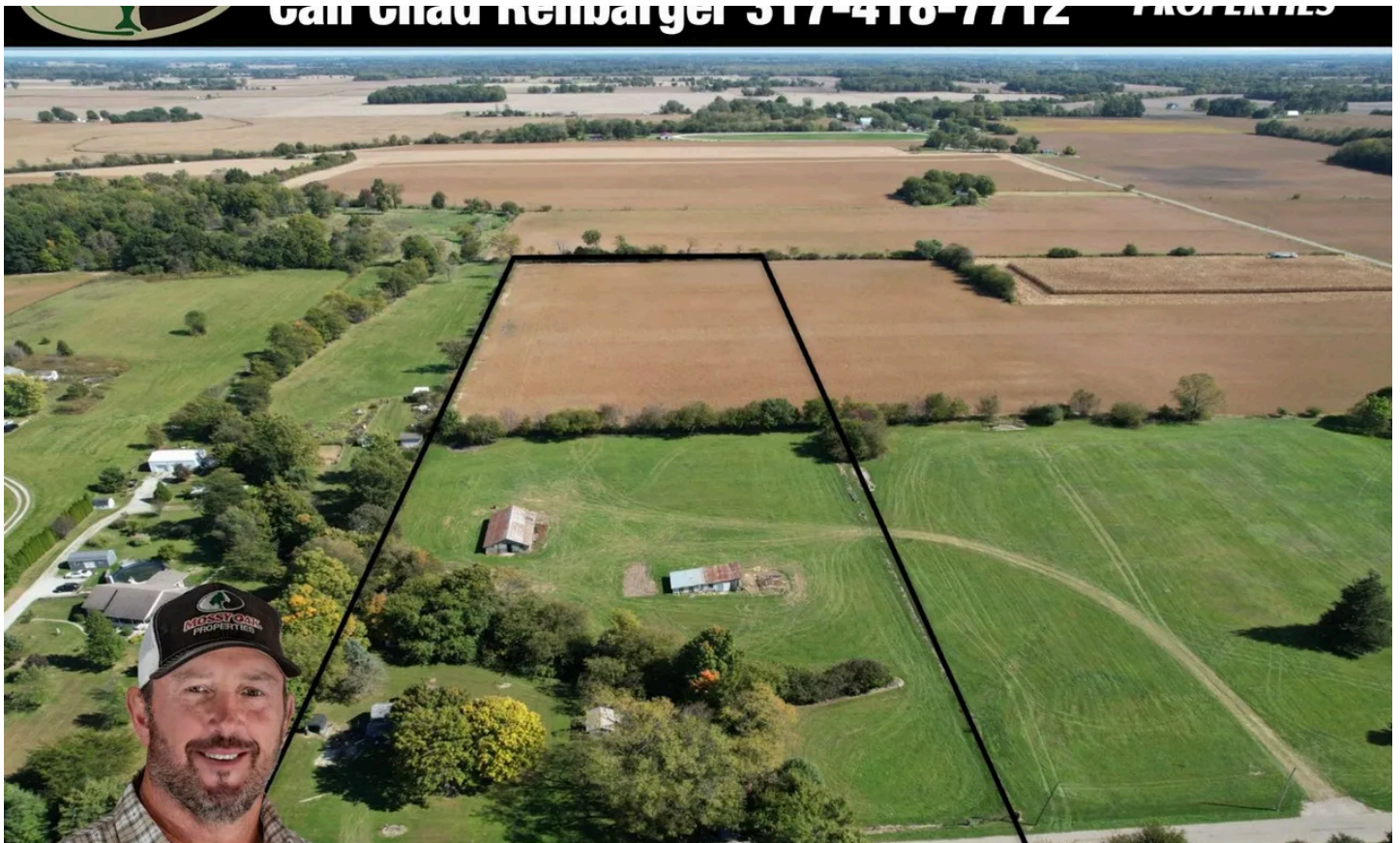


9.95 Acres in Frankton-Lapel Schools: Build Your Hobby
Farm
3994 N 300 W
Anderson, IN 46011

\$180,000
9.96± Acres
Madison County



9.95 Acres in Frankton-Lapel Schools: Build Your Hobby Farm Anderson, IN / Madison County

SUMMARY

Address

3994 N 300 W

City, State Zip

Anderson, IN 46011

County

Madison County

Type

Undeveloped Land, Lot, Recreational Land, Farms

Latitude / Longitude

40.163888 / -85.726846

Taxes (Annually)

\$930

Acreage

9.96

Price

\$180,000

Property Website

indianalandandlifestyle.com



9.95 Acres in Frankton-Lapel Schools: Build Your Hobby Farm

Anderson, IN / Madison County

PROPERTY DESCRIPTION

Opportunities like this are hard to find in Madison County. These 9.95 acres at 3994 N 300 W sit in Lafayette Township within the Frankton-Lapel Community School district, with level ground and a layout that suits a hobby farm, a new home with outbuildings, or a small livestock operation.

