

6± Acre Building Site with 480'+ Road Frontage |
Frankton-Lapel Schools | Madison County
N 300 W
Anderson, IN 46011

\$120,000
6.01± Acres
Madison County



**6± Acre Building Site with 480'+ Road Frontage | Frankton-Lapel Schools | Madison County
Anderson, IN / Madison County**

SUMMARY

Address

N 300 W

City, State Zip

Anderson, IN 46011

County

Madison County

Type

Farms, Undeveloped Land, Lot, Recreational Land, Horse Property

Latitude / Longitude

40.162759 / -85.727723

Taxes (Annually)

\$266

Acreage

6.01

Price

\$120,000

Property Website

<https://indianalandandlifestyle.com/property/6-acre-building-site-with-480-road-frontage-frankton-lapel-schools-madison-county-madison-indiana/119192/>



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PROPERTY DESCRIPTION

Room to build, room to grow. This 6.02± acre parcel on N 300 W in Lafayette Township offers the rare mix of country privacy and convenient access to Anderson and I-69. With over 480 feet of road frontage and level, open ground, the site gives you plenty of flexibility to place your home, shop, and outbuildings exactly where you want them.

Located in the Frankton-Lapel Community School Corporation, this property is a strong fit for families looking for a rural setting without giving up a respected school district. The acreage is well suited to a hobby farm: room for a barn, pasture for a few animals, a large garden, or an orchard, with enough space to keep the homesite set back from the road.

The ground is predominantly open and productive, with low annual property taxes under its current agricultural classification. Whether you're ready to build now or want to secure a quality rural lot for the future, this is a well-located opportunity in a market where small acreage tracts with this much frontage don't come up often.

Property highlights:

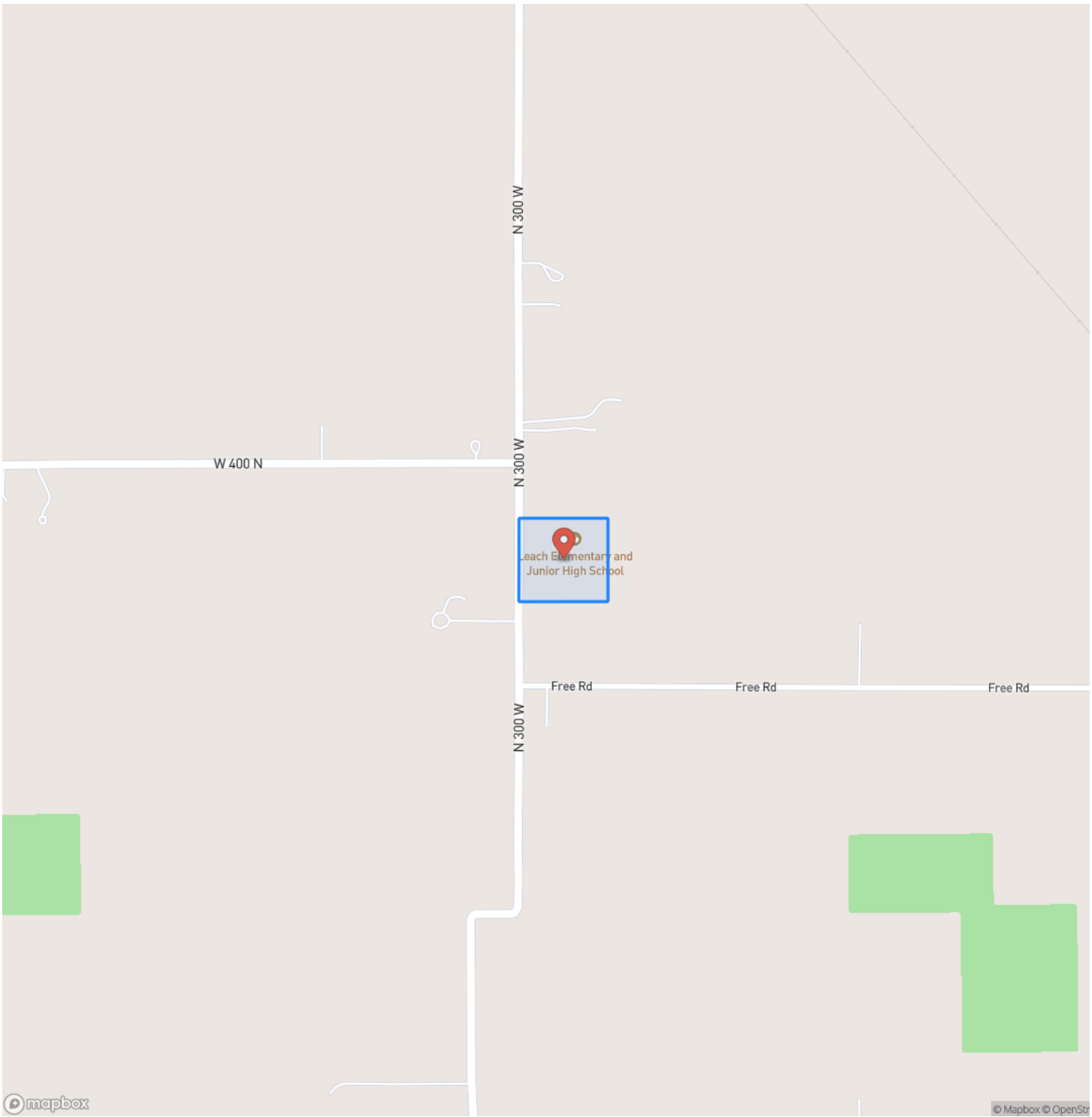
- 6.02± total acres (5.87± excluding road right-of-way)
- 480'+ frontage on N 300 W
- Level topography
- Frankton-Lapel Community Schools
- Lafayette Township, Madison County
- Hobby farm potential
- Parcel # 48-08-27-200-004.000-017
- Taxes \$266/year

