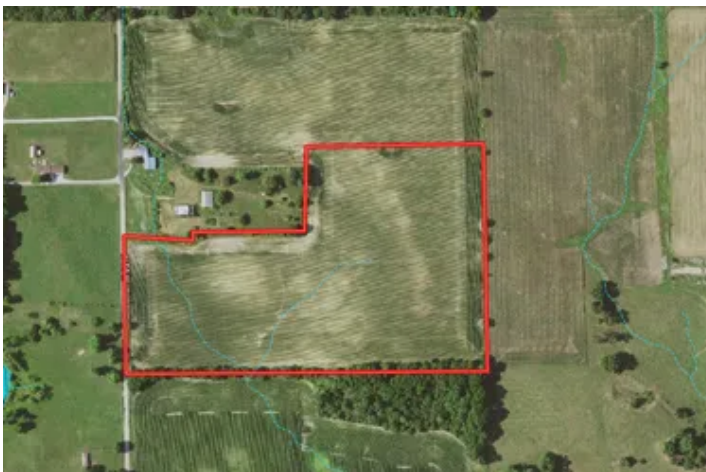


Land For Sale - 20 tillable +/- Acres Denver, IN - Miami
county
50 W (Bare Ground)
Denver, IN 46926

\$228,000
20± Acres
Miami County



Land For Sale - 20 tillable +/- Acres Denver, IN - Miami county
Denver, IN / Miami County

SUMMARY

Address

50 W (Bare Ground)

City, State Zip

Denver, IN 46926

County

Miami County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

40.884603 / -86.08447

Taxes (Annually)

\$499

Acreage

20

Price

\$228,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-20-tillable-acres-denver-in-miami-county/miami/indiana/53386/>



Land For Sale - 20 tillable +/- Acres Denver, IN - Miami county Denver, IN / Miami County

PROPERTY DESCRIPTION

Land for sale- 20 acres tillable. Escape to the serene countryside with this remarkable 20-acre parcel of land nestled just north of Denver, Miami County, Indiana. Perfect for those looking to build in the country, invest or farm.

Opportunities - With its expansive stretch of tillable land, this property presents a wealth of opportunities for agricultural endeavors, offering the perfect foundation for crop cultivation or pasture for livestock. Moreover, the absence of wetlands on the property opens up the possibility for development, providing a rare chance for those yearning to create their own rural retreat. Whether you envision a charming farmhouse, a sprawling estate, or a peaceful getaway, this versatile parcel offers endless possibilities for crafting your ideal country lifestyle. There are several ridges in the middle that would make a beautiful view for a new build!

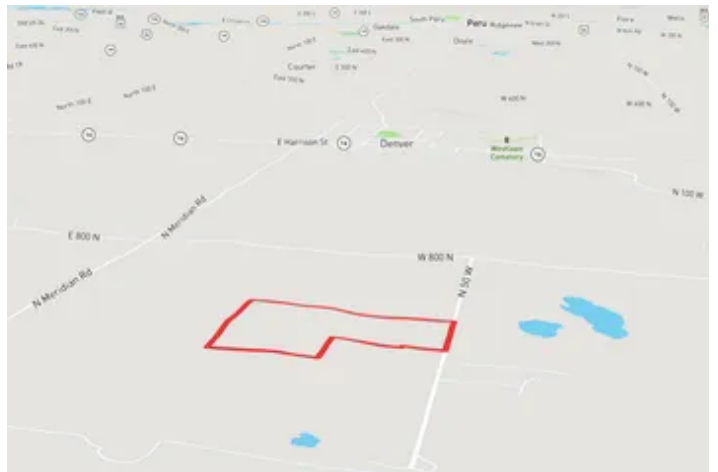
Location - Conveniently located just a short distance from the quaint town of Denver, & North Miami High School, residents can relish in the tranquility of rural living while still being within easy reach of essential amenities and services. Additionally, the proximity to Peru, Indiana, and the scenic Eel River ensures residents can enjoy a myriad of recreational activities and outdoor adventures.

Soils - See pictures with soil types, WAPI and uses.

Income- Current cash rent is \$3,000 annually.

Don't miss this extraordinary opportunity to secure your slice of rural paradise in Miami County, Indiana. Embrace the boundless potential and endless possibilities that await on this pristine 20-acre canvas. Contact us today to make your dreams of country living a reality! Contact Land Specialist Ty Mills at [260-571-5232](tel:260-571-5232) or tmills@mossyoakproperties.com

Land For Sale - 20 tillable +/- Acres Denver, IN - Miami county
 Denver, IN / Miami County



Capabilities		WAPI	
Acres	%	CPI	NCCP CAP
10.12	35.43%	67	24
10.12	33.61%	51	24
10.18	33.18%	48	24
10.1	33.27%	84	24
10	33.23%	84	24

1-CPI Available 80.58 NCCP Average 3.2 Cap. Available

Report

Capabilities	WAPI							
CPI	NCCP CAP	100' Grid	150' Grid	200' Grid	250' Grid	300' Grid	350' Grid	400' Grid
67	24	■	■	■	■	■	■	■
51	24	■	■	■	■	■	■	■
48	24	■	■	■	■	■	■	■
84	24	■	■	■	■	■	■	■
84	24	■	■	■	■	■	■	■

0 CPI Average 80.58 NCCP Average 3.2 Cap. Average

Delete

Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

