

FOR SALE

COUNTRY ESTATE LOTS

RECREATIONAL LAND • SECLUDED FARM

164.48^{+/-} total acres

PROPERTY LOCATION

3.25 miles northeast of Noblesville, IN on the east side of Rutgers Rd. and the north side of 196th Street.

ZONING

Ag-2

TOPOGRAPHY

Gently Rolling

UTILITIES

Electric

SCHOOL DISTRICT

Hamilton Southeastern Schools

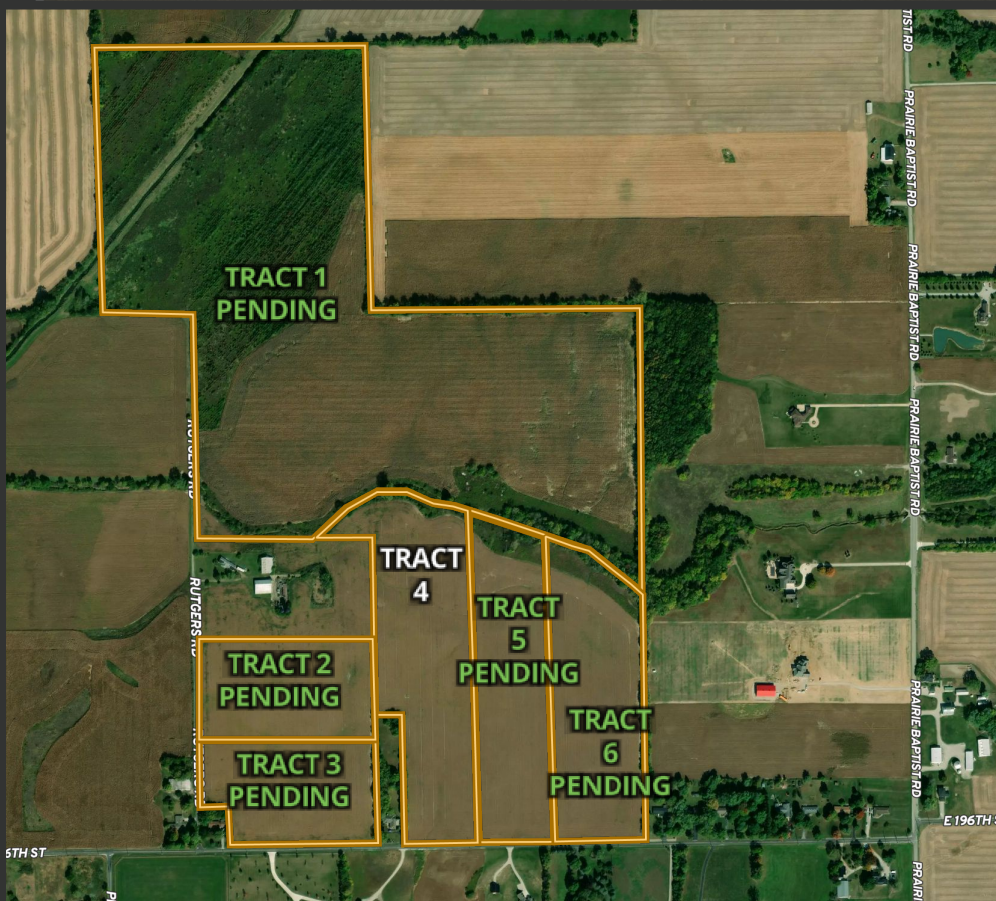
ANNUAL TAXES

\$2,012.44

DITCH ASSESSMENT

\$666.80

Contact us today!



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HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

FOR SALE

COUNTRY ESTATE LOTS

164.48^{+/-} total acres



NOBLESVILLE, IN

\$2,017,000

ASKING PRICE FOR
THE WHOLE FARM

TRACT 1 - SALE PENDING

\$798,400 | \$8,250/acre

96.78^{+/-} Total Acres 47.6^{+/-} Tillable | 41.74^{+/-} Classified Forest
Approx. Road Frontage: 1050 ft (350 ft maintained)

1

TRACT 2 SALE PENDING

\$181,800

10.1^{+/-} Tillable Acres
Road Frontage: 510 ft

2

TRACT 3 SALE PENDING

\$181,800

10.1^{+/-} Tillable Acres
Road Frontage: 335 ft & 730 ft

3

**TRACTS 2-6
\$18,000/acre**

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TRACT 5 SALE PENDING

\$270,000

15^{+/-} Total Acres
13.3^{+/-} Tillable
Road Frontage: 410 ft

5

TRACT 6 SALE PENDING

\$270,000

15^{+/-} Total Acres
13.2^{+/-} Tillable
Road Frontage: 460 ft

6

4

\$315,000
17.5^{+/-} Total Acres
16.4^{+/-} Tillable
Road Frontage: 330 ft

*Acreage and road frontage measurements are approximate estimates.

OWNER: MAPLE CREEK LP HLS# SFC-12619 (21)

