

Land For Sale - 29.7 Acres Farm Ground For Sale -
Twelve Mile, Indiana - Cass County
V/L St Rd 16
Twelve Mile, IN 46988

\$335,000
29.7± Acres
Cass County



Land For Sale - 29.7 Acres Farm Ground For Sale - Twelve Mile, Indiana - Cass County
Twelve Mile, IN / Cass County

SUMMARY

Address

V/L St Rd 16

City, State Zip

Twelve Mile, IN 46988

County

Cass County

Type

Farms, Lot, Undeveloped Land

Latitude / Longitude

40.864484 / -86.258487

Taxes (Annually)

\$759

Acreage

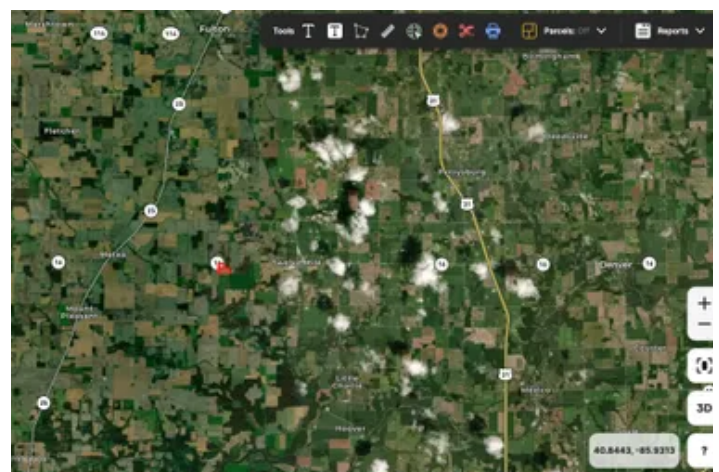
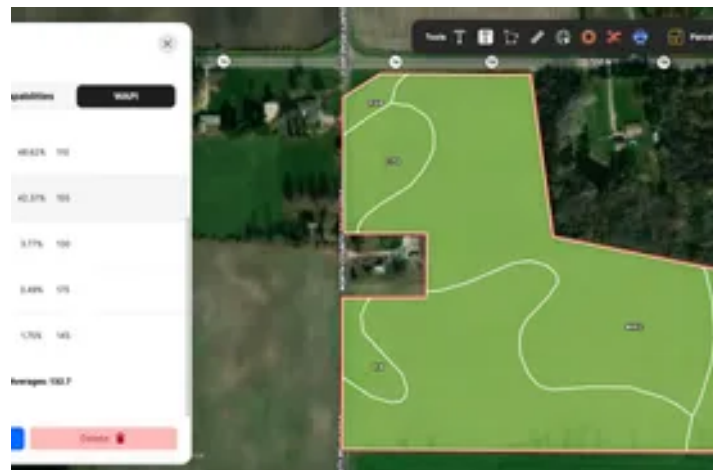
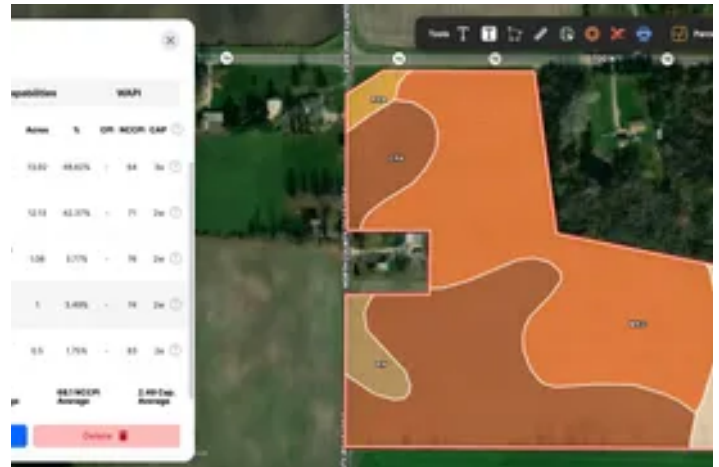
29.7

Price

\$335,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-29-7-acres-farm-ground-for-sale-twelve-mile-indiana-cass-county/cass/indiana/81749/>



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PROPERTY DESCRIPTION

29.7 Acres of Prime Tillable Land – Cass County, IN

Opportunity awaits with this 29.7-acre parcel of productive, tillable land located just off State Road 16, west of Twelve Mile. With road frontage on both SR 16 and 600 E, this property offers excellent accessibility and visibility.

