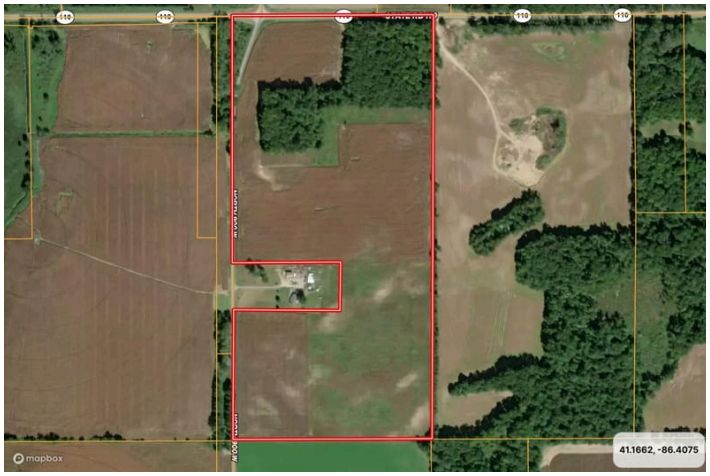
Land For Sale - 77 +/- Acres Tillable, expiring CRP and Woods - Culver, Indiana - Fulton County
7677 N 900 W
Culver, IN 46511

$800,000
77± Acres
Fulton County







SUMMARY

Address
7677 N 900 W

City, State Zip
Culver, IN 46511

County
Fulton County

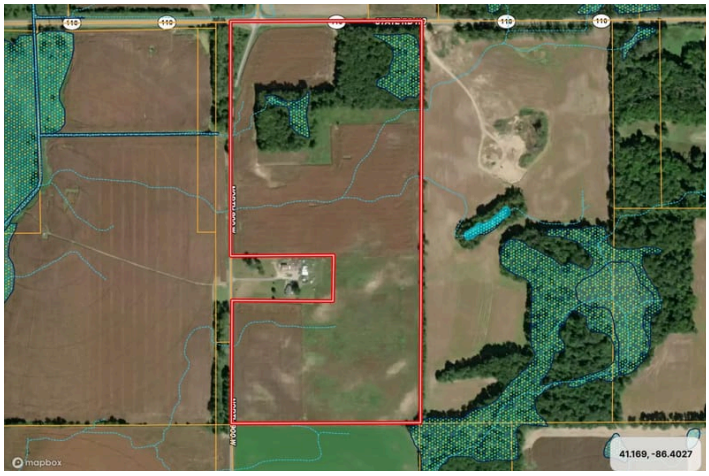
Type
Hunting Land, Farms, Undeveloped Land, Recreational Land

Latitude / Longitude
41.167918 / -86.412283

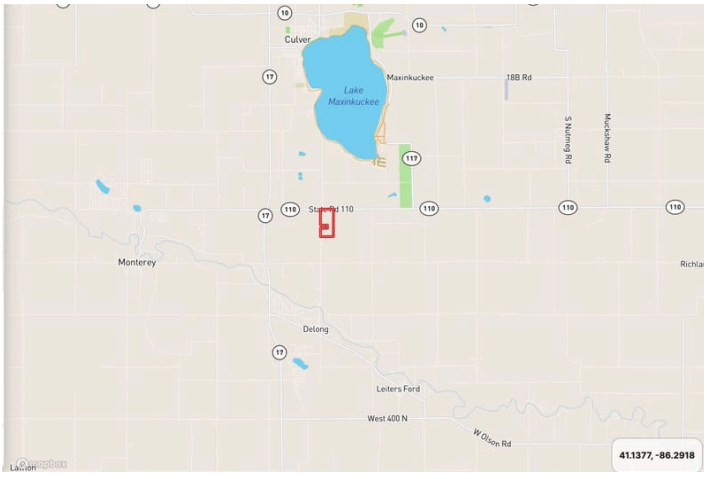
Acreage
77

Price
$800,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

77 +/- Acres - Tillable, Woods & Recreational Ground in Fulton County, Indiana

Located just outside Culver in Fulton County, this 77 +/- acre property offers a rare combination of productive tillable ground, hardwood timber, and strong hunting appeal - all just minutes from Lake Maxinkuckee. This tract is a clean blank slate ready for a new owner's vision.

Approximately 65 +/- acres are tillable, including 25 +/- acres currently enrolled in CRP set to expire September 30th, 2026 and 40+/- acres currently being farmed - giving the next owner flexibility to continue more row-crop production, re-enroll in CRP, or transition acreage to habitat and food plots. A soils report shows a productive mix of Plainfield, Brems, Morocco, Newton, Metea, Wawasee and Gilford soils, with a weighted average corn productivity rating right around 101, in line with the county average - solid ground for row crops or hay.

The remaining 12 +/- acres are wooded with a nice variety of oak, primarily black, white and red, providing excellent cover and mast production. Deer sign is strong throughout, and the property offers good turkey hunting as well, making it an excellent candidate for a dedicated hunting property or a farm-and-recreation combo.

With its mix of tillable ground, timber, and multiple potential building sites, this property can be shaped many ways: a large-scale hunting property, a working farm, a future homestead, or all three. Convenient to Culver, Lake Maxinkuckee, and Monterey, with easy access off State Road 110.

