

140.16 ACRES+/-

HENDRICKS COUNTY, IN



Listing Price \$1,169,000 or \$8,350/Acre

#1913 Farm

PROPERTY DESCRIPTION

Property features 95% tillable; with the remainder in CRP. This beautiful farm has a slight roll that makes perfect surface drainage into the CRP waterways. The farm lays on a paved county road just .6 of a mile to State Highway 75. It is approximately 2.5 miles from a Gavilon grain facility. The property has a Weighted Average Production Index of 159.6 and an NCCPI of 69. It has the capability of being a high productive farm with 200bu.+ Corn. The farm is also well fenced on 2 sides for grazing possibilities, has established hay crop, and sits just 8 miles from the beautiful Herritage Lake located in Coatsville Indiana.

PROPERTY FEATURES

- 159.6 WAPI
- 69 NCCPI
- Located on a paved frontage road
- Surface drainage into CRP waterways
- Highly productive
- 25 minutes to Avon, IN for restaurants and shopping

LANDPROZ

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