

REAL ESTATE

Listing

PROPERTY FOR SALE

DELAWARE Co., IN • 24± ACRES
• EAST CENTRAL INDIANA

Directions to Property: From the west edge of Albany travel west on SR 67 and 28 about 2½ miles to Black Cemetery Road (near the dragstrip), then north 1½ miles to Gregory Road, then west 1 mile to the property.

PRICE: \$125,000



**24± beautiful acres along the
Mississinewa River**
**Spectacular acreage – A Hunter's
Paradise!**



TOTAL ACRES:
24± ACRES



TILLABLE ACRES:
12.3± ACRES

- **Perfect to hunt, fish and camp along the Mississinewa with ¼ mile of river frontage**
- **Recreational land with farm income - approximately 12.3 acres tillable**
- **About 8 miles NE of Muncie**
- **Taxes:** \$412.80 plus \$23.94 in ditch fees
- **Improvements:** None
- **Terms:** Cash
- **Zoning:** Farming (partially in Flood zone)
- **Topography:** Gently rolling
- **Fencing:** None
- **Schools:** Delaware Community Schools (Delta)



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

Redwine • MS18D



800.451.2709
schraderauction.com/listings

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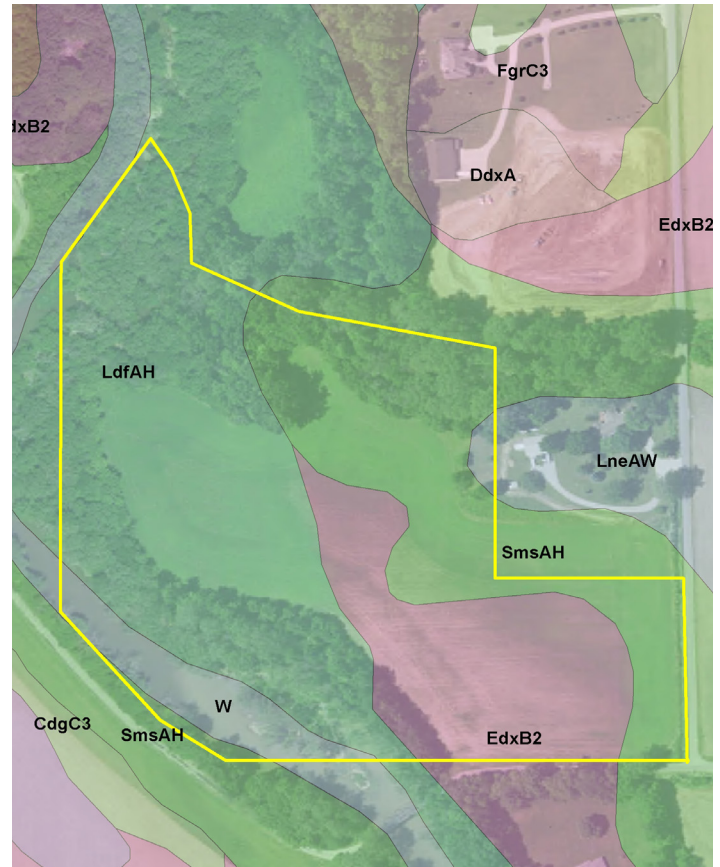
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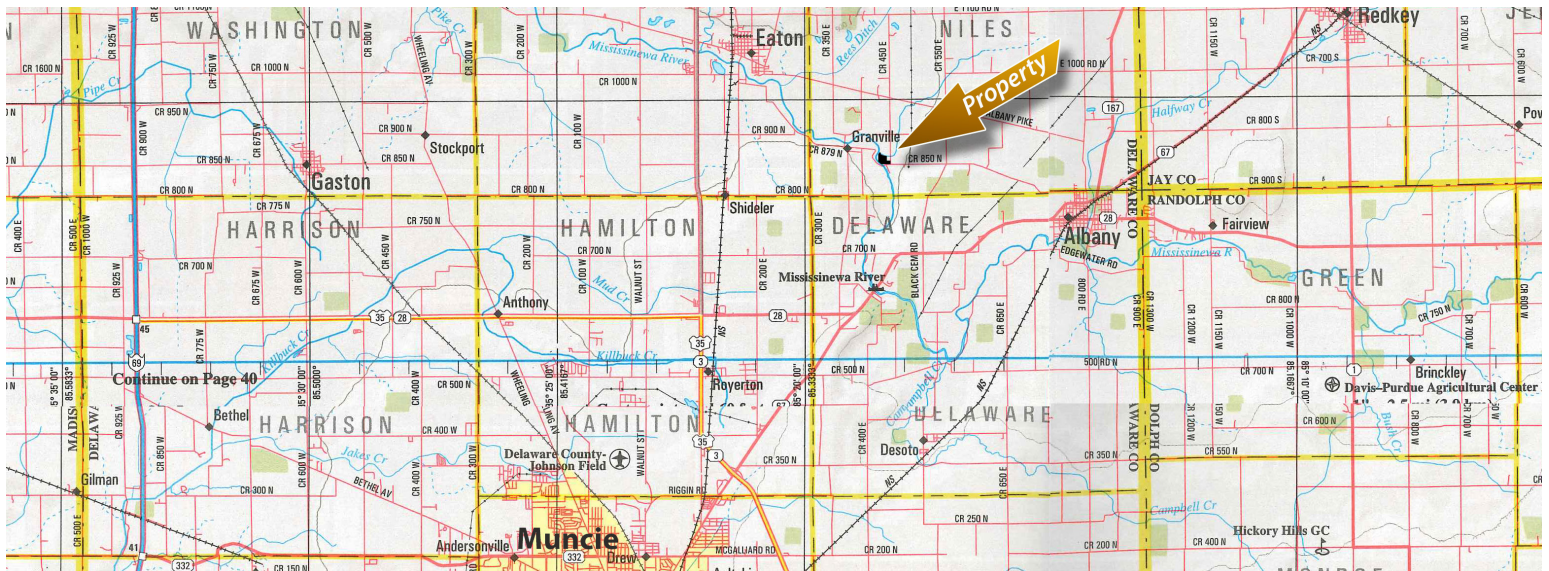
AERIAL MAP



SOIL MAP



LOCATION MAP



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