**78+/- Acres, ST RD 103 New Castle, IN**
**2600 S STATE ROAD 103**
**New Castle, IN 47362-4736**

**$949,000**
**78± Acres**
**Henry County**











**MORE INFO ONLINE:**

**https://indianalandandlifestyle.com/**

## SUMMARY

**Address**
2600 S STATE ROAD 103

**City, State Zip**
New Castle, IN 47362-4736

**County**
Henry County

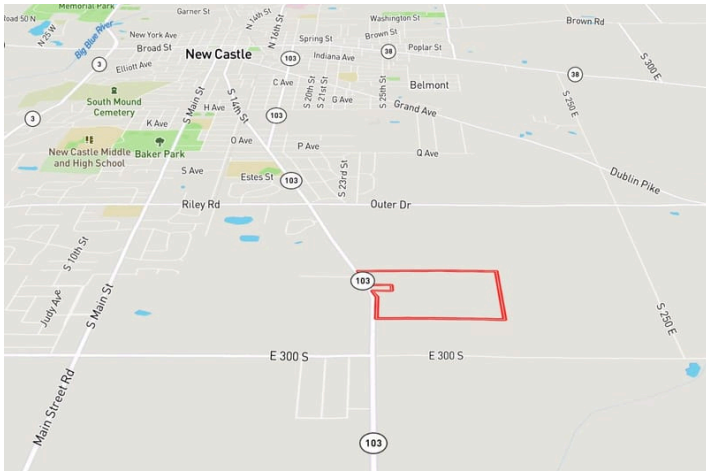
**Type**
Farms, Undeveloped Land, Business Opportunity

**Latitude / Longitude**
39.892934 / -85.351256

**Acreage**
78

**Price**
$949,000

**Property Website**
indianalandandlifestyle.com











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## PROPERTY DESCRIPTION

Farm ground in a good location is getting harder to find. This farm has both. It offers 78.5± acres on the east side of State Road 103, about a quarter mile south of the New Castle city limits in Henry Township, Henry County.

About 70± acres are tillable per FSA, which is roughly 89% of the farm. The ground is level to gently rolling, and virtually all of it is Class 2 soil The main soil types are Miamian, Crosby and Cyclone silt loams, the classic till-plain soils of east-central Indiana. The dark Cyclone ground (about 20% of the field) is the most productive soil on the farm, and the Crosby responds well to tile. The farm sits outside any FEMA Specia Flood Hazard Area.

Location sets this farm apart from typical Henry County cropland. It has about 1,390± feet of frontage on State Road 103, in two segments. Established residential neighborhoods sit directly across the highway, and the north frontage lines up with E Jordan Drive. The New Castle city limits are about 1,300 feet from the northwest corner. That puts the farm in the path of the city's south side, about 2 miles from the SR 3 / I-70 corridor.

This is a strong fit for an operator adding acres close to home or an investor looking for a long-term hold near town. It also suits a 1031 exchange buyer who wants productive, income-producing farmland. The farmhouse, bank barn and garage have been surveyed off separately on 1.5 acres, so you're buying the land alone with no building upkeep.

Call Chad Renbarger, CLS, at (317) 418-7712 for soil maps, the survey, FSA information and a private showing.

| | | | | | | |
|---|---|---|---|---|---|---|
| | eroded | | | | | |
| CrA | Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes | 25.6 | 33.49 | 0 | 68 | 2w |
| Cy | Cyclone silty clay loam, 0 to 2 percent slopes | 15.2 | 19.88 | 0 | 86 | 2w |
| LeC2 | Losantville silt loam, 6 to 12 percent slopes, eroded | 0.01 | 0.01 | 0 | 37 | 3e |
| TOTALS | | 76.45(*) | 100% | - | 67.38 | 2.0 |

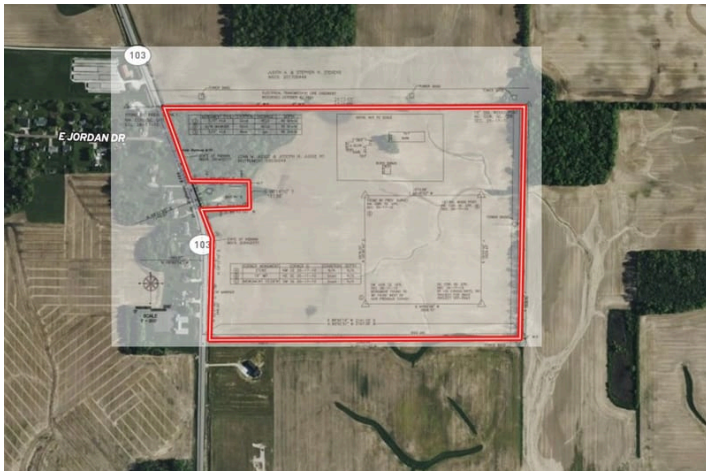
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

| Land, Capability | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| 'Wild Life' | • | • | • | • | • | • | • | • |
| Forestry | • | • | • | • | • | • | • | |
| Limited | • | • | • | • | • | • | • | |
| Moderate | • | • | • | • | • | • | | |
| Intense | • | • | • | • | • | | | |
| Limited | • | • | • | • | | | | |
| Moderate | • | • | • | | | | | |
| Intense | • | • | | | | | | |
| Very Intense | • | | | | | | | |



