9.63 Tillable Acres Albany, IN
9301 N 416 E
Albany, IN 47320

$153,000
9.63± Acres
Delaware County







SUMMARY

Address
9301 N 416 E

City, State Zip
Albany, IN 47320

County
Delaware County

Type
Hunting Land, Farms, Undeveloped Land

Latitude / Longitude
40.27278 / -85.309125

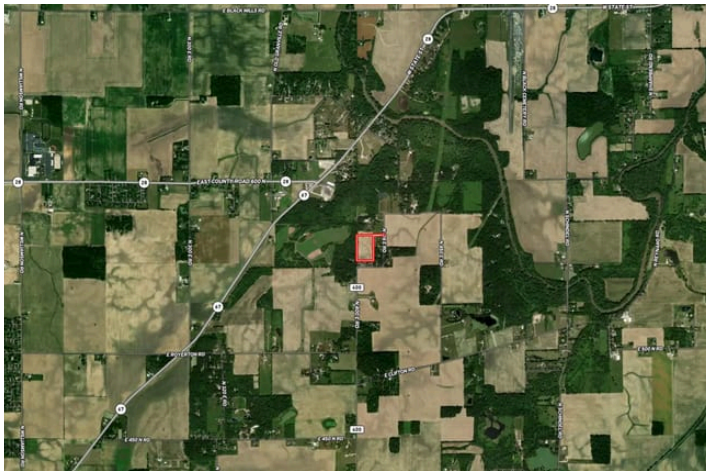
Taxes (Annually)
$562.56

Acreage
9.63

Price
$153,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

9.63 acres of productive tillable ground on the edge of Albany in Delaware County.

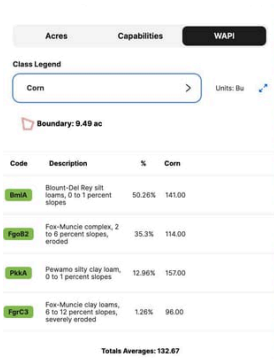
- Soils carry a 66 NCCPI, with a 133 WAPI for corn and a 44 WAPI for soybeans
- Open, workable row crop ground with road access
- Potential build sites for a country home, shop, or barndominium
- No soil, perc, or septic testing has been completed. Buyer to verify buildability with the Delaware County Health Department and Planning Department
- Minutes from State Road 67 and State Road 28
- Roughly 20 minutes to Ball State University and downtown Muncie
- Delaware Community School Corporation, Delta High School district
- Taxes of $562.56 payable 2026 under current farmland classification
- Buyer to verify acreage, utility availability, zoning, and permitted use

For additional information, contact Land Specialist, Cade Rogers, at 870-819-1041.

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Albany, IN / Delaware County

