

FOR SALE

RURAL ESTATE POTENTIAL

53.43+/-
TOTAL ACRES

FARMLAND • RECREATIONAL

43.1+/- Tillable Acreage • 10.2+/- Woods

NOT FAR FROM LAFAYETTE, IN -

Productive tillable land, wooded acreage, and Kilmore Creek frontage just southeast of Mulberry. This versatile property offers exceptional potential for farming, a potential building site, recreation, or long-term investment.

LISTING PRICE: \$577,000

Sam Clark

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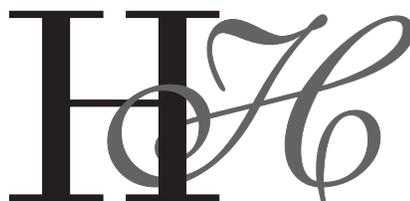
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HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services





53.43+/- ACRES

43.1+/- Tillable
10.2+/- Woods
0.13+/- Non-Tillable

PLEASE NOTE:
Sellers are open to splitting the farm into a north and south tract.

PROPERTY LOCATION

Approx. 3775 N Hamilton Road, Mulberry, IN 46058

Southeast of Mulberry, IN along the east side of Hamilton Road in Madison Township, Clinton County.

PROPERTY TYPE

Farm, Potential Building Site, Recreational, Timber

SCHOOL DISTRICT

Clinton Prairie Schools

TOPOGRAPHY

Level to Gently Rolling

ZONING

A-1 Agricultural

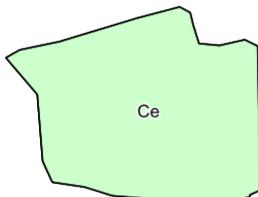
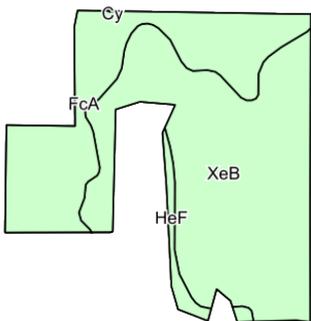
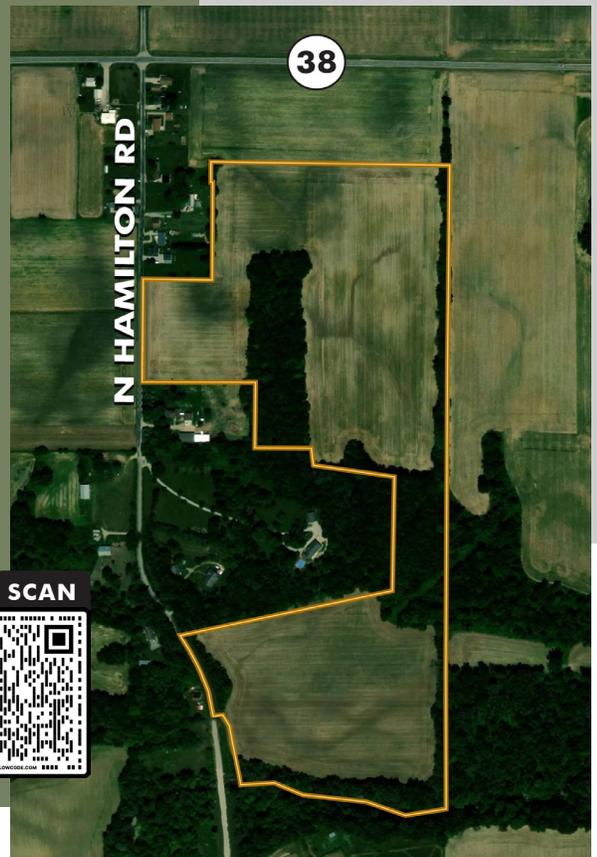
ANNUAL TAXES

\$1,271.90



VIEW DRONE FLIGHT, PHOTOS AND MORE!

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



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
XeB	Xenia silt loam, 2 to 4 percent slopes	17.26	156	54
Ce	Ceresco loam	15.70	113	30
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	9.23	168	62
HeF	Hennepin silt loam, 18 to 50 percent slopes	0.87		

WEIGHTED AVERAGE (WAPI) 139.7 45.9

HLS#SFC-13209

Additional information including photos and maps are available at halderman.com.

