

**LAND FOR SALE - 281 ACRES - TILLABLE - NEW CASTLE,
INDIANA - HENRY COUNTY**
0000 N Muncie Pike
New Castle, IN 47362

\$4,495,000
281± Acres
Henry County



LAND FOR SALE - 281 ACRES - TILLABLE - NEW CASTLE, INDIANA - HENRY COUNTY

New Castle, IN / Henry County

SUMMARY

Address

0000 N Muncie Pike

City, State Zip

New Castle, IN 47362

County

Henry County

Type

Farms, Recreational Land, Business Opportunity

Latitude / Longitude

40.042932 / -85.322027

Taxes (Annually)

5234

Acreage

281

Price

\$4,495,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-281-acres-tillable-new-castle-indiana-henry-county-henry-indiana/46789/>



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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PROPERTY DESCRIPTION

Description

This expansive 281+/- acre farm, comprising three parcels, is a rare opportunity for seasoned farmers and investors seeking tillable land with exceptional potential. Nestled in the heart of Henry County, Indiana, this property boasts incredible soil quality and great crop yields. Property Can be split. Final acres will be contingent on new survey.

Property Highlights:

Total Acreage: Approximately 281 acres +/-

Location: Off N Muncie Pike and E 700 N

Road Frontage: Over 2,200 feet along E 700 N and over 4,500 feet N Muncie Pike

- **Tillable Farmland:** The farm is predominantly composed of rich, tillable soil, making it ideal for various crops
- **Great Soil Quality:** The property's soil quality is exceptional, providing an excellent foundation for continued high yields
- **Convenient Access:** Situated a few miles off Hwy 36 and on N Muncie Pike, this farm offers easy access for equipment, transportation, and distribution.

Soil References

Soil Code	Soil Name	Total Acres	% of Field	NCCPI
Ma	Martisco muck, drained, loamy substratum	108.2	40%	73.2
Mx	Millgrove loam	104.2	38.5%	76.9
EdA	Eldean silt loam, 0 to 2 percent slopes	29.4	10.9%	66.3
Sk	Sleeth silt loam, 0 to 2 percent slopes	14.8	5.5%	87.5
Wb	Washtenaw silt loam	5.7	2.1%	83.9
LhD3	Losantville clay loam, 12 to 18 percent slopes, severely eroded	4.6	1.7%	31.5
LeE2	Losantville silt loam, 18 to 30 percent slopes, eroded	3.4	1.2%	14.4
LsE2	Losantville silt loam, stony subsoil, 18 to 30 percent slopes, eroded	0.3	0.1%	15.1
Total		270.6		73.4 avg

Investment Opportunity: Whether you're an experienced farmer looking to expand your operations or an astute investor seeking a valuable asset, this farm presents an enticing opportunity. With a solid track record of productivity and prime location, the potential for income and growth is substantial.

Location: Henry County, Indiana, is known for its fertile farmland.

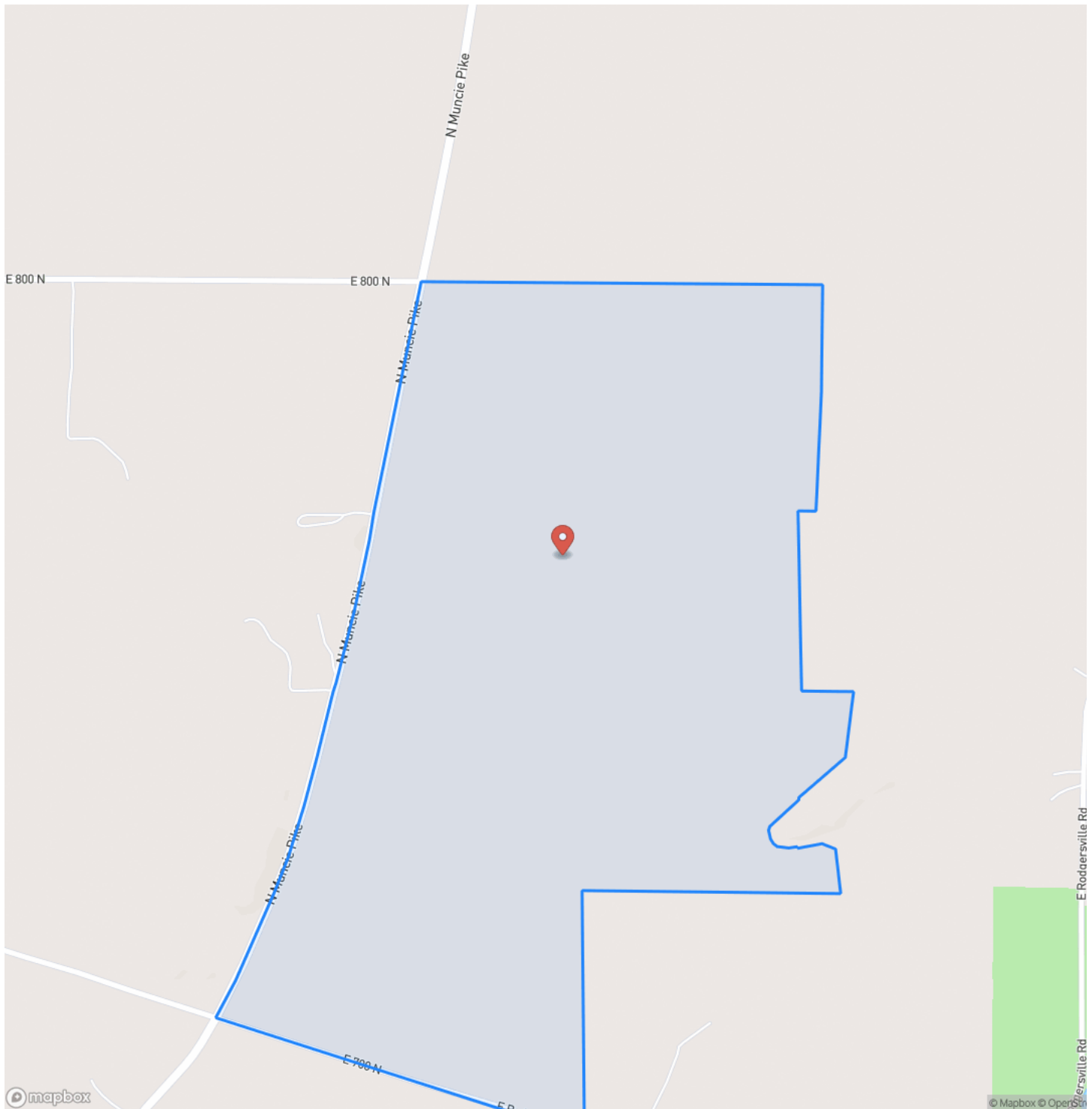
For more information call or text Land Specialist Caleb Low at [317-691-0462](tel:317-691-0462) or Elizabeth Trennepohl at [616-690-3194](tel:616-690-3194).



