

**Land For Sale-Miami County, Indiana 85
Acres/65 Tillable Investment Property
S 400 W
Peru, IN 46970**

\$595,000
85 +/- acres
Miami County



Land For Sale-Miami County, Indiana 85 Acres/65 Tillable Investment Property Peru, IN / Miami County

SUMMARY

Address

S 400 W

City, State Zip

Peru, IN 46970

County

Miami County

Type

Farms, Hunting Land, Undeveloped Land

Latitude / Longitude

40.6964 / -86.1487

Taxes (Annually)

1200

Acreage

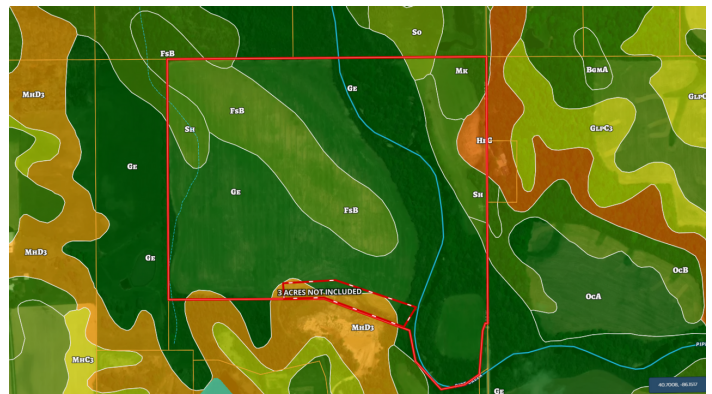
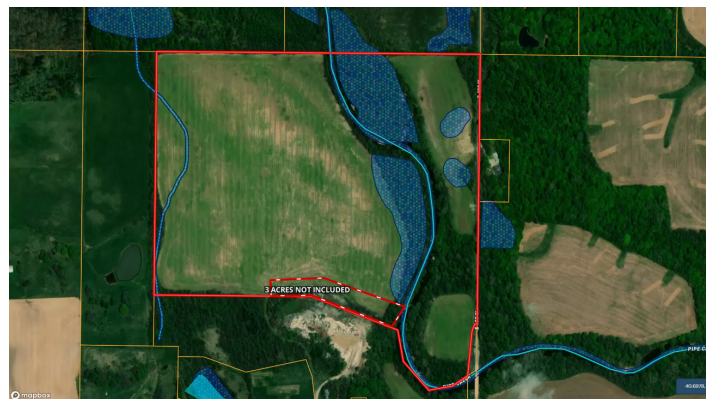
85

Price

\$595,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-miami-county-indiana-85-acres-65-tillable-investment-property-miami-indiana/19130/>



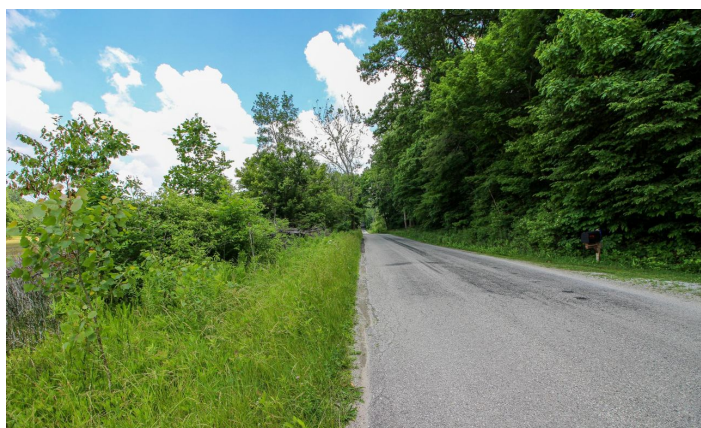
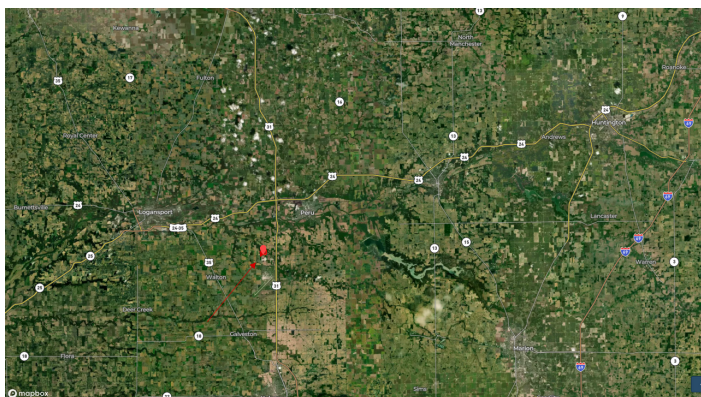
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PROPERTY DESCRIPTION