132.7 WAPI

68.1 NCCPI avg.

Currently under cash rent at \$250 per acre, this land provides immediate income potential for investors or owner-operators. The dual road frontage makes it ideal for a variety of future uses—whether you're looking to build a home and start a mini farm, expand agricultural operations, explore commercial possibilities, or develop the land (subject to Cass County zoning regulations).

Whether you're an investor, farmer, or visionary developer, this property is a versatile piece of rural Indiana with strong potential.

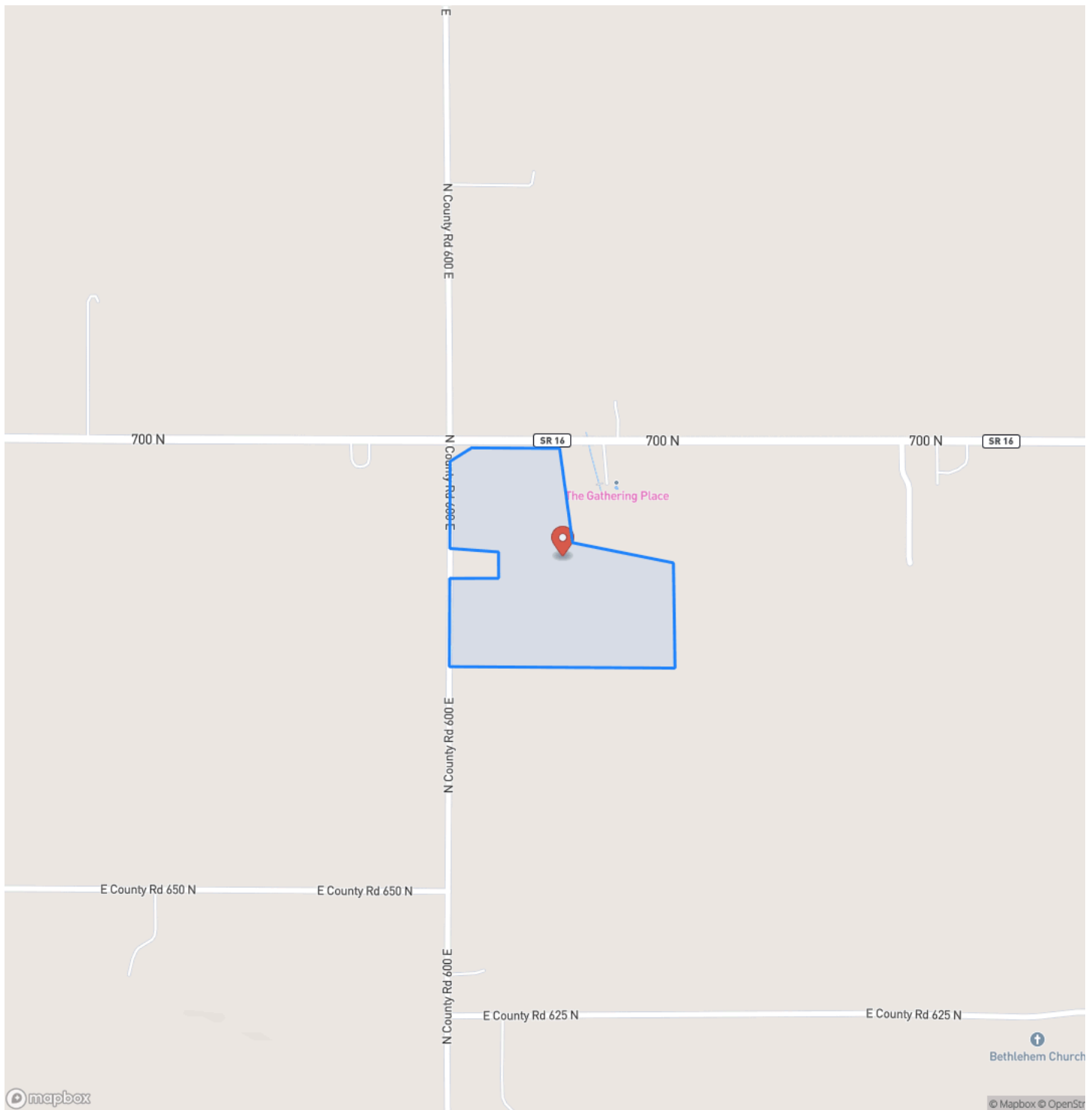
Seller willing to do owner financing @ 4.9% and open to terms.

