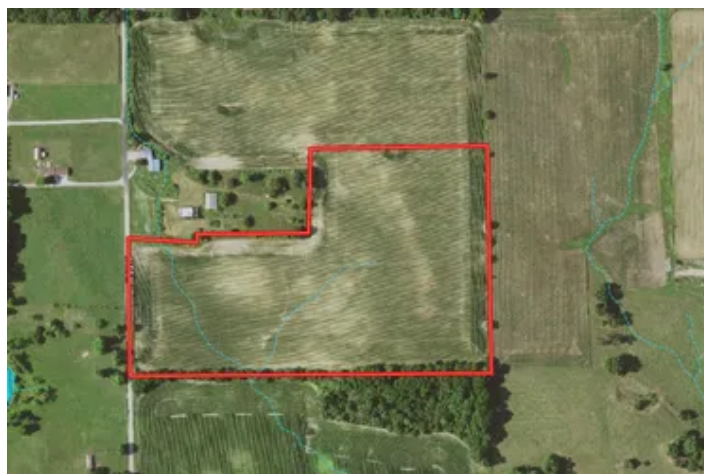


Land For Sale - 20 tillable +/- Acres Denver, IN - Miami
county
50 W (Bare Ground)
Denver, IN 46926

\$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

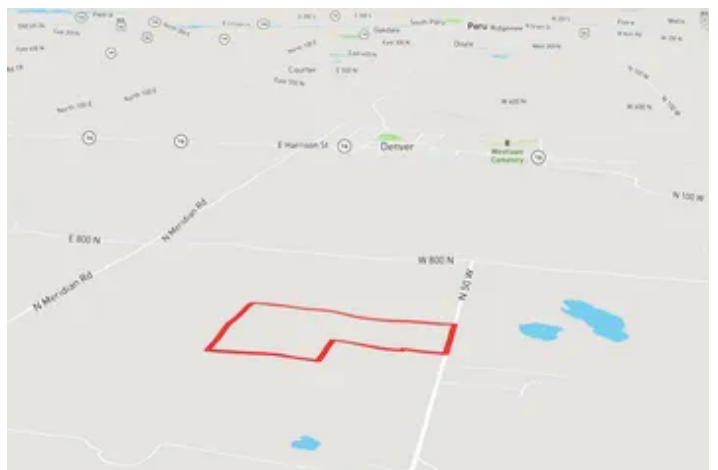
20

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. Boasting prime tillable soil, this property is an ideal canvas for agricultural pursuits, inviting farmers and investors alike to cultivate their dreams.

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!

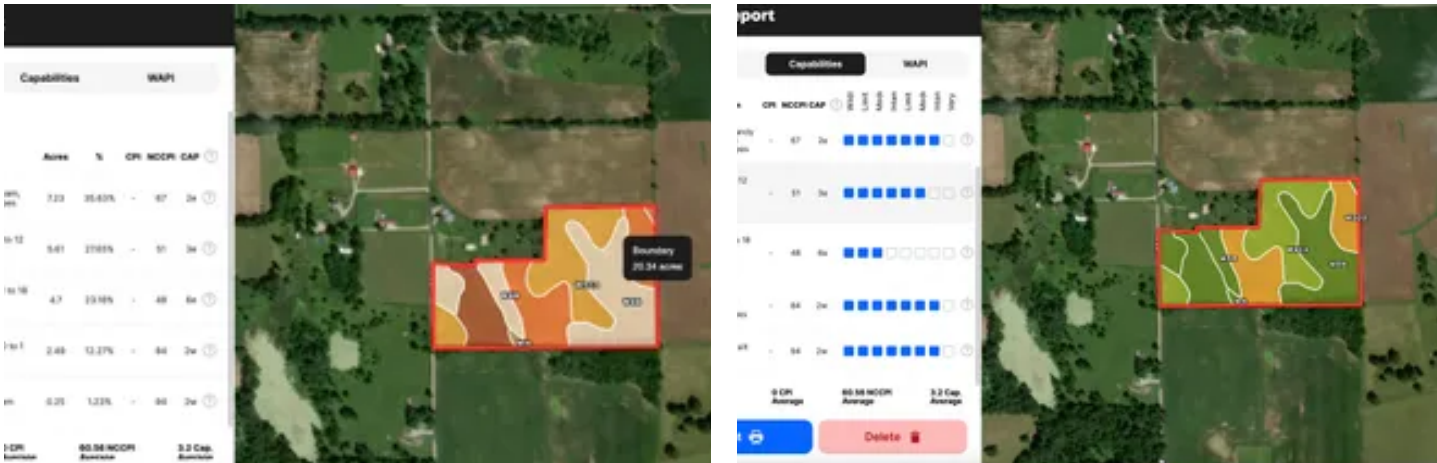
Location - Conveniently located just a short distance from the quaint town of Denver, residents can relish in the tranquility of rural living while still being within easy reach of essential amenities and services. Additionally, the proximity to Peru, Indiana, and the scenic Eel River ensures residents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