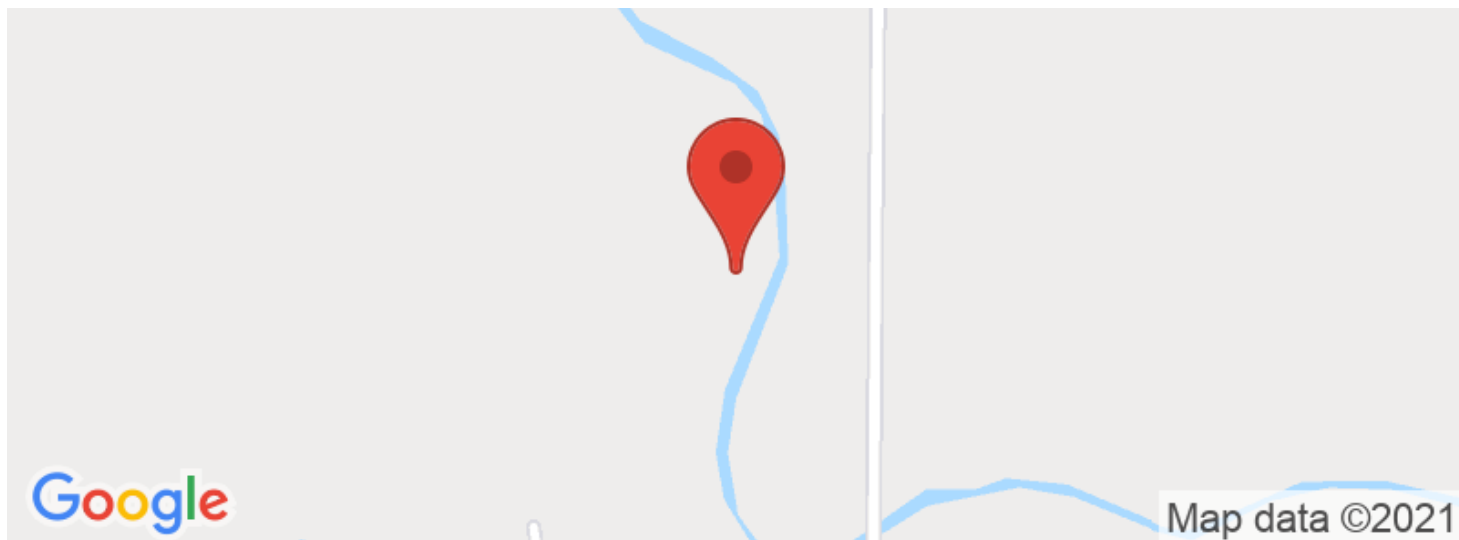
Land For Sale-Miami County, Indiana 85 Acres/65 Tillable Investment Property. This 85 acre property is located in southwestern Miami County and is approximately just 1 mile north of Grissom Air Reserve Base. 65 acres tillable with a cash rent of \$230/acre/\$14,950 annually (opportunity to raise after a year or two) makes this a premiere investment property. Two tillable fields, either accessed by County Road S 400 W and the west, is accessed by a recorded easement coming from the south headed north off of W 500 S. The 20 acres of woods surrounds and runs with the gorgeous Pipe Creek through the heart of the property. The creek is large enough to float, swim, fish and fulfill a majority of your aquatic desires. If you are looking to hunt as well, this a great deer and turkey hunting property. Deer sign is abundant, and anywhere along the creek bank you can find sign. Small game love to call it home as well, and certain species of waterfowl could also be pursued. Timber-wise there is some mature oaks, maple, hickory, hackberry and cherry with a great young generation of semi-mature walnut trees for a future income. For more information or to see this great opportunity, call/text Land specialist Ty Mills 260-571-5232 or email tmills@mossyoakproperties.com



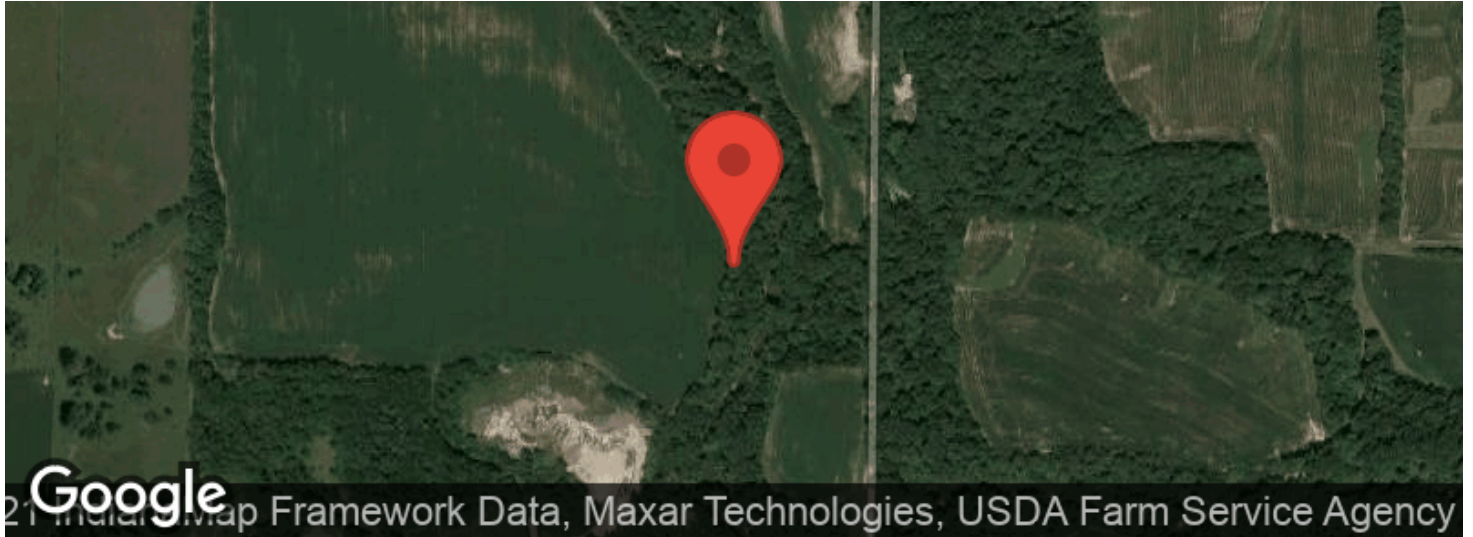
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Locator Maps



Aerial Maps



Land For Sale-Miami County, Indiana 85 Acres/65 Tillable Investment Property
Peru, IN / Miami County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

PO Box 201

City / State / Zip

Roann, IN 46974

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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