

# FOR SALE

## RURAL ESTATE POTENTIAL

**53.43+/-**  
**TOTAL ACRES**

### FARMLAND • RECREATIONAL

43.1+/- Tillable Acreage • 10.2+/- Woods

### NOT FAR FROM LAFAYETTE, IN -

Productive tillable land, wooded acreage, and Kilmore Creek frontage just southeast of Mulberry. This versatile property offers exceptional potential for farming, a potential building site, recreation, or long-term investment.

**LISTING PRICE: \$577,000**

#### Sam Clark

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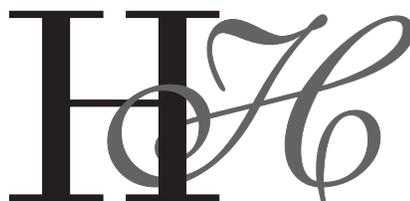
#### Jim Clark

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**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**Halderman-Harmeyer**  
Real Estate Services





**53.43+/- ACRES**

43.1+/- Tillable  
10.2+/- Woods  
0.13+/- Non-Tillable

**PLEASE NOTE:**  
Sellers are open to splitting the farm into a north and south tract.

**PROPERTY LOCATION**

Approx. 3775 N Hamilton Road, Mulberry, IN 46058

Southeast of Mulberry, IN along the east side of Hamilton Road in Madison Township, Clinton County.

**PROPERTY TYPE**

Farm, Potential Building Site, Recreational, Timber

**SCHOOL DISTRICT**

Clinton Prairie Schools

**TOPOGRAPHY**

Level to Gently Rolling

**ZONING**

A-1 Agricultural

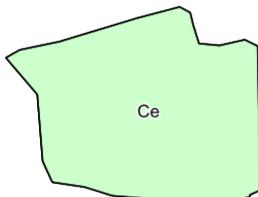
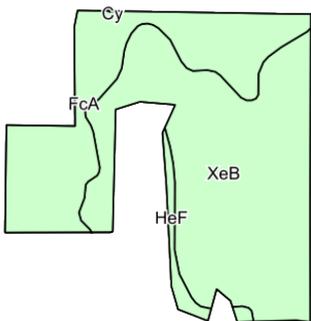
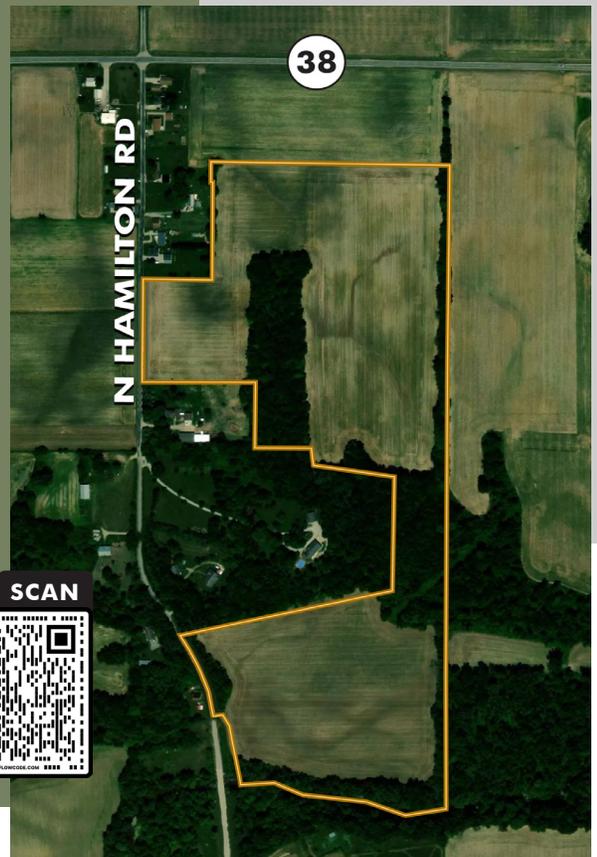
**ANNUAL TAXES**

\$1,271.90



**VIEW DRONE FLIGHT, PHOTOS AND MORE!**

Access additional photos, drone footage, and further details about this property.



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
XeB	Xenia silt loam, 2 to 4 percent slopes	17.26	156	54
Ce	Ceresco loam	15.70	113	30
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	9.23	168	62
HeF	Hennepin silt loam, 18 to 50 percent slopes	0.87		

**WEIGHTED AVERAGE (WAPI) 139.7 45.9**

**HLS#SFC-13209**

Additional information including photos and maps are available at halderman.com.

