

FOR SALE

PRODUCTIVE TILLABLE FARMLAND



LOCATED NEAR FAST GROWING NOBLESVILLE, INDIANA -

This large parcel of mostly tillable land is located on the north side of State Road 38, with approximately 1097 feet of frontage along the highway. The Noblesville location is ideally suited for those seeking farm investment or development and transitional opportunities.

LISTING PRICE: \$1,200,000

67.76+/- ACRES

LARGE PARCEL

Contact us today!



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HLS# SFC-13126 (25)

LISTING PRICE

\$1,200,000

TRACT BREAKDOWN

65+/- Tillable, 1.66+/- Woods

1.1+/- Non-Tillable

PROPERTY LOCATION

Approximately 16200 E State Road 38
Noblesville, IN 46060

East of Noblesville, IN along the
north side of SR 38 approximately
0.25 miles east of Cyntheanne Road in
Wayne Township, Hamilton County

SCHOOL DISTRICT

Hamilton Southeastern Schools

TOPOGRAPHY

Gently Rolling

ZONING

A-2

PROPERTY TYPE

Development, Farm, Transitional

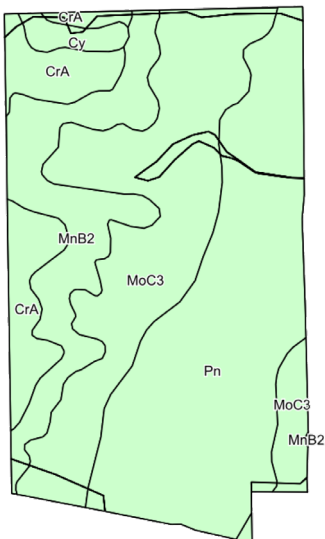
ANNUAL TAXES

\$2,619.10

VIEW DRONE FLIGHT, PHOTOS AND MORE!

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

SCAN



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Pn	Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	26.86	173	61
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	22.10	126	44
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	10.78	142	49
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	6.85	155	51
Cy	Cyclone silt loam, 0 to 2 percent slopes	1.27	185	65
WEIGHTED AVERAGE (WAPI)			151.2	52.6

Additional information including photos and a drone flight are available at halderman.com.

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