

FOR SALE: PRIME DEVELOPMENT LAND NEAR LEBANON



Asking Price: \$65,000/Acre

General Information:

Acres: 140.61 +/-
County-Twp.: Boone-Center
Address: CR 50 South
 Lebanon, IN 46052
Schools: Lebanon Comm.
RE Taxes: \$3,273.52/year
Ditch Assess: \$136.70/year
HLS #: SFC-12969
Zoning: Agricultural
BAC: Co-Broker Available

Property Details & Features:

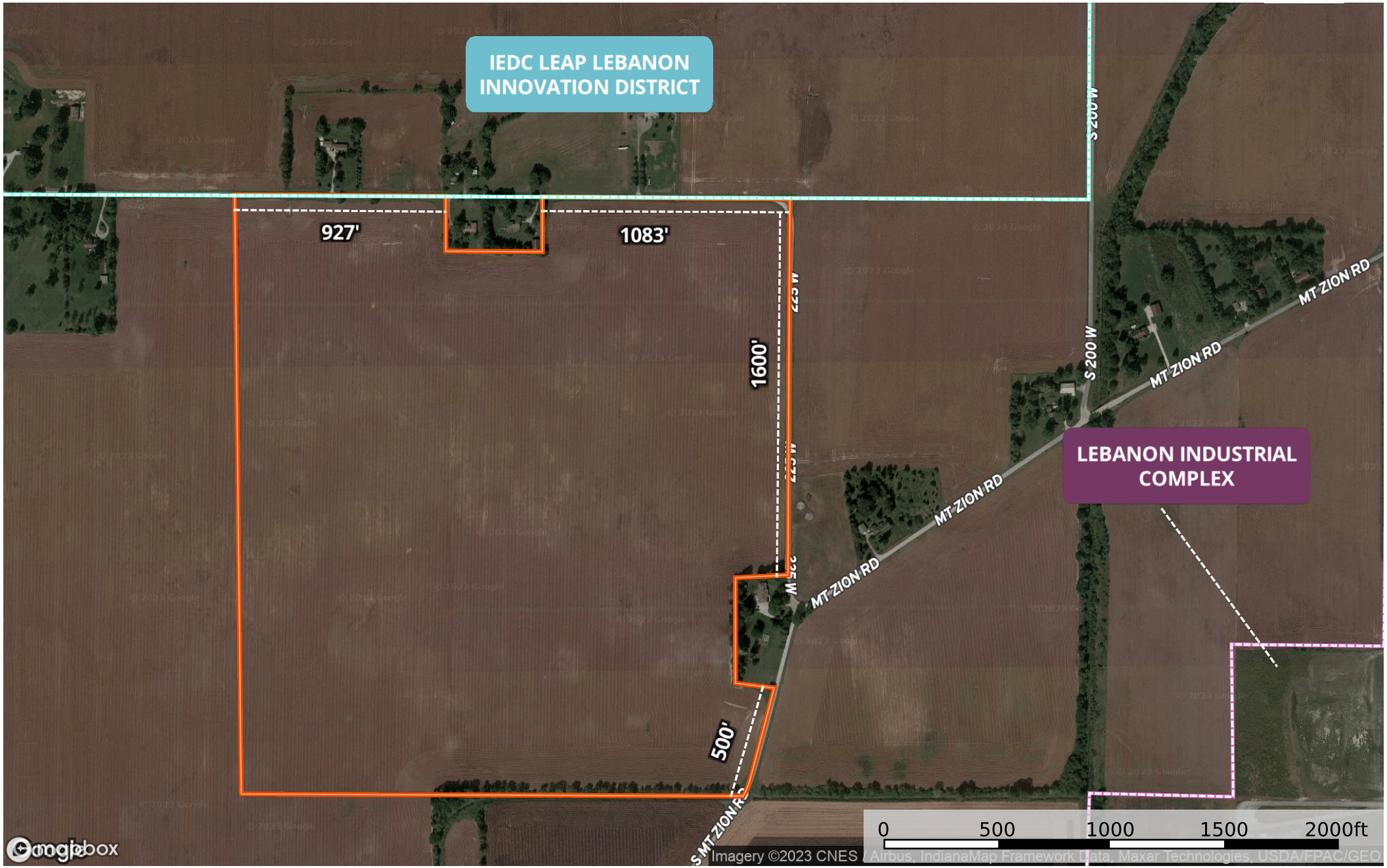
- 139.5 +/- Tillable Acres
- Great Location for Development just west of Lebanon and the SR 32 & I-65 Interchange
- Adjacent to IEDC [LEAP Lebanon Innovation District](#)
- Half Mile west of Lebanon Industrial Complex
- Utilities Nearby
- Approximate Road Frontages
 - 2010' on CR 50 South
 - 1600' on CR 225 West
 - 500' on Mt. Zion Rd



