

# FOR SALE



**35+/- ACRES**

## TRANSITIONAL FARMLAND

32.9+/- Tillable Acreage

1.6+/- Building Site • 0.5+/- Non-Tillable



**BORDERING SHERIDAN, IN** - Exceptional investment opportunity featuring productive farmland with ample road frontage. Positioned in the path of Hamilton County's growth corridor, with nearby infrastructure improvements, this tract offers both current farm income and strong long-term upside and development opportunities.

**LISTING PRICE: \$1,400,000**

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**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**Halderman-Harmeyer**  
Real Estate Services



# TRANSITIONAL FARMLAND



## PROPERTY LOCATION

Approx. 22600 Mule Barn Road, Sheridan, IN 46069  
 South of Sheridan, IN at the southwest corner of the intersection of 226th Street and Mule Barn Road in Adams Township, Hamilton County.

## ACREAGE BREAKDOWN

32.9+/- Tillable, 1.6+/- Building Site, 0.5+/- Non-Tillable

## PROPERTY TYPE

Farm, Development  
 Transitional

## SCHOOL DISTRICT

Sheridan Community Schools

## TOPOGRAPHY

Level

## ZONING

Agricultural

## ANNUAL TAXES

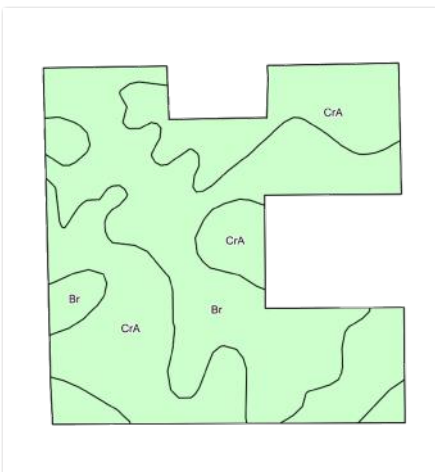
\$2,376

## DITCH ASSESSMENT

\$76



Additional information is available at [halderman.com](http://halderman.com).



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	16.53	155	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	16.37	173	51
<b>WEIGHTED AVERAGE (WAPI)</b>			<b>164</b>	<b>51</b>

## VIEW DRONE FLIGHT, PHOTOS AND MORE!

Learn more about this property including accessing additional photos, drone footage, and maps.

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