

INDIANA | CLINTON CO | SUGAR CREEK TWP

FOR SALE



WOODED LOT WITH ROOM TO BUILD

3.98+/- ACRES LOCATED ALONG SR 28 FRANKFORT, IN

The rural building site features a usable barn, mature trees, remnants of an old orchard, and room for a large garden, all less than 7.5 miles from US-31. Schedule a private showing today to see this rare Clinton County building site.

HLS#SJC-13288

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HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services



LISTING PRICE: \$116,000

3.98+/- ACRES

WOODED LOT WITH ROOM TO BUILD

LISTING PRICE: \$116,000.00

PROPERTY FEATURES:

38' x 32' Barn | Older Home

PROPERTY LOCATION

12789 E SR 28, Frankfort, IN 46041

SCHOOL DISTRICT

Clinton Central Schools

PROPERTY TYPE

Potential Building Site

TOPOGRAPHY

Level

ZONING

A-1 Agricultural

ANNUAL TAXES

\$107 (estimated)

DITCH ASSESSMENT

\$14.70 (estimated)

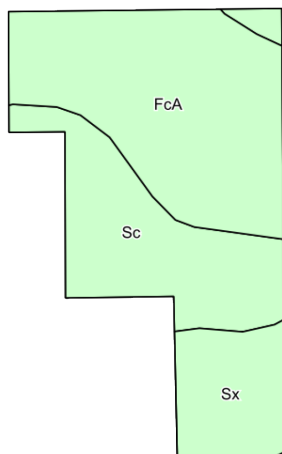


VIEW DRONE FLIGHT AND MORE!

Access additional details of this property including photos and drone footage.



PICTURED TOP LEFT TO RIGHT: BARN AND WEST SIDE OF LOT
PICTURED BOTTOM LEFT TO RIGHT: AERIAL AND WOODED VIEW



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	2.01	168	62
Sc	Sable-Drummer silty clay loams	1.32	180	51
Sx	Starks silt loam, 0 to 2 percent slopes	0.65	164	53
WEIGHTED AVERAGE (WAPI)			171.3	56.9

Additional information including photos and a drone flight are available at halderman.com.

