

FOR SALE



35+/- ACRES

TRANSITIONAL FARMLAND

32.9+/- Tillable Acreage

1.6+/- Building Site • 0.5+/- Non-Tillable



BORDERING SHERIDAN, IN - Exceptional investment opportunity featuring productive farmland with ample road frontage. Positioned in the path of Hamilton County's growth corridor, with nearby infrastructure improvements, this tract offers both current farm income and strong long-term upside and development opportunities.

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LISTING PRICE: \$1,400,000



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services



TRANSITIONAL FARMLAND



PROPERTY LOCATION

Approx. 22600 Mule Barn Road, Sheridan, IN 46069

South of Sheridan, IN at the southwest corner of the intersection of 226th Street and Mule Barn Road in Adams Township, Hamilton County.

ACREAGE BREAKDOWN

32.9+/- Tillable, 1.6+/- Building Site, 0.5+/- Non-Tillable

PROPERTY TYPE

Farm, Development
Transitional

ZONING

Agricultural

SCHOOL DISTRICT

Sheridan Community Schools

ANNUAL TAXES

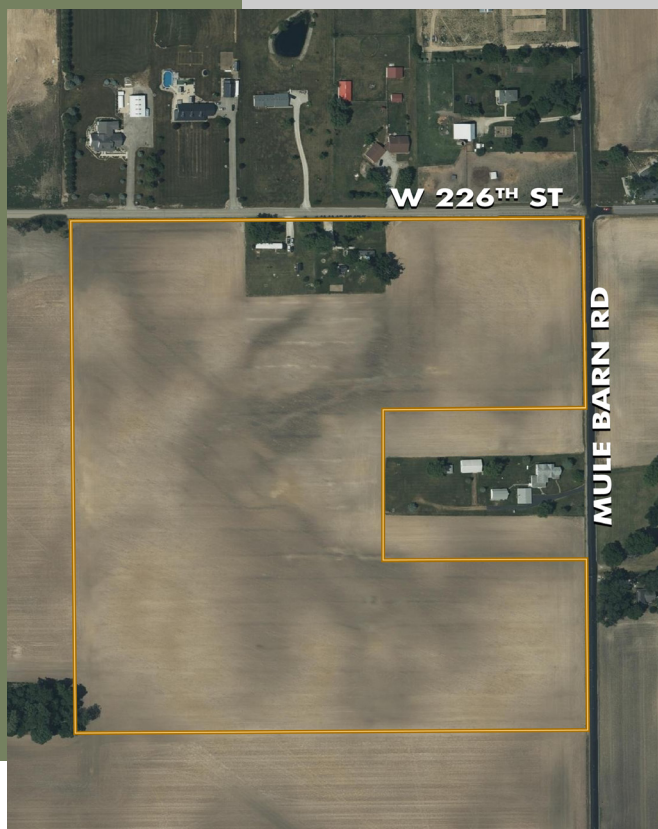
\$2,376

TOPOGRAPHY

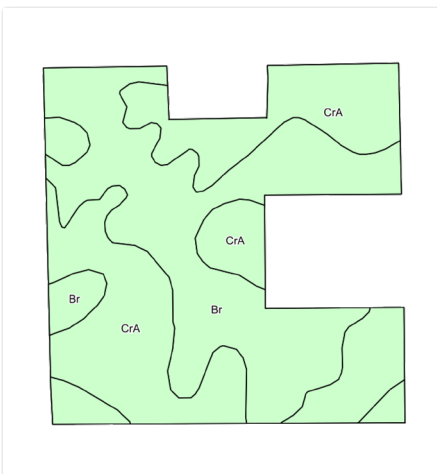
Level

DITCH ASSESSMENT

\$76



Additional information is available at halderman.com.



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	16.53	155	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	16.37	173	51
WEIGHTED AVERAGE (WAPI)			164	51

VIEW DRONE FLIGHT, PHOTOS AND MORE!

Learn more about this property including accessing additional photos, drone footage, and maps.

HLS#SFC-13229

