

INDIANA | CLINTON CO | MICHIGAN TWP

FOR SALE

PRODUCTIVE CROPLAND • WOODS

107.71 +/- ACRES

91.7 +/- TILLABLE • 14.7 +/- WOODS

VERSATILE FARM OPPORTUNITY

Own this large tract of land with mostly tillable acreage and woods. A property well suited for owner-operators, investors, or recreational buyers. Contact us today to learn more.

View additional property details and photos at halderman.com/property-listings.

LISTING PRICE: \$1,340,000



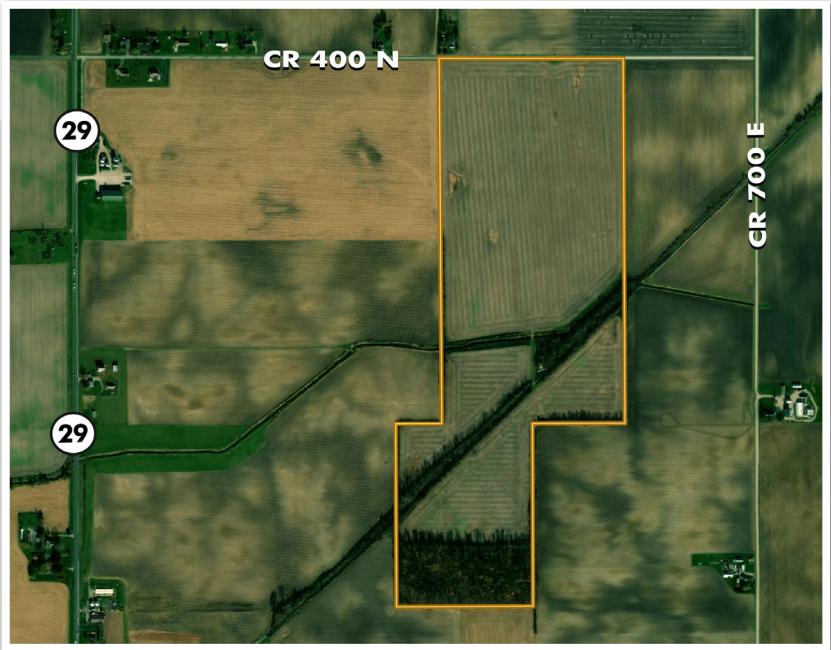
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107.71+/- ACRES • VERSATILE FARM
PRODUCTIVE CROPLAND • WOODS



LISTING PRICE
\$1,340,000

PROPERTY LOCATION
Approx. 6675 E CR 400 N
Michigantown, IN 46057

Northeast of Michigantown,
IN along the south side of
CR 400 N, approx. 0.5 miles
east of SR 29 in Michigan
Township, Clinton County.

SCHOOL DISTRICT
Clinton Central Schools

ZONING
A-1 Agricultural

TOPOGRAPHY
Level

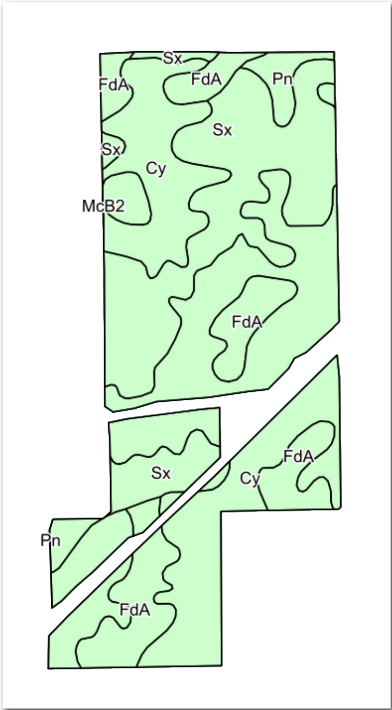
PROPERTY TYPE
Farm, Residential

ANNUAL TAXES
\$4,447.30

DITCH ASSESSMENT
\$322.94

HLS#SFC-13194

VIEW MORE PROPERTY
INFO, PHOTOS AND
DRONE FLIGHT.



KEY SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Cy	Cyclone silt loam, 0 to 2 percent slopes	46.39	185	65
Sx	Starks silt loam, 0 to 2 percent slopes	27.34	164	53
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	14.64	156	51
Pn	Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	3.35	173	61
WEIGHTED AVERAGE (WAPI)			173.7	59



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