Don't miss this opportunity to own a versatile piece of Fulton County ground. Contact Land Specialist Ty Mills, Mossy Oak Properties, for more information or to schedule a private showing. (260) 264-9134 / tmills@mossyoakproperties.com

Location address (Home has already been surveyed off and survey will be recorded at sale) -

7677 N 900 W
Culver,IN 46511





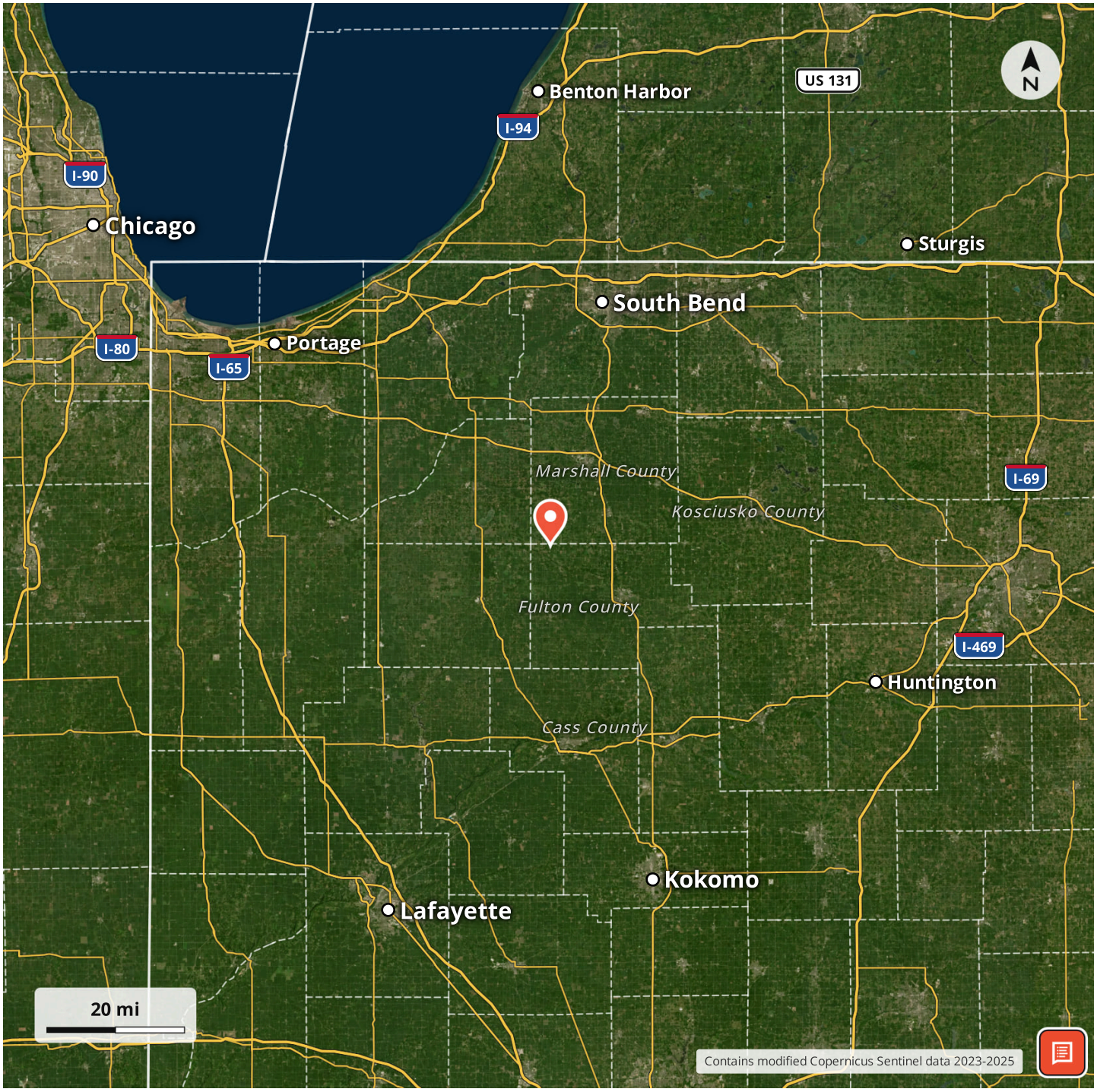








Regional Map



Locator Map

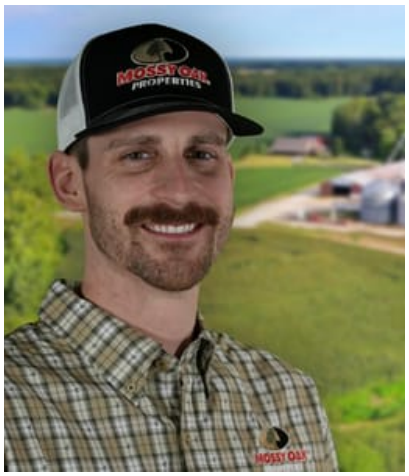


Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Ty Mills

Mobile
(260) 264-9134

Office
(765) 505-4155

Email
tmills@mossyoakproperties.com

Address
2013 E Lou Ln

City / State / Zip
Peru, IN 46970

NOTES

NOTES

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
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
https://indianalandandlifestyle.com/