

INDIANA | HAMILTON CO | WASHINGTON TWP

FOR SALE

VERSATILE FARM NEAR WESTFIELD

39 +/- ACRES

ALL TILLABLE ACRES



Strategically located between the growing communities of Westfield and Sheridan, this rare 39-acre parcel offers productive farmland, scenic rural character, and flexible development potential. Ideal for a mini farm, estate home, or long-term investment in one of the area's most desirable growth corridors.

LISTING PRICE: \$1,170,000

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HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services



39+/- TILLABLE ACRES

LISTING PRICE: \$1,170,000.00

PROPERTY LOCATION

Approx. 21350 Mule Barn Road Sheridan, IN 46069

South of Sheridan, IN along the west side of Mule Barn Road, approximately 0.25 miles south of 216th Street in Washington Township, Hamilton County.

PROPERTY TYPE

Farm, Transitional, Potential Building Site

SCHOOL DISTRICT

Westfield Washington Schools

TOPOGRAPHY

Level

ZONING

Agricultural

ANNUAL TAXES

\$1,965.42

DITCH ASSESSMENT

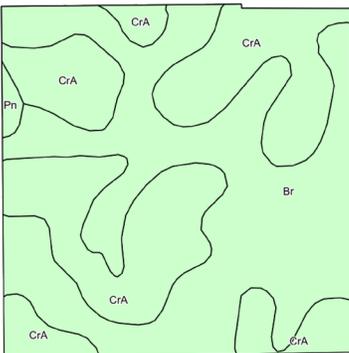
\$78



LEARN MORE ABOUT THIS PROPERTY LISTING

Access additional details photos, and drone flight.

SCAN



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Br	Brookston silty clay loam, 0 to 2 percent slopes	20.67	173	51
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	17.99	155	51
Pn	Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	0.34	173	61

WEIGHTED AVERAGE (WAPI) 164.7 51.1

HLS#SFC-13207

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

