

LAND FOR SALE

65±
ACRES

Howard County, IN



DEVELOPMENT POTENTIAL

Directions: From the intersection of U.S. 31/S.R. 22/U.S. 35, go East ½ mile. Property is located at the Southwest corner of S.R. 22/U.S. 35 and C.R. 300 E.

65± Acres with 1,320 feet of road frontage U.S. 35/S.R. 22, 3 phase power, 2,640 feet of road frontage on C.R. 300 E. Within ½ mile of the New U.S. 31 interchange. Great Development Potential. Contact sales manager for the overlay and zoning maps for the City and County.

Owner: Maddalena Rocchio Trust

Acreage: 65.62

± Acres nearly all tillable.

2015 due 2016 Real Estate Taxes: \$3,018/yr.

2016 Ditch

Assessments:

\$164.05/yr.

Zoning: Ag (See U.S. 31 Overlay District Map), annexed into city limits.

Price: \$18,000/acre

Utilities: 3 Phase Power, Duke Energy. City sewer and water are located approx. 1 mile West on Markland Ave. (a.k.a. S.R. 22)

Topography: Flat

Possession: At closing, subject to the crop rights of the tenant.

Soil Types: Brooks Silty Clay Loam & Crosby Silt Loam

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Rocchio • RW65H



LAND FOR SALE

65±
ACRES

Howard County, IN

