

**LAND FOR SALE - 78+/- ACRES, TILLABLE - NEW CASTLE,  
INDIANA - HENRY COUNTY**  
0000 N Muncie Pike  
New Castle, IN 47362

**\$1,247,688**  
78.050± Acres  
Henry County



## LAND FOR SALE - 78+/- ACRES, TILLABLE - NEW CASTLE, INDIANA - HENRY COUNTY

New Castle, IN / Henry County

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### SUMMARY

#### **Address**

0000 N Muncie Pike 1848

#### **City, State Zip**

New Castle, IN 47362

#### **County**

Henry County

#### **Type**

Farms, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

40.046733 / -85.325211

#### **Acreage**

78.050

#### **Price**

\$1,247,688

#### **Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-78-acres-tillable-new-castle-indiana-henry-county-henry-indiana/53783/>



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**

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### **PROPERTY DESCRIPTION**

Welcome to your opportunity to expand your agricultural operation with this prime parcel of land in Henry County, Indiana. Situated on approximately 78 acres, this tract, known as Tract 1 of a potential three-tract sale, offers fertile soil perfect for productive farming ventures.

Located at the intersection of 0000 N Muncie Pike and E 700 N, this parcel boasts ample road frontage, providing convenient access for transportation and logistical operations. Its strategic positioning just a few miles off Highway 36 ensures ease of connectivity to major transportation arteries, facilitating efficient distribution and market access.

The rich and productive soil found on this land presents an ideal canvas for various agricultural pursuits. Whether you're looking to expand your current farming enterprise, establish a new operation, or invest in land with strong potential for future development, this property offers endless possibilities.

With the option to purchase this tract individually or as part of the entire farm, you have the flexibility to tailor your investment to suit your specific needs and goals. Don't miss out on this rare opportunity to secure a valuable piece of farmland in a highly sought-after location. Final acreage is contingent on new survey.

Contact us today to learn more about how this parcel can be the cornerstone of your agricultural expansion or investment strategy. Seize the chance to grow your operation and reap the rewards of owning this exceptional land in Henry County, Indiana. For more information, contact Land Specialist, Caleb Low, at 317.691.0462 or at [mossyoaklow@gmail.com](mailto:mossyoaklow@gmail.com).

Soil Code	Soil Name	Total Acres	% of Field	NCCPI
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	Martisco muck, drained, loamy substratum	108.2	40%	73.2
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Ma

	Millgrove loam	104.2	38.5%	76.9
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**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**

Mx

Eldean silt loam, 0 to 2 percent slopes	29.4	10.9%	66.3
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EdA

Sleeth silt loam, 0 to 2 percent slopes	14.8	5.5%	87.5
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Sk

Washtenaw silt loam	5.7	2.1%	83.9
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Wb



Losantville clay loam, 12 to 18 percent slopes, severely eroded	4.6	1.7%	31.5
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LhD3

Losantville silt loam, 18 to 30 percent slopes, eroded	3.4	1.2%	14.4
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LeE2

Losantville silt loam, stony subsoil, 18 to 30 percent slopes, eroded 0.3	0.1%	15.1
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LsE2

Total	270.6	73.4 avg
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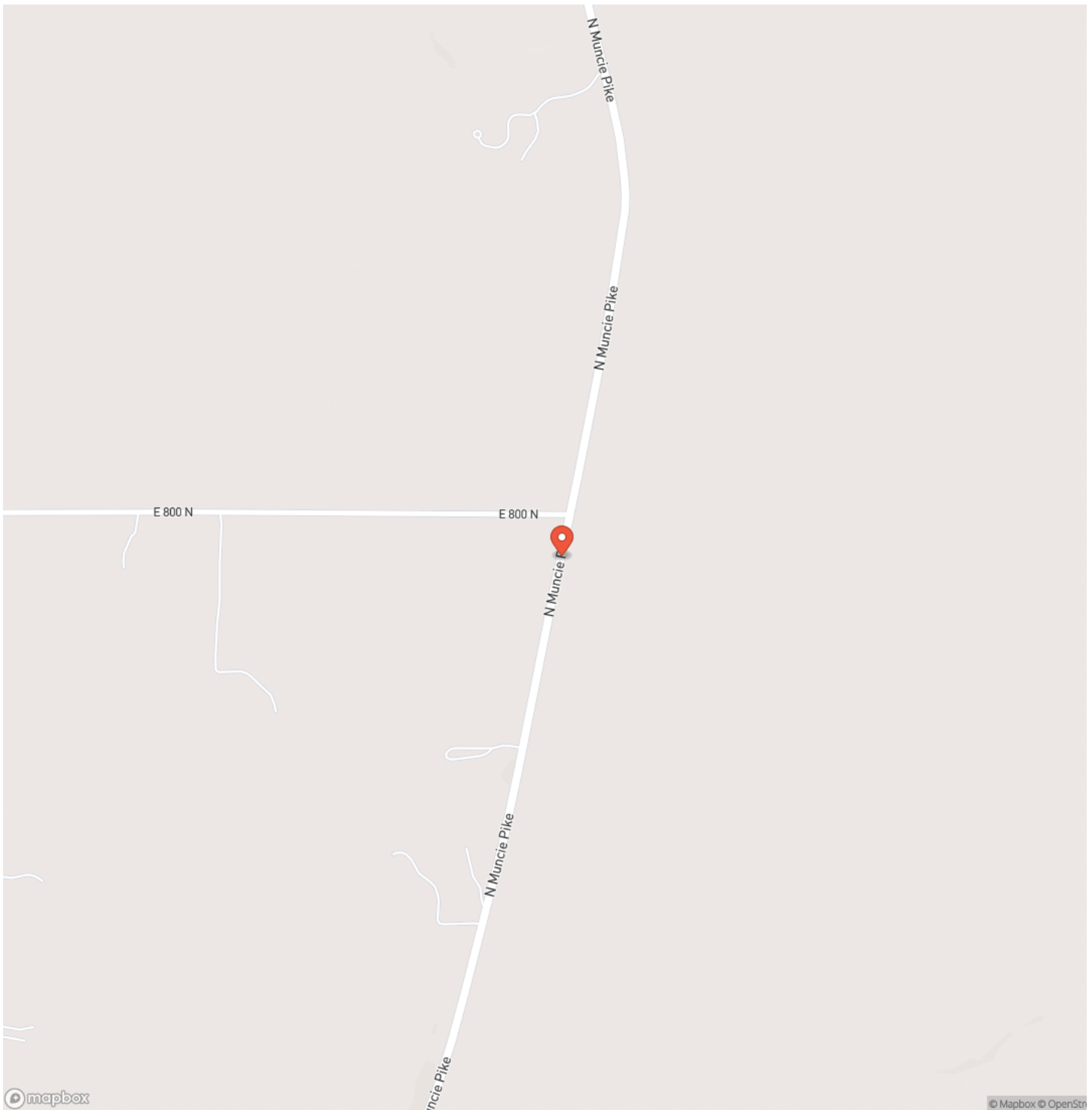