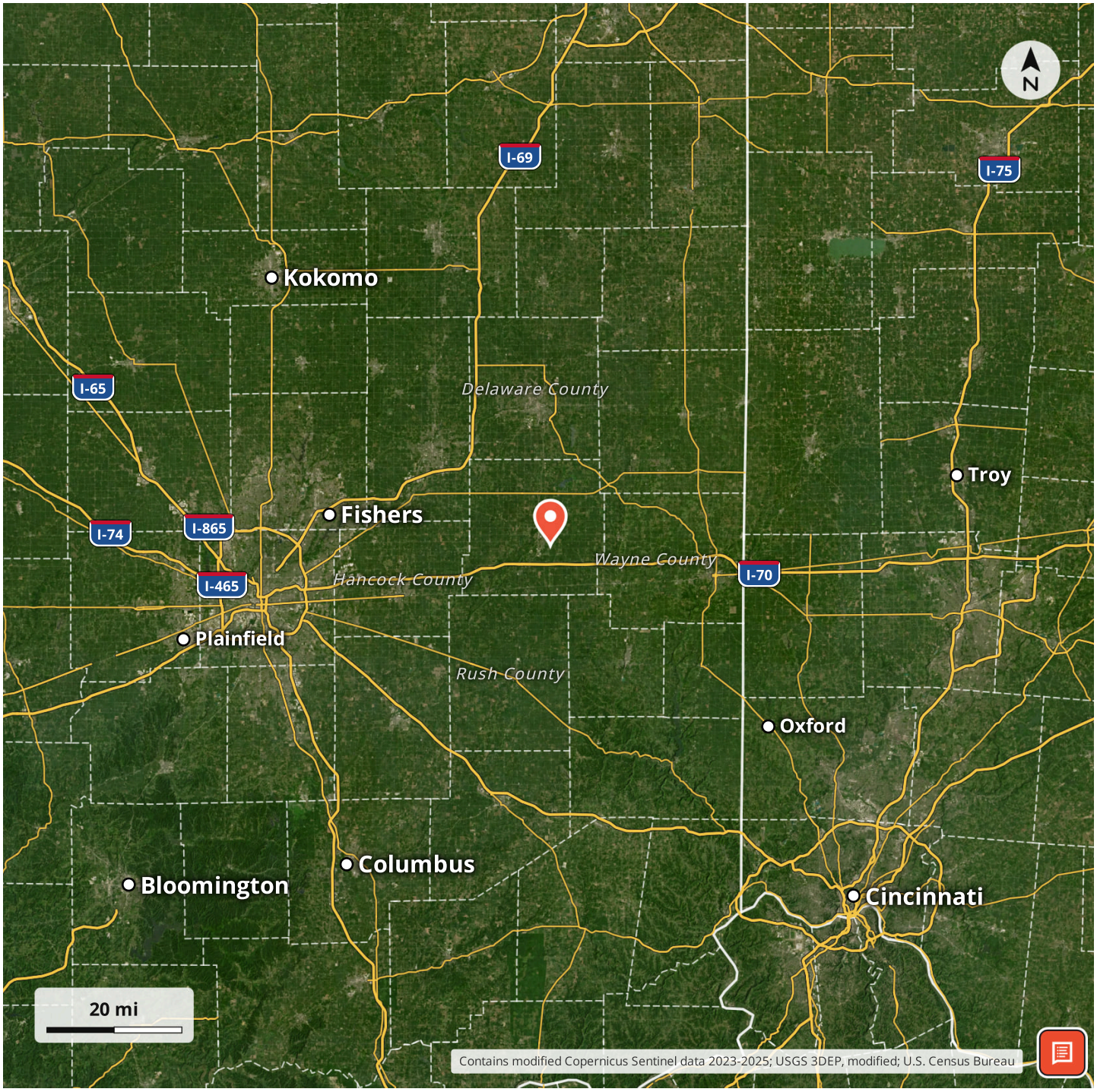









# Regional Map



# Locator Map


N
E Jordan Dr
E Co Rd 300 S
S Klipsch Dr
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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## NOTES

**NOTES**

## DISCLAIMERS

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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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