

85.15 ACRES+/-

SHELBY COUNTY, IN



Listing Price: \$585,000

#1882 Farm

PROPERTY DESCRIPTION

This farm has an excellent return on investment. Bringing \$245 per acre plus the potential to subdivide into building sites. This farm is close to the busy intersection of Interstate 74 and State Highway 44. Yet, has a country feel. The town of Shelbyville is located near, with many restaurants, grocery stores and hardware stores. The rolling topography will make excellent building sites, which is surrounding the farm now. There is a small stream on the south side of the farm that has wildlife and could have 4 wheeler trails. This property is about 8 miles from the Famous Grand Casino; which features horse racing, table games and entertainment.

PROPERTY FEATURES

- High % tillable
- WAPI of 138.8
- Rolling terrain
- Great fertility
- 8 miles to Grand Casino
- Shelbyville is close with grocery stores & restaurants
- Small stream on south side

LANDPROZ

ANDREW FANSLER

LANDPROZ OF INDIANA
BROKER
Indiana
317-557-0577
andrewfansler@landproz.com



LANDPROZ

ERIC RICHARDS

LANDPROZ OF INDIANA
BROKER / FARM MANAGER
Indiana
317-557-1376
ericrichards@landproz.com

