

**LAND FOR SALE - 80 ACRES MIXED HABITAT, TILLABLE -
ALBANY, INDIANA - DELAWARE COUNTY
0 N CR 800 E
Albany, IN 47320**

\$700,000
80± Acres
Delaware County



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Albany, IN / Delaware County

SUMMARY

Address

0 N CR 800 E

City, State Zip

Albany, IN 47320

County

Delaware County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

40.278149 / -85.237069

Taxes (Annually)

1245

Acreage

80

Price

\$700,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-80-acres-mixed-habitat-tillable-albany-indiana-delaware-county-delaware-indiana/42649/>



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PROPERTY DESCRIPTION

For Sale: 80-Acre Delaware County Farm in Albany, Indiana

This picturesque 80-acre property is now available for sale in Albany, Indiana. Located at 0 N CR 800 E, this expansive piece of land offers unique opportunity to own a property with a perfect blend of productive tillable ground and lush timberland.

Key Features:

- Total Land Area: 80 Acres
- Approximately 40 Acres of Productive Tillable Ground
- Current Cash Rent Income: \$7,600 per year
- 40+/- Acres of Timberland with Mature Oaks (previously logged in 2000)
- Ample Hunting and Recreational Opportunities
- Annual Taxes: \$1,245

The property boasts approximately 40 acres of highly productive tillable land, generating an impressive \$7,600 per year in cash rent. This aspect makes it an excellent investment opportunity, providing a steady income stream.

Additionally, the parcel includes 40+/- acres of timberland, Whether you're a nature enthusiast or an avid hunter, this section of the prop offers countless opportunities for recreation and enjoying the great outdoors.

With just \$1,245 in annual taxes, this property offers an attractive proposition for prospective buyers.

What sets this farm apart is its rich history, having been in the same family for generations. This heritage adds a special touch to the property, making it a valuable piece of land with a unique story.

For more information and to seize this once-in-a-lifetime opportunity, contact the land specialist, Caleb Low, at [317-691-0462](tel:317-691-0462). Don't miss your chance to own this exceptional Delaware County farm!

Soil References

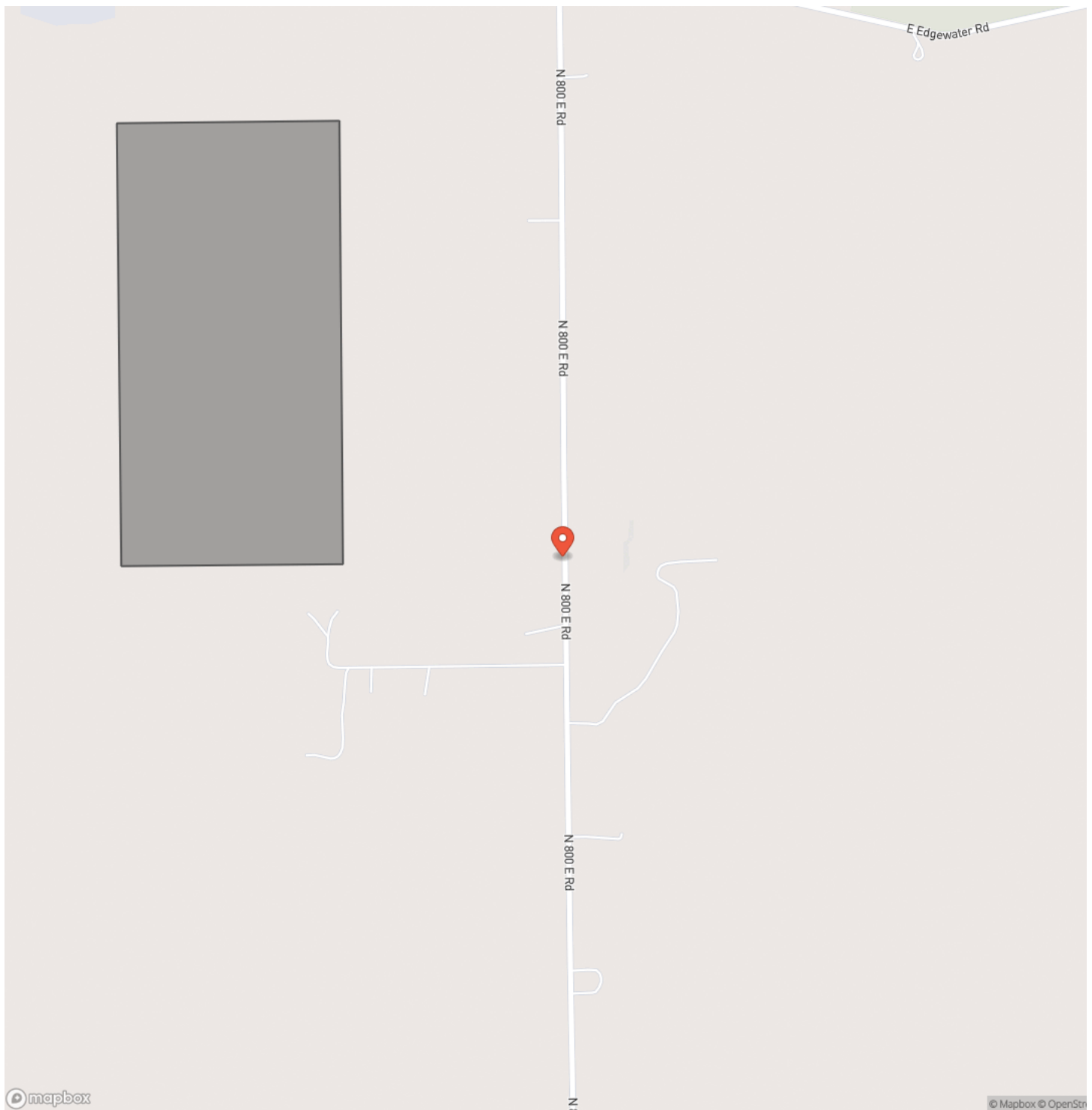
Soil Code	Soil Name	Total Acres	% of Field	NCCPI
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	23.7	60.7%	67.2
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	15.3	39.3%	76.5
	Total	39		70.9 avg