The property includes about 8.95 acres of farmland and a 1-acre homesite already established on the parcel. A 28' x 52' bank barn and several locations to build a new barn.

The existing 1950s farmhouse is beyond repair and is being sold for land value only. It is not habitable and should be planned for removal. Buyers should value this property as land, with the advantage of an established homesite, driveway access, and road frontage on a county road.

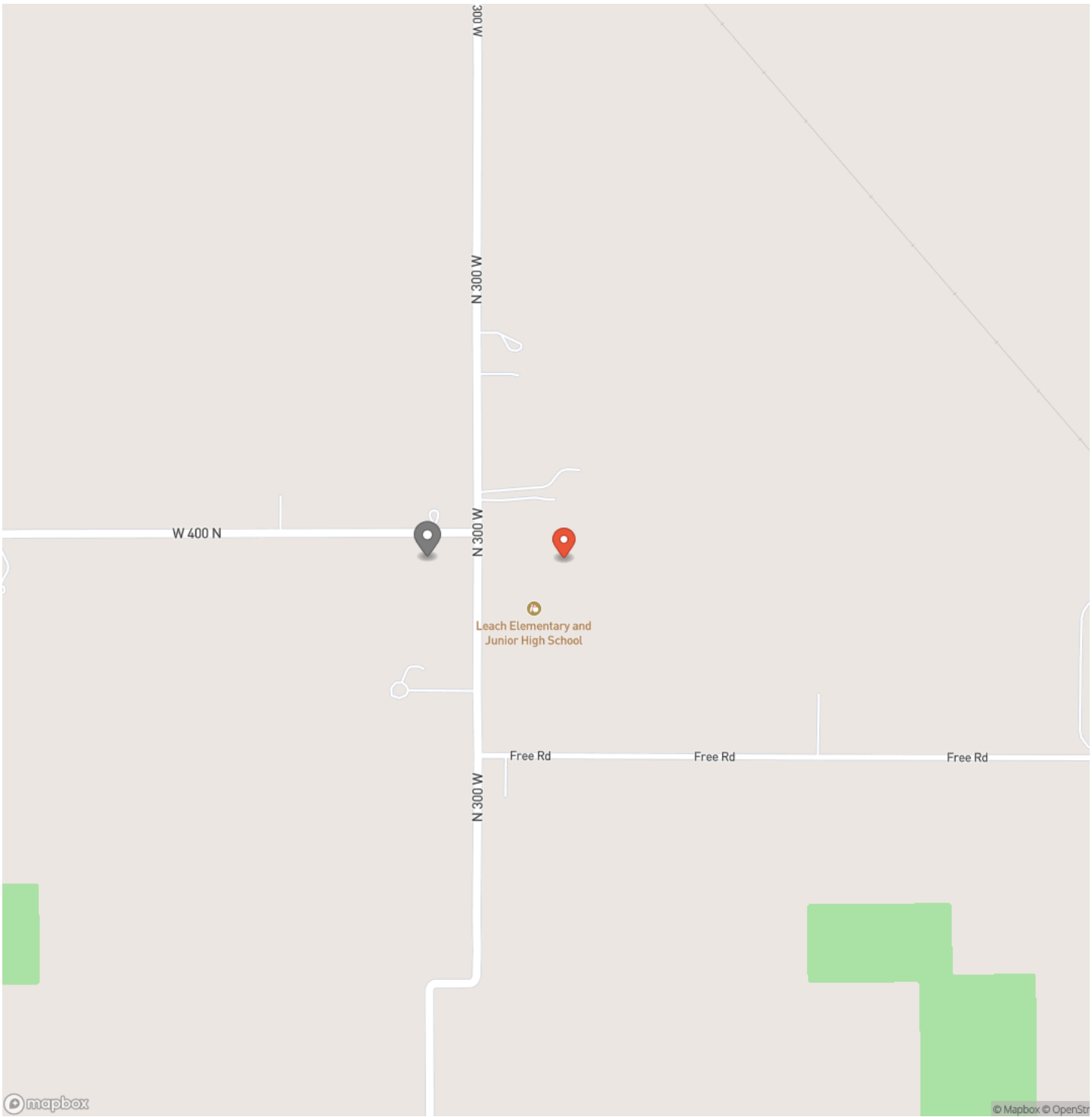
If you've been waiting for acreage with room to spread out, this is it. Clear the old house, design the home you want, and put the land to work.