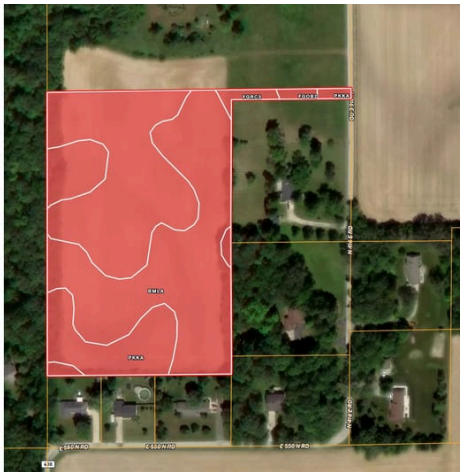


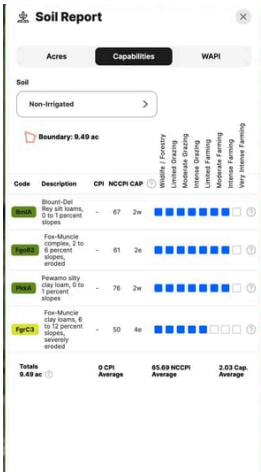








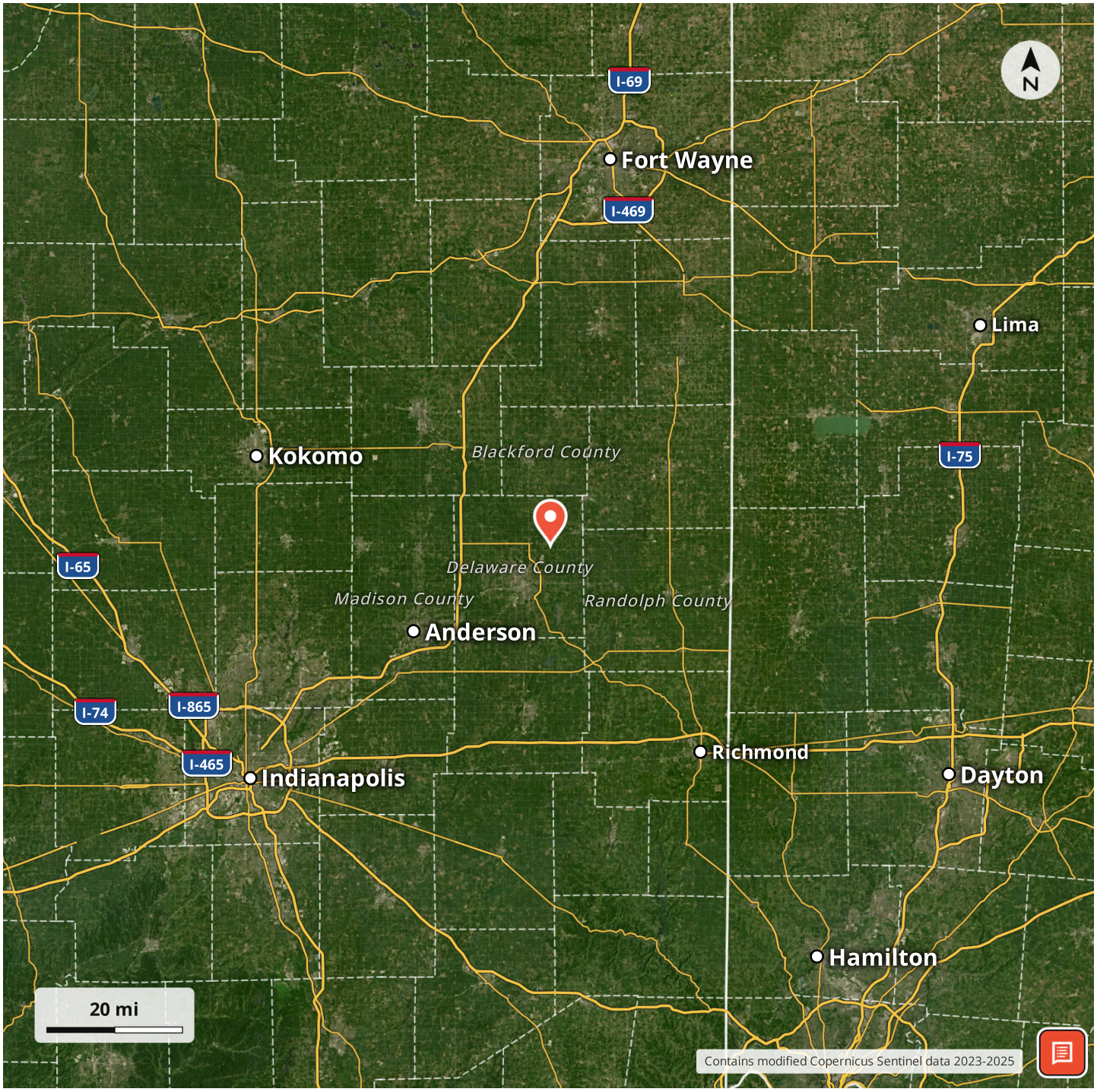




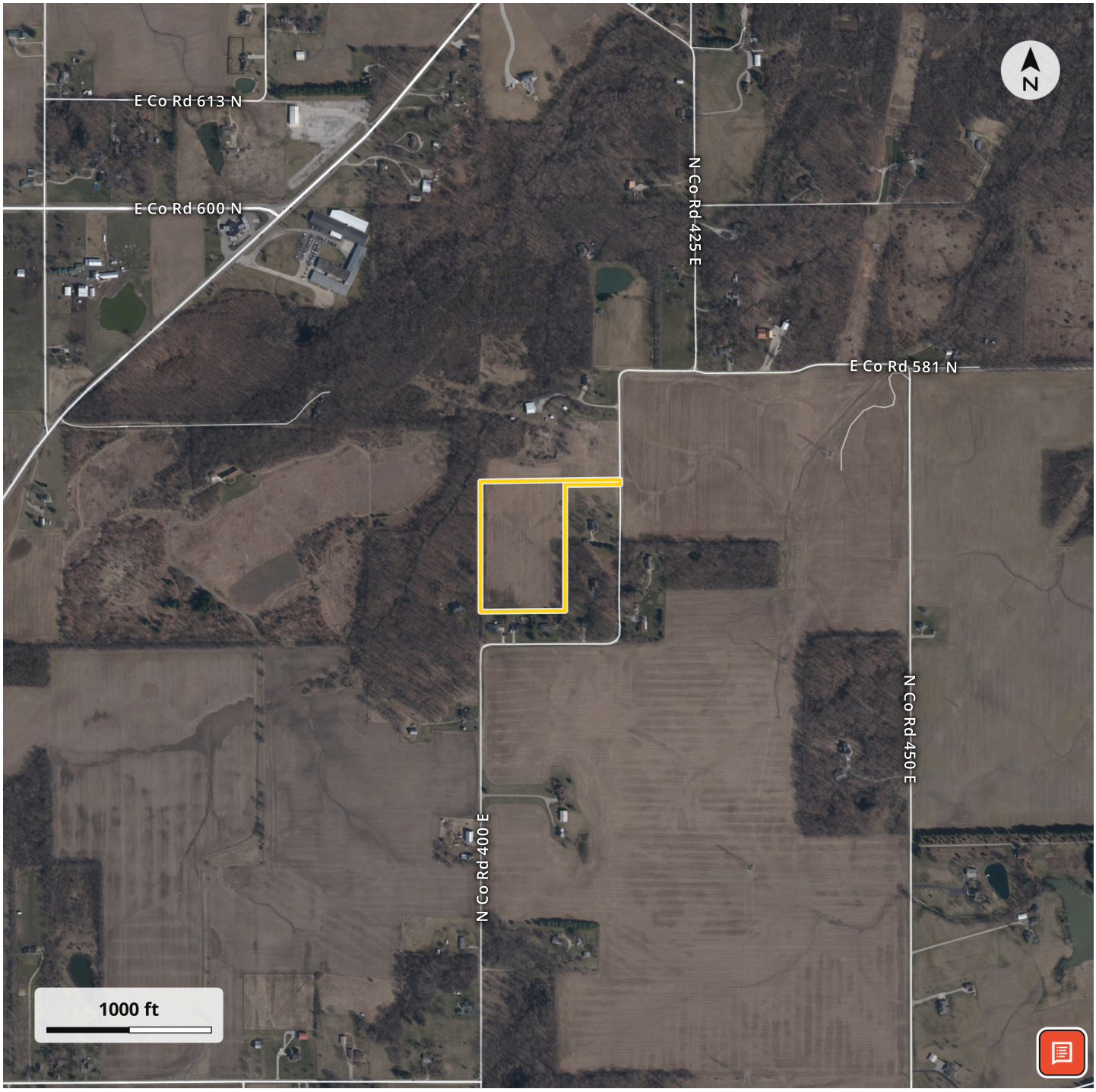




Regional Map



Locator Map


E Co Rd 613 N
E Co Rd 600 N
N Co Rd 425 E
E Co Rd 581 N
N Co Rd 450 E
N Co Rd 400 E
N
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
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DISCLAIMERS

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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 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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