

INDIANA

UNION TWP | BOONE CO

# FOR SALE

**40+/- ACRES • PRODUCTIVE CROPLAND**  
POTENTIAL BUILDING SITE

**Located between Sheridan and Zionsville, Indiana** - this large parcel of land features an abundance of opportunity from farming the tillable acreage to development potential (with road frontage along County Road 1200 E/Hamilton Boone County Line Road) or a potential building site in the Zionsville Community School District.

**LISTING PRICE: \$1,495,000**

OPTION TO PURCHASE IN 20+/- ACRE TRACTS



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



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HLS# LAP-13041 (24)



## LISTING PRICE

\$1,495,000

## TRACT BREAKDOWN

39.6+/- Tillable

0.4+/- Roads/Other

Option to purchase  
in 20+/- Acre Tracts

## PROPERTY LOCATION

On the southwest corner of  
the intersection of CR 200  
N and CR 1200 E/Hamilton  
Boone County Line Road in  
Union Twp, Boone Co.

## PROPERTY TYPE

Development, Farm,  
Potential Building Site

## SCHOOL DISTRICT

Zionsville Community Schools

## TOPOGRAPHY

Level to Gently Rolling

## ZONING

Agricultural

## ANNUAL TAXES

\$2,592.92\*

\*Based on 80+/- Farm



FARM FROM SOUTHEAST



FARM FROM NORTHEAST



FARM FROM EAST

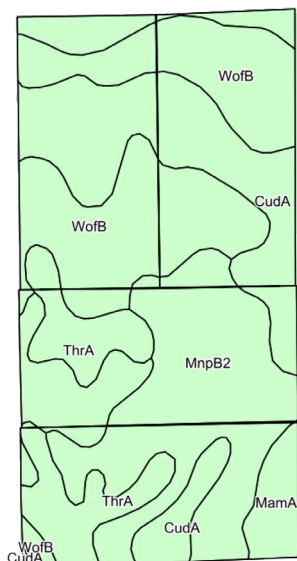
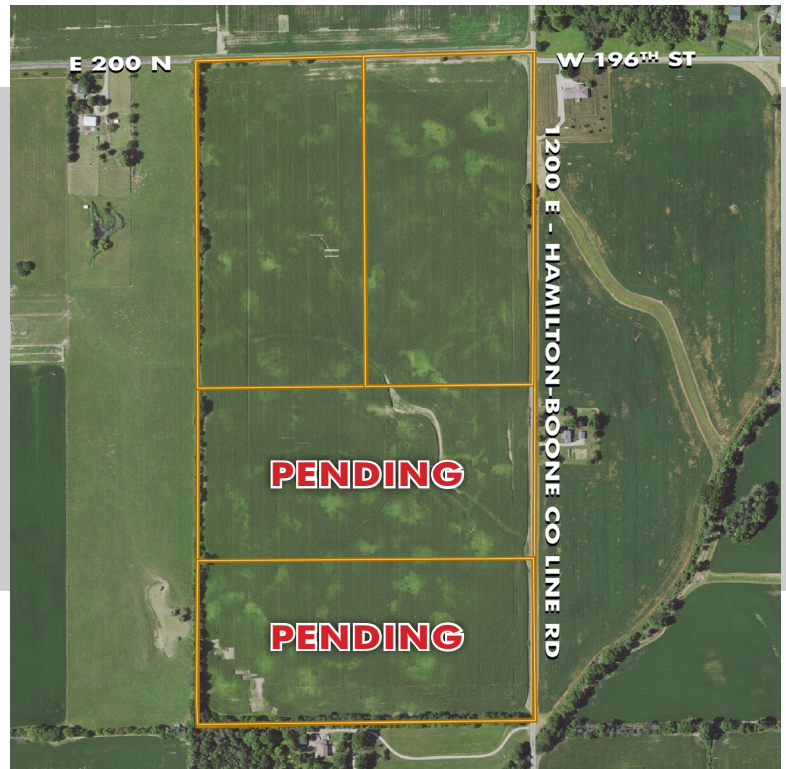


E 200 N - W 46TH ST  
INTERSECTION ROAD FRONTAGE



## DRONE FLIGHT & MORE!

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



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CudA	Crosby silt loam, fine-loamy subsoil, 0 to percent slopes	24.90	154	51
WoFB	Williamstown-Crosby silt loams, 2 to 4 percent slopes	22.80	145	46
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	20.17	142	49
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	8.58	181	64
MamA	Mahalasville silty clay loam, 0 to 2 percent slopes	2.82	175	61
WEIGHTED AVERAGE (WAPI)			152	50.8