

FOR SALE

147.12 +/- ACRES

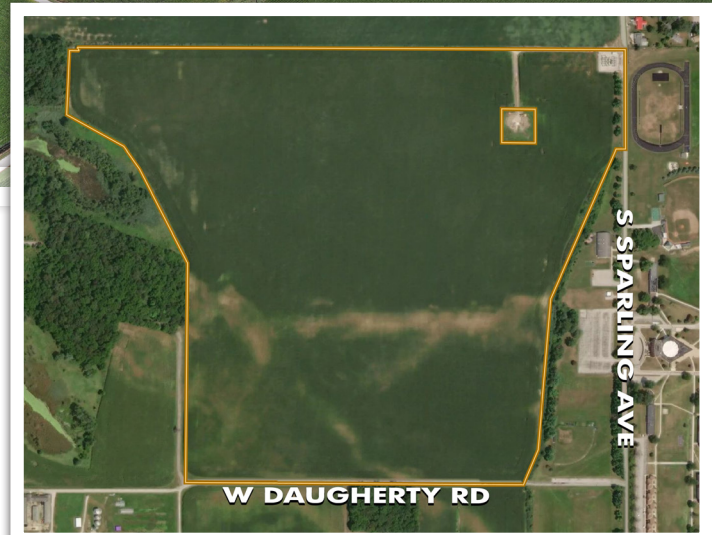
143 +/- TILLABLE | 4.12 +/- OTHER

LOCATED: RENSSELAER, INDIANA

Opportunity to own this large parcel of farmland featuring 143 tillable acres with road frontage along Daugherty Road and Sparling Avenue in Jasper County.

Situated adjacent to Saint Joseph College making this property ideal for development potential. All utilities are located right next to the property. The City's Housing Study is available upon request. Contact us for a private showing today!

LISTING PRICE: \$2,100,000



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HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



LISTING PRICE

\$2,100,000

TRACT BREAKDOWN

147.12+/- ACRES

143+/- Tillable | 4.12+/- Other

PROPERTY LOCATION

West of Saint Joseph College in Rensselaer, IN along S Sparling Avenue and W Daugherty Road in Marion Township, Jasper County.

PROPERTY TYPE Development
ZONING Agricultural

VIEW DRONE FLIGHT, PHOTOS AND MORE!

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

SCAN



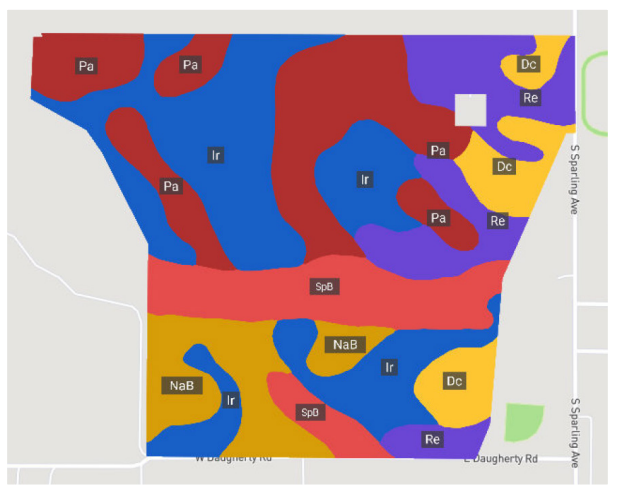
HLS#JPW-13155 (25)

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DEVELOPMENT POTENTIAL ADJACENT TO SAINT JOSEPH COLLEGE



CITY OF RENSSELAER HOUSING STUDY AVAILABLE UPON REQUEST



SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	WAPI
Ir	Iroquois fine sandy loam	47.1	170
Pa	Papineau sandy loam	33.5	160
SpB	Sparta sand, 2 to 6 percent slopes	20.6	90
Re	Rensselaer loam, 0 to 1 percent slopes	20.4	172.5
NaB	Nesius fine sand, 1 to 3 percent slopes	15.1	105
Dc	Darroch loam	11.5	165