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

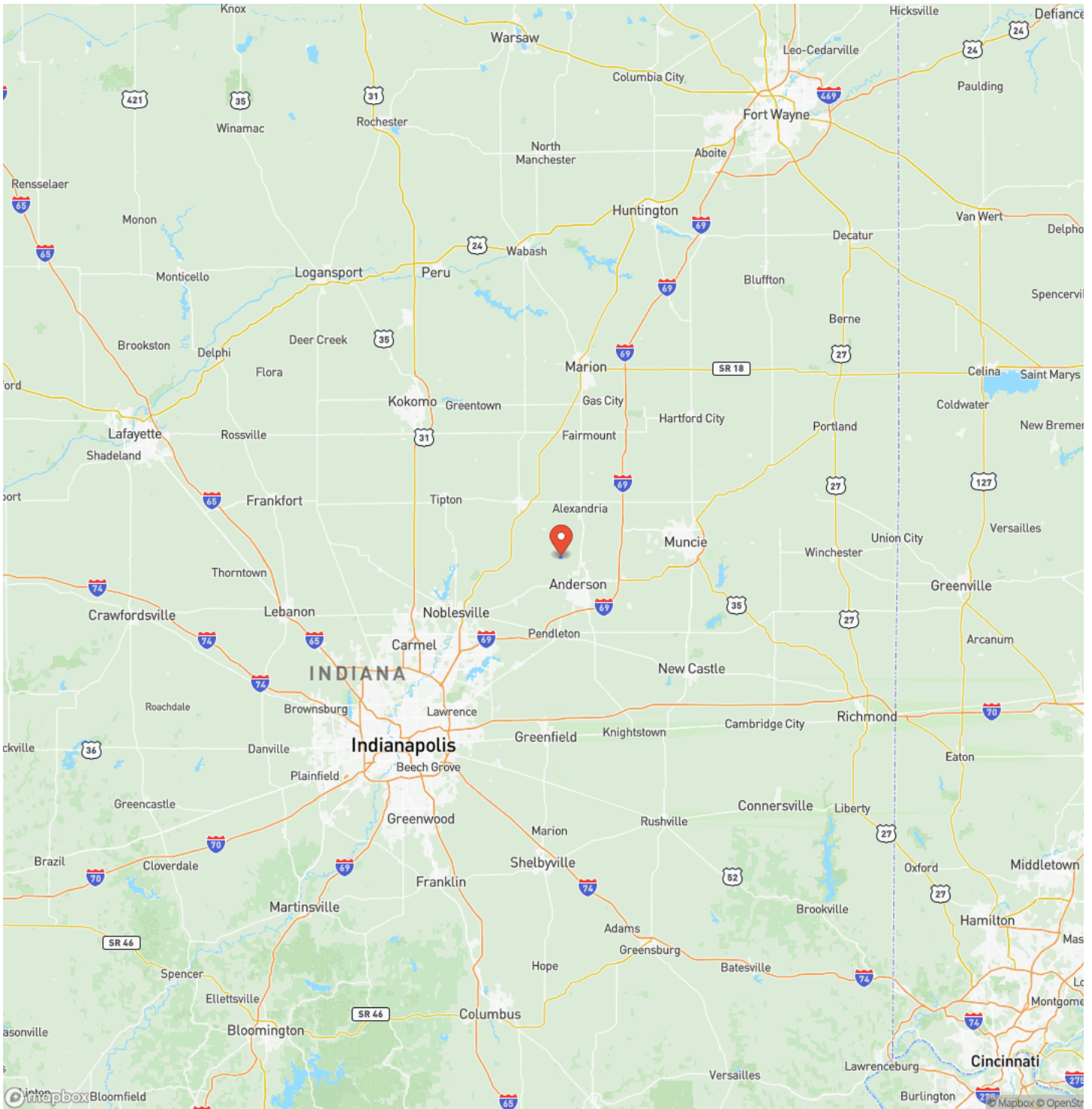
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

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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