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

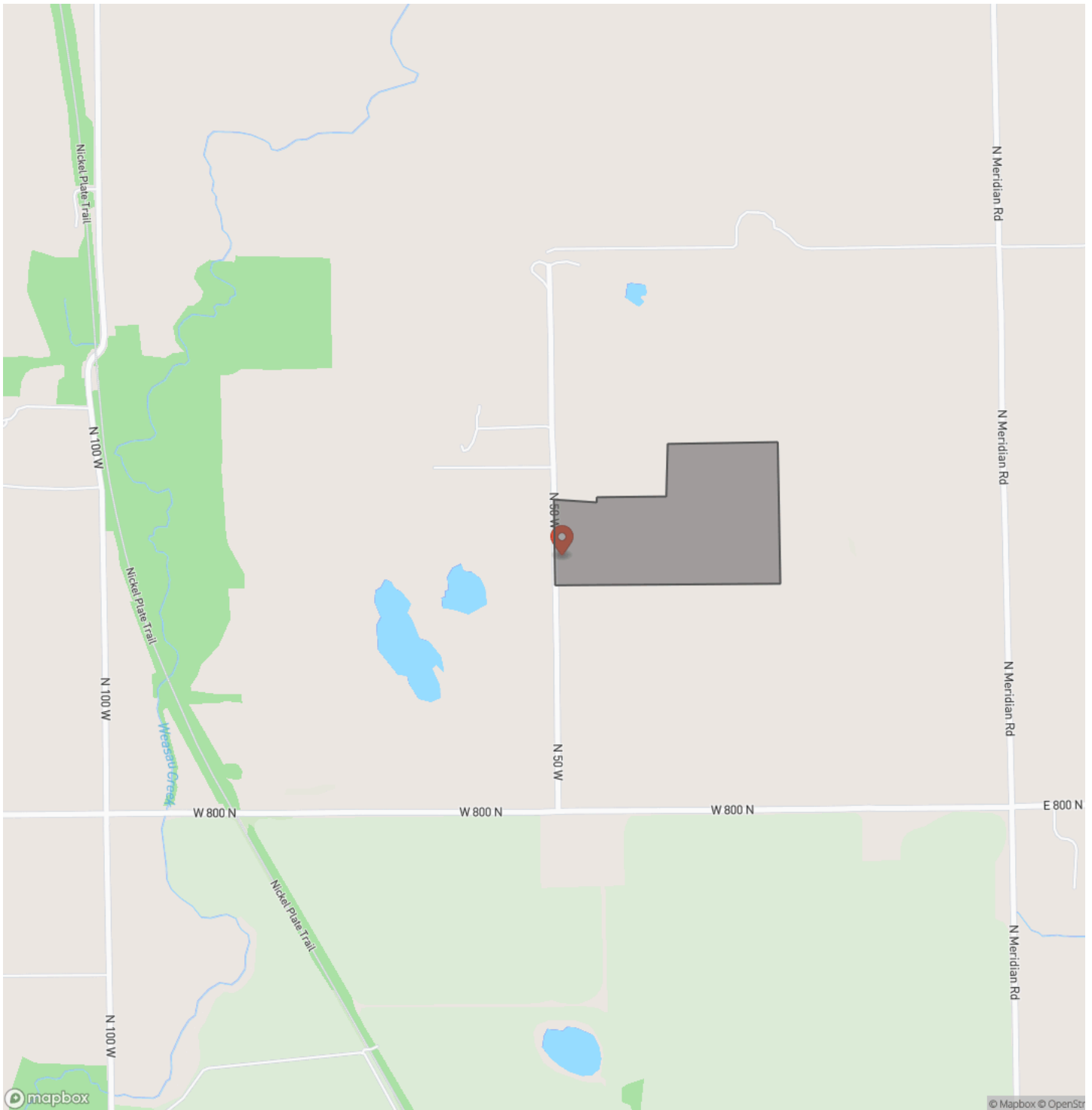
Income- Current cash rent is \$3,000 annually.

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

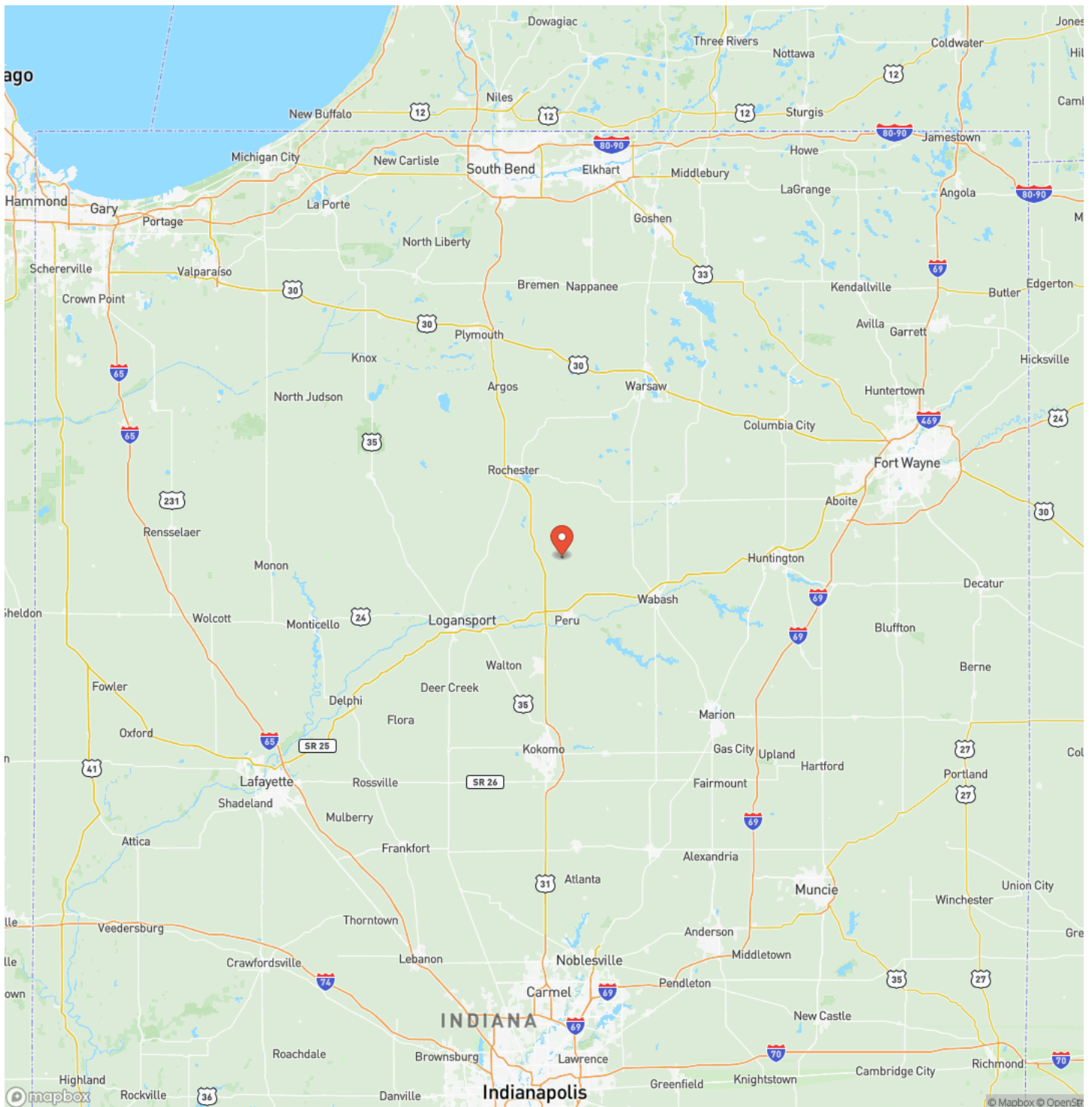
Denver, IN / Miami County



Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Mills

Mobile

(260) 571-5232

Office

(765) 505-4155

Email

tmills@mossyoakproperties.com

Address

2013 E Lou Ln

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

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/>