For more information contact Land Specialist Ty Mills by phone - (cell) [260-571-5232](tel:260-571-5232) (office) 260-264-9134 or email tmills@mossyoakproperties.com

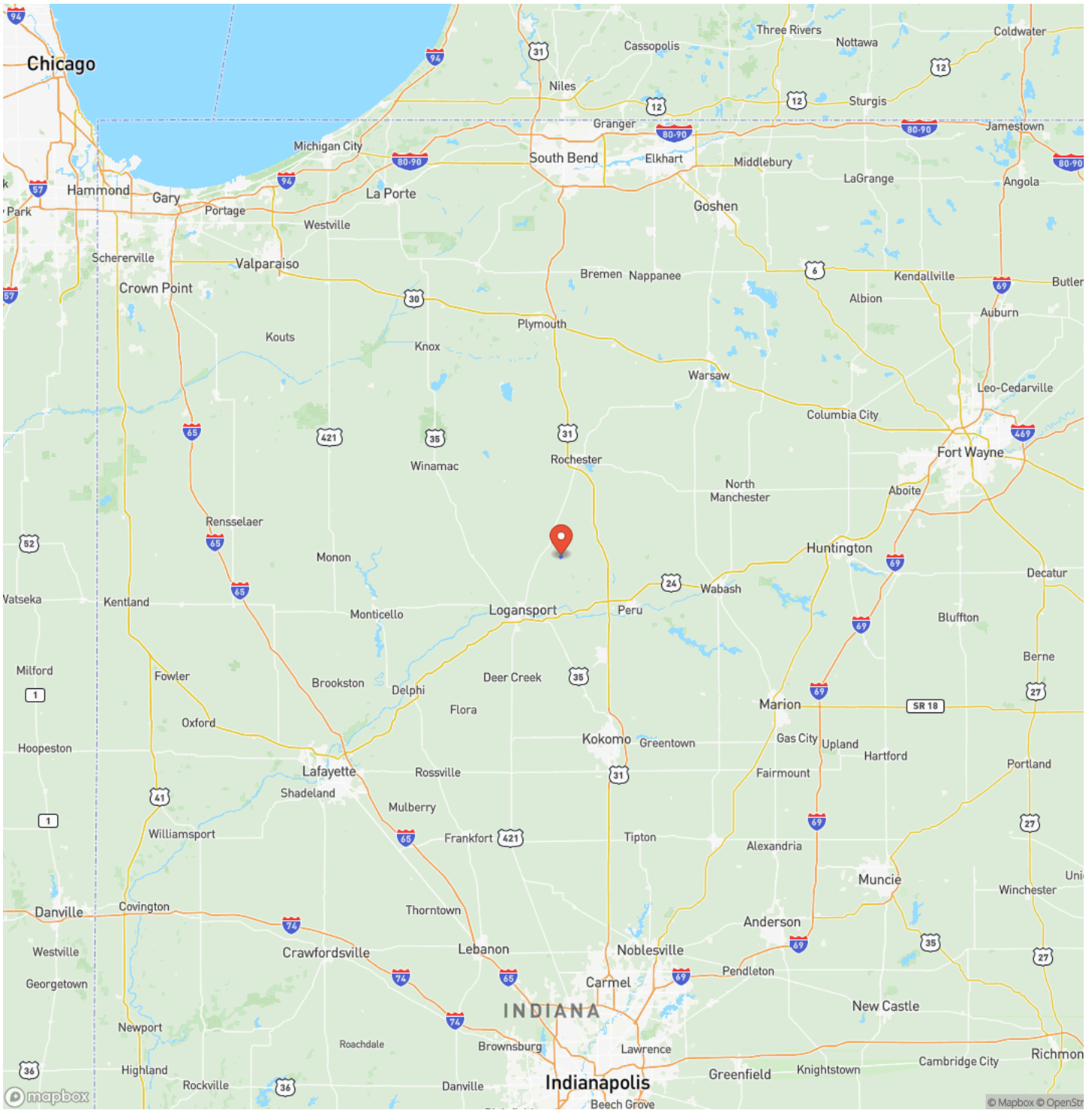
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Twelve Mile, IN / Cass County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

current cash renter has rights to 2025 crops planted. Possession after crops harvested.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