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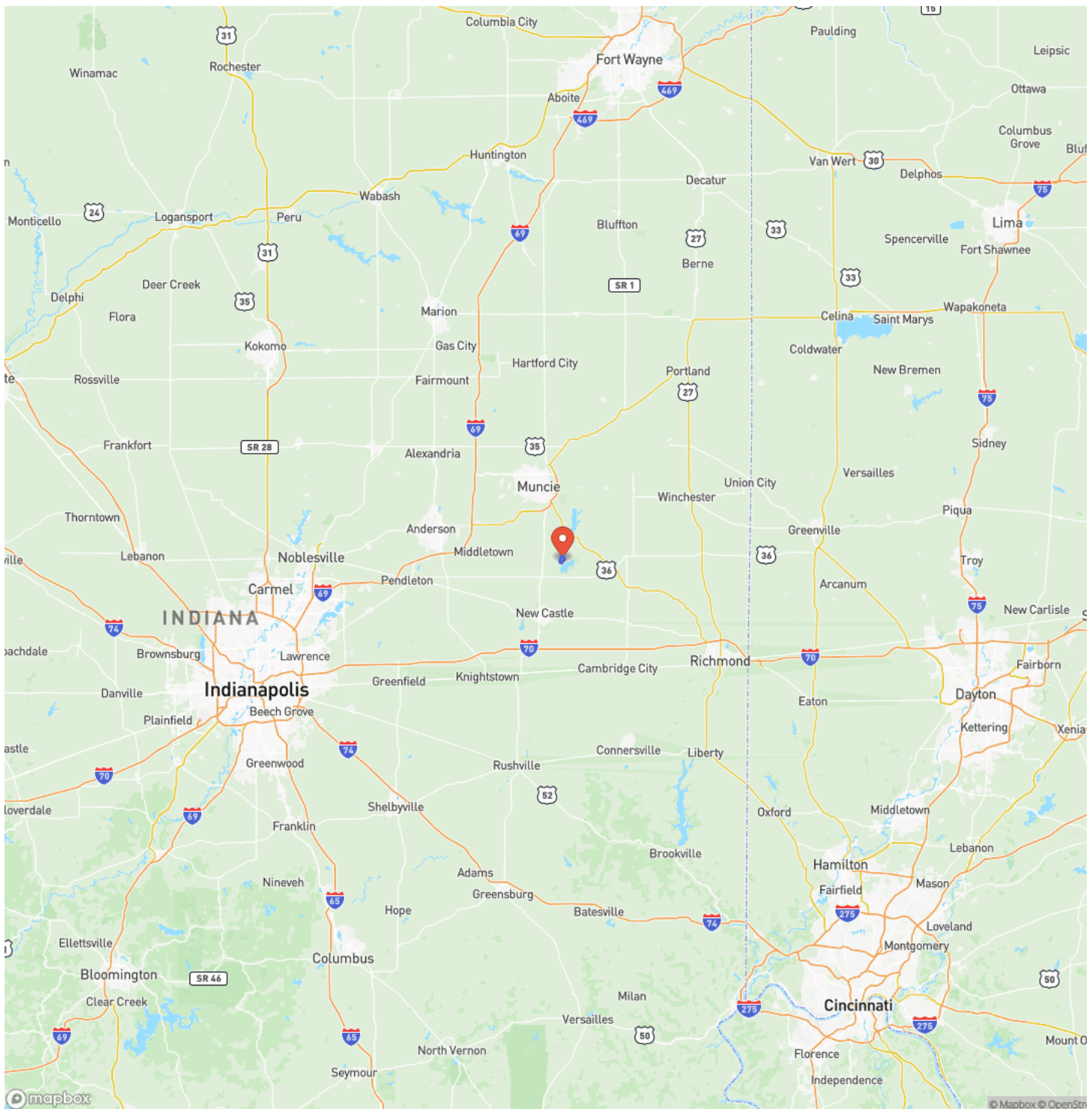


Locator Map



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Locator Map



Satellite Map



New Castle, IN / Henry County

For more information contact:



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4965 S Morristown Pike

Greenfield, IN 46140

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