

**15.15 ACRES +/-**

**SHELBY COUNTY, IN**



**Listing Price \$185,000 or \$12,211 Per Acre**

**#2051 Farm**

## PROPERTY DESCRIPTION

15.15 +/- acres perfect for a hobby farm. FSA recognizes 5.02 +/- tillable acres; however there is more that could be tillable. This farm has 1 small barn with metal siding and roof. A larger barn with hayloft and concrete floors is also on the property. An open face lean-to is great for equipment or hay storage. This farm is 26 miles from downtown Indianapolis and is located near the growing community of New Palestine, IN.

## PROPERTY FEATURES

- 10 +/- Cropland acres
- Nice building site
- Hobby farm
- Great proximity to Indianapolis and Interstates
- Vintage barns with many years of life left
- Possibility for many building sites
- Real Estate Taxes \$340.42
- Near the growing community of New Palestine, IN

# LANDPROZ

**ERIC RICHARDS**

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

