

FOR SALE: Rural Building Site, Mini Farm, and Quality Farmland



5^{+/-} Ac. Rural Site – Asking \$60,000
18.59^{+/-} Ac. Farmland – Asking \$167,300

General Information:

Total Acres:	23.591 ^{+/-} Acres
County:	Clinton
Township:	Kirklin
Location:	6826 S CR 580 E Kirklin IN 46050
Schools:	Clinton Central
RE Taxes:	Bldg. Site - \$399.28 Farm - \$531 estimated
Buildings:	61' x 60' Barn & Grain Bin
BAC:	Co-Broker Available



Property Details & Features:

5^{+/-} Acre Potential Building Site

- Sought After Potential Rural Building Site
- Enjoy Privacy and Room for Recreation while still being close to Everything
- Great Location with Easy Access (30 min.) to Zionsville, Westfield, Carmel, & Indianapolis
- Build Your Dream Home or Country Estate
- Perfect for a Mini Farm

18.59^{+/-} Acre Farmland Tract

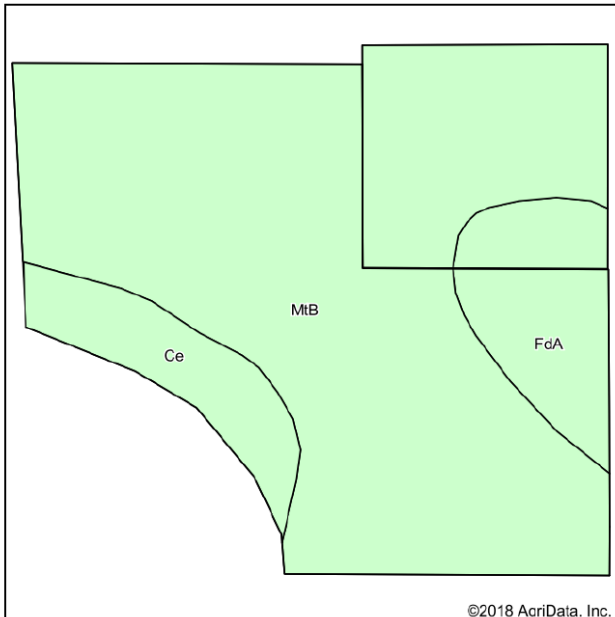
- 18 Acres Tillable
- Large Estate Tract or Could Be Split for Multiple Building Sites
- Combine with 5-Acre Site or Purchase Separate



Contact Us for More Info

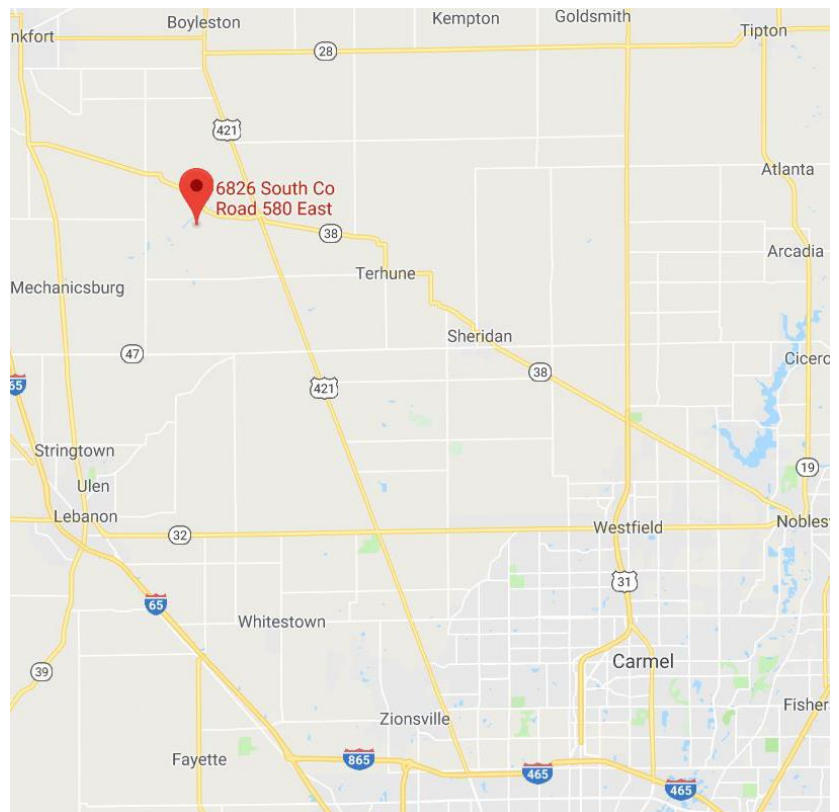
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Visit www.halderman.com for More Photos

Maps:



Area Symbol: IN023, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	18.75	79.5%	Ile	147
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	2.71	11.5%	Ilw	156
Ce	Ceresco loam	2.13	9.0%	Illw	113
Weighted Average					145



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