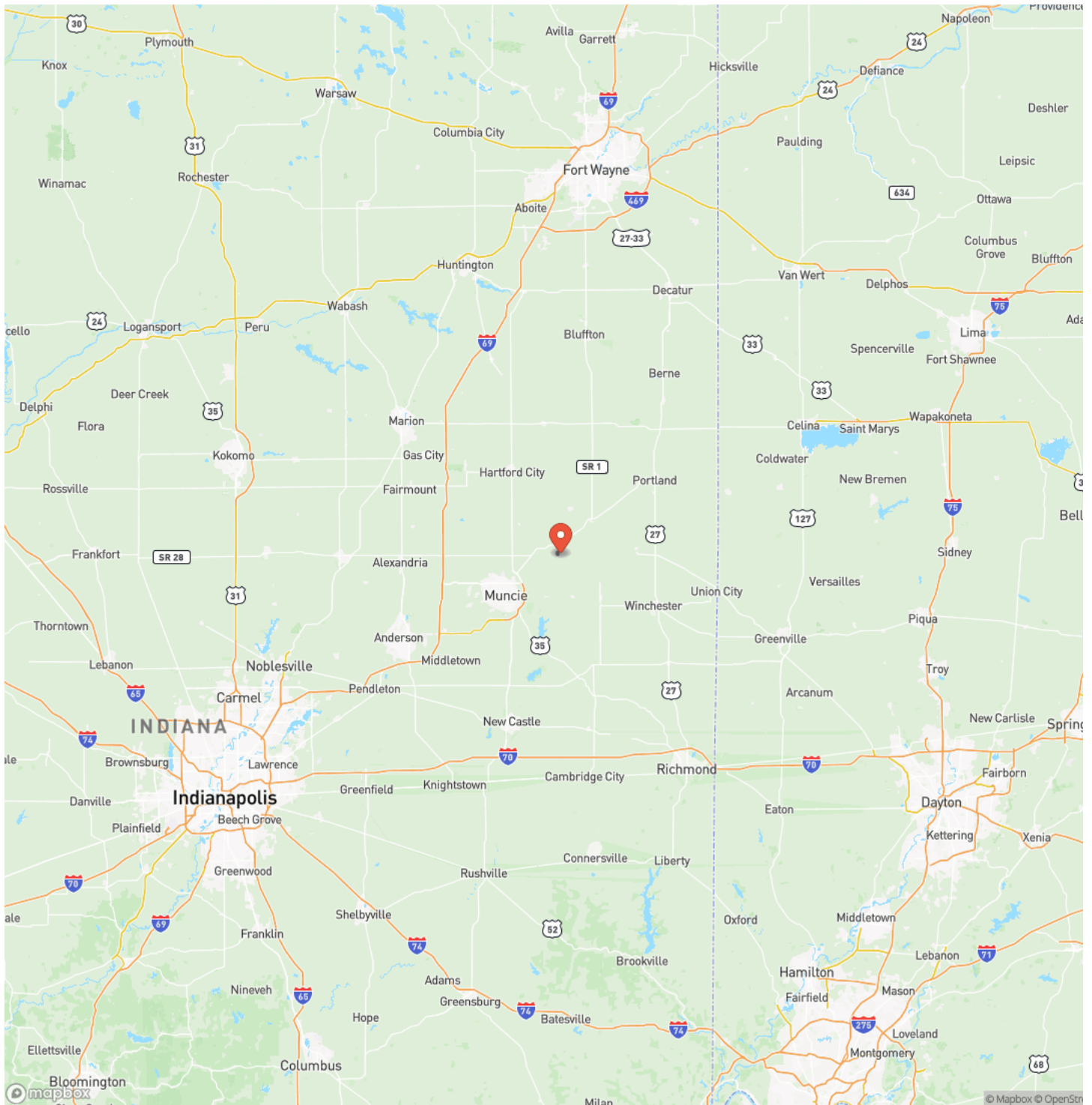
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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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 relation 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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MORE INFO ONLINE:

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