Contact Chad Renbarger [317-418-7712](tel:317-418-7712) for more information.

9.95 Acres in Frankton-Lapel Schools: Build Your Hobby Farm
Anderson, IN / Madison County

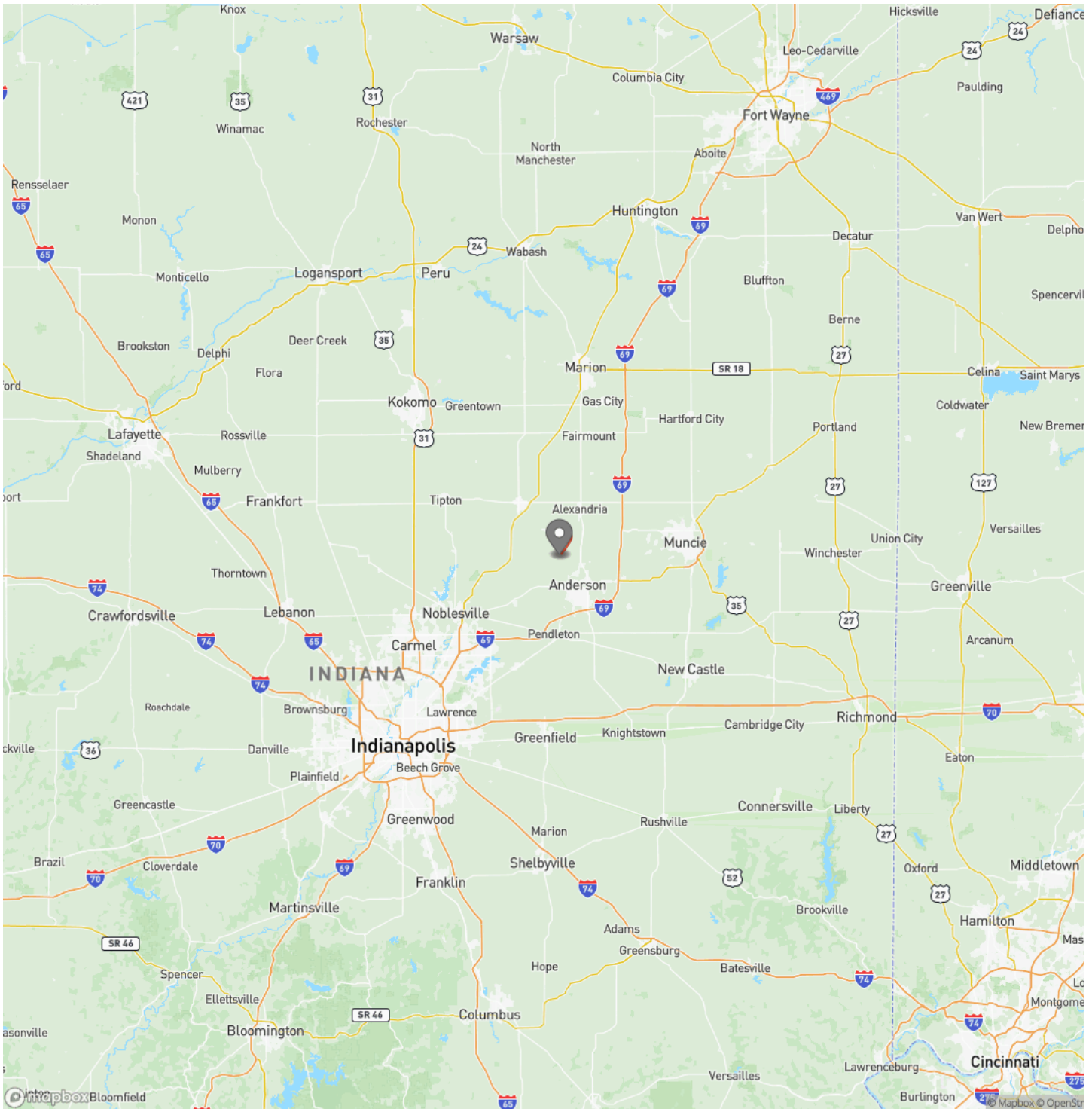


Locator Map



9.95 Acres in Frankton-Lapel Schools: Build Your Hobby Farm
Anderson, IN / Madison County

Locator Map



Satellite Map



9.95 Acres in Frankton-Lapel Schools: Build Your Hobby Farm

Anderson, IN / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

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NOTES

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<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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