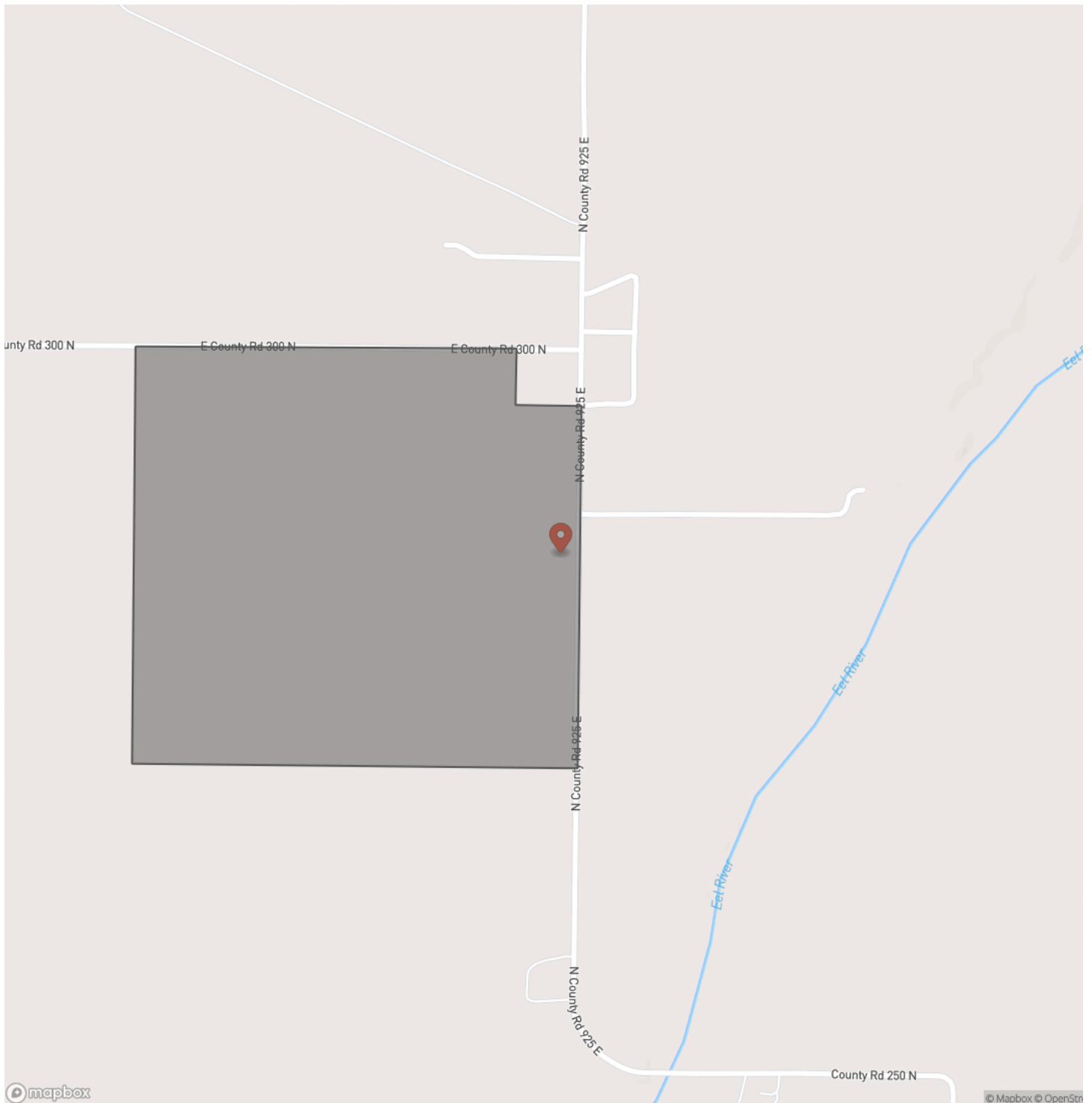
Land for Sale - 147 +/- Tillable Land in Hoover, Indiana - Cass County. Rare opportunity to own a large farmland tract in eastern Cass County. 147 +/- acres just outside of the town of Hoover in northeast Cass County, just a few miles from the Miami County line. Hwy 24 is south a few miles, and Hwy 31 nearby to the east, locating it directly between Peru and Logansport. Soil information is posted in pictures with W/ NCCPI and capabilities. For investors, a yearly income for cash rent is \$34,800 (\$17,400 each spring and fall) with a farmer who would like continue the agreement if possible. The current farmer has wheat and rye planted and will have rights to harvest those by summer maturity date. The rights to the 2023 cash rent income are negotiable with purchase. There is a fenced and gated area on the east central edge of property off of County Road 925 E that has electrical and possibly a well for anyone wanting the property for animals or a homestead. A recent survey was performed to separate the corner home and barns from this parcel and is not for sale. For more information or to schedule a property visit, contact Land Specialist, Ty Mills, by phone - [260-571-5232](tel:260-571-5232) or email - tmills@mossyoakproperties.com.



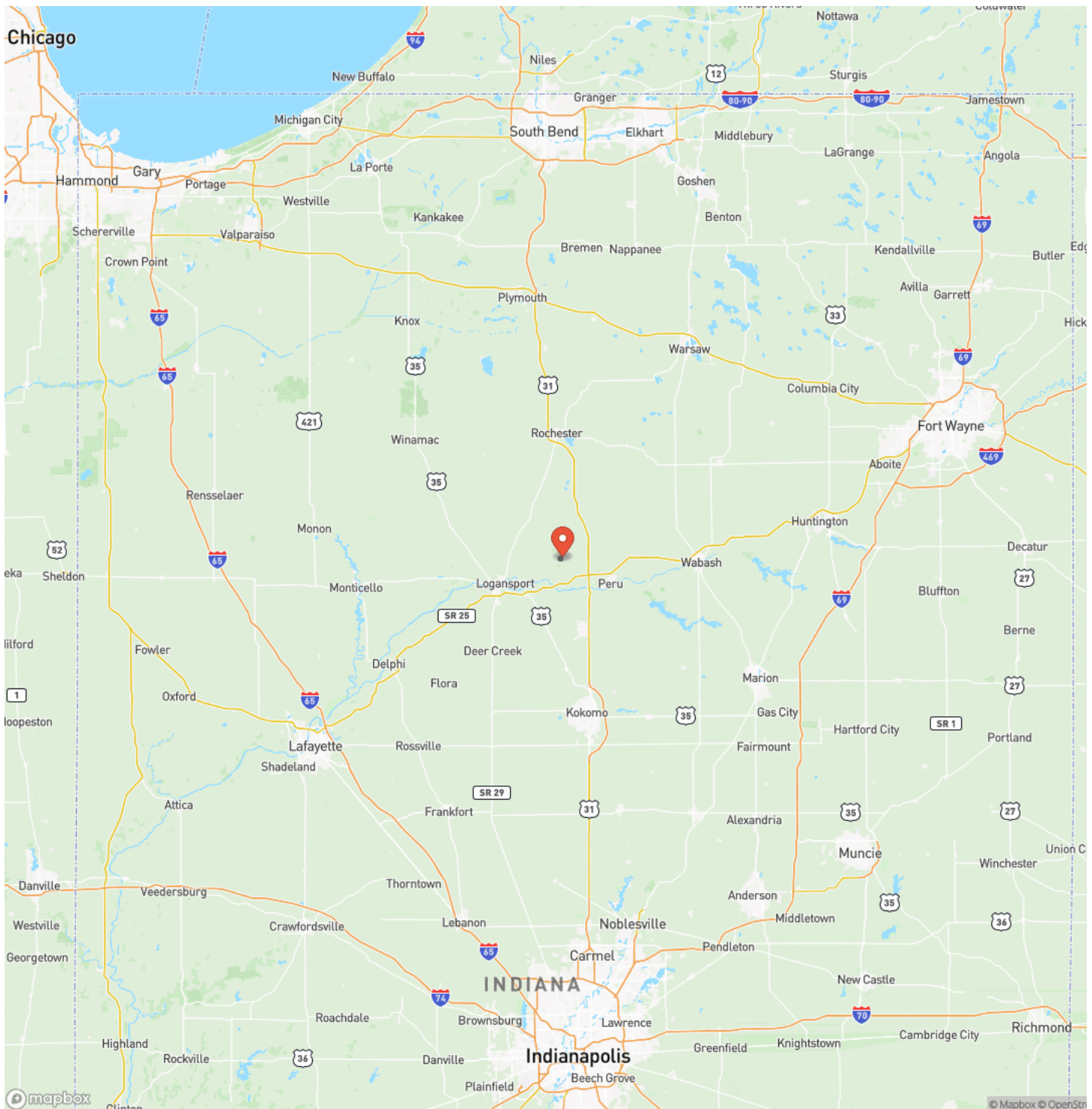
Land for Sale - 147 +/- Tillable Land - Hoover, Indiana - Cass County
Logansport, IN / Cass County



Locator Map



Locator Map



Satellite Map



**Land for Sale - 147 +/- Tillable Land - Hoover, Indiana - Cass County
Logansport, IN / Cass County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Mills

Mobile

(260) 571-5232

Office

(765) 505-4155

Email

tmills@mossyoakproperties.com

Address

PO Box 201

City / State / Zip

Roann, IN 46974

NOTES

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

[illegible]

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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 relation 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.



Mossy Oak Properties Indiana Land and Lifestyle

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MORE INFO ONLINE:

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