

DEVELOPMENT LAND FOR SALE

**301 ACRES – GUILFORD & WASHINGTON TWPS
INDY METRO – HENDRICKS COUNTY**

**GREAT PROPERTY IN PATH OF DEVELOPMENT, GOOD CURRENT INCOME,
WOODED ACREAGE, & OVER 1.4 MILES FRONTAGE**

---ACREAGE CAN BE DIVIDED---

LOCATION: 1 Mile West of Hwy. 267 at Intersection of Gibbs & Vestal Roads

PROPERTY DETAILS: 301^{+/-} Total Acres – 196^{+/-} Tillable, 96^{+/-} Wooded, 7.5^{+/-} Homesite, 1^{+/-} Pond

ZONING: Agricultural and Medium Density Residential (RB)

UTILITIES: Electric at Property, Adjacent to Water, Sewer, & Natural Gas Lines, 0.4 Miles from 30" Sewer Line & 1 Mile from High Pressure Water Line

TAXES: 2013 payable 2014 real estate taxes are \$11,833.72

SCHOOLS: Plainfield Community Schools & Avon Community Schools

CASH RENT: 2014 Annual Rent is \$47,750

POSSESSION: Available at closing subject to tenants rights to the current crop.

ASKING PRICE: \$5,418,000 or 18,000/Acre

**INTERESTED IN MORE INFORMATION
OR MAKING AN OFFER?**

CONTACT US TODAY!

Jim Clark & Sam Clark

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MAPS :

