

INDIANA

UNION TWP | BOONE CO



FOR SALE

**80+/- ACRES • PRODUCTIVE CROPLAND
POTENTIAL BUILDING SITE**

Located between Sheridan and Zionsville, Indiana - this large parcel of land features an abundance of opportunity from farming the tillable acreage to development potential (with road frontage along County Road 1200 E/Hamilton Boone County Line Road) or a potential building site in the Zionsville Community School District.

LISTING PRICE: \$2,990,000

OPTION TO PURCHASE IN 20+/- ACRE TRACTS



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



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HLS# LAP-13041 (24)

LISTING PRICE

\$2,990,000

TRACT BREAKDOWN

79.27+/- Tillable

0.73+/- Roads/Other

Option to purchase
in 20+/- Acre Tracts

PROPERTY LOCATION

On the southwest corner of
the intersection of CR 200
N and CR 1200 E/Hamilton
Boone County Line Road in
Union Twp, Boone Co.

PROPERTY TYPE

Development, Farm,
Potential Building Site

SCHOOL DISTRICT

Zionsville Community Schools

TOPOGRAPHY

Level to Gently Rolling

ZONING

Agricultural

ANNUAL TAXES

\$2,592.92



FARM FROM SOUTHEAST



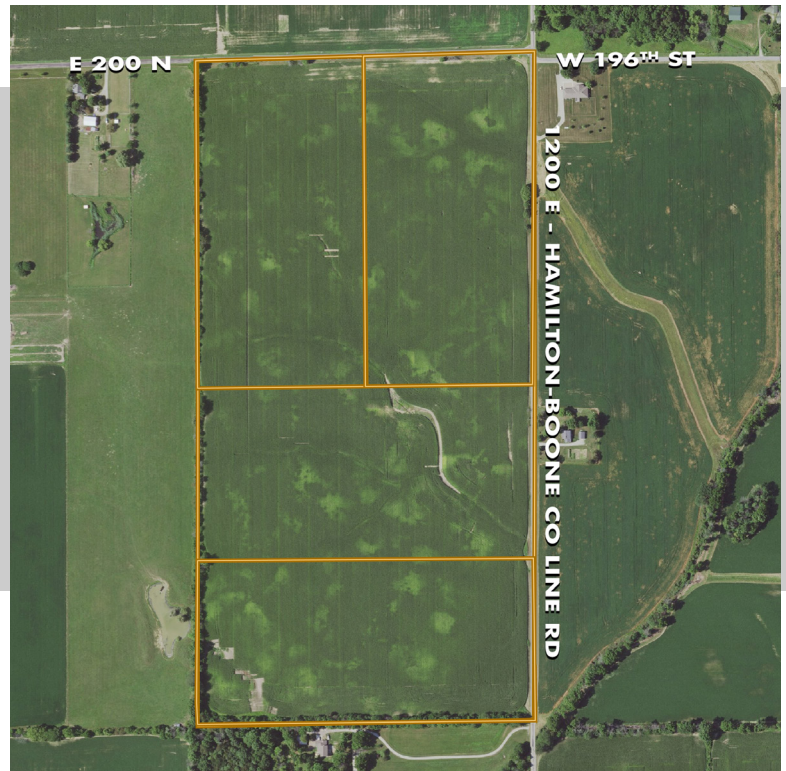
FARM FROM NORTHEAST



FARM FROM EAST

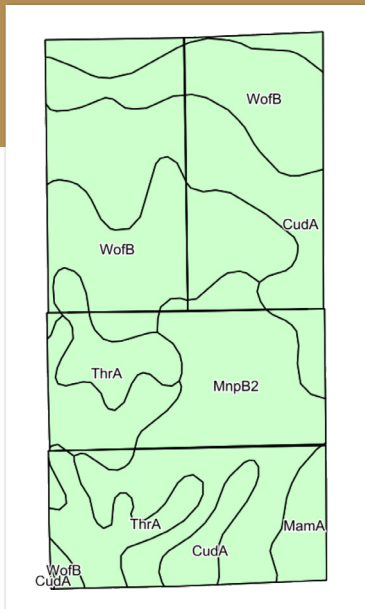


E 200 N - W 46TH ST
INTERSECTION ROAD FRONTAGE



DRONE FLIGHT & MORE!

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



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CudA	Crosby silt loam, fine-loamy subsoil, 0 to percent slopes	24.90	154	51
WofB	Williamstown-Crosby silt loams, 2 to 4 percent slopes	22.80	145	46
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	20.17	142	49
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	8.58	181	64
MamA	Mahalasville silty clay loam, 0 to 2 percent slopes	2.82	175	61

WEIGHTED AVERAGE (WAPI) 152 50.8