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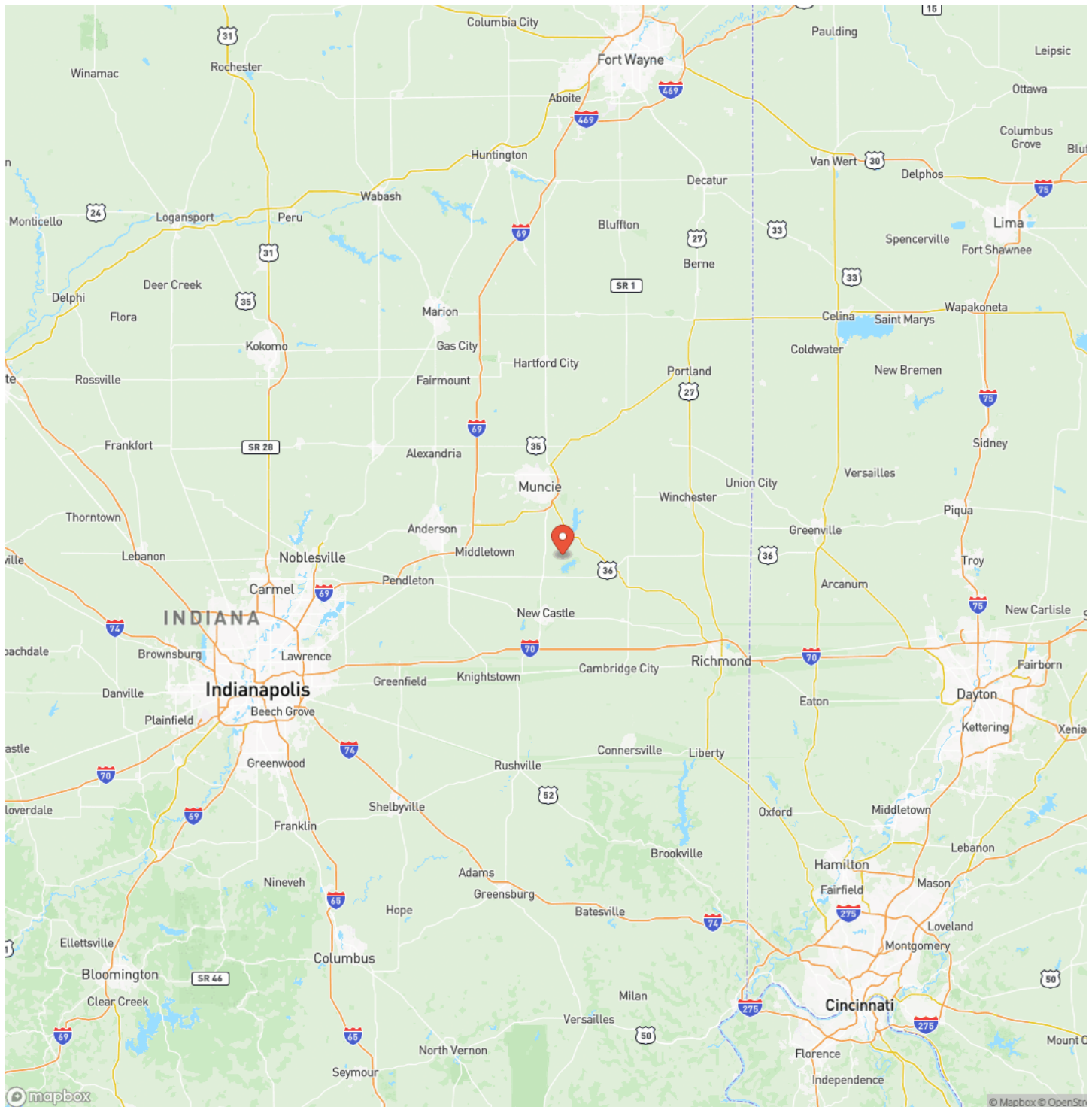
## Locator Map



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## Locator Map



## Satellite Map



## New Castle, IN / Henry County

**For more information contact:**



Caleb Low

(317) 691-0462

(317) 691-0462

clow@mossyoakproperties.com

4965 S Morristown Pike

Greenfield, IN 46140

[illegible]

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. 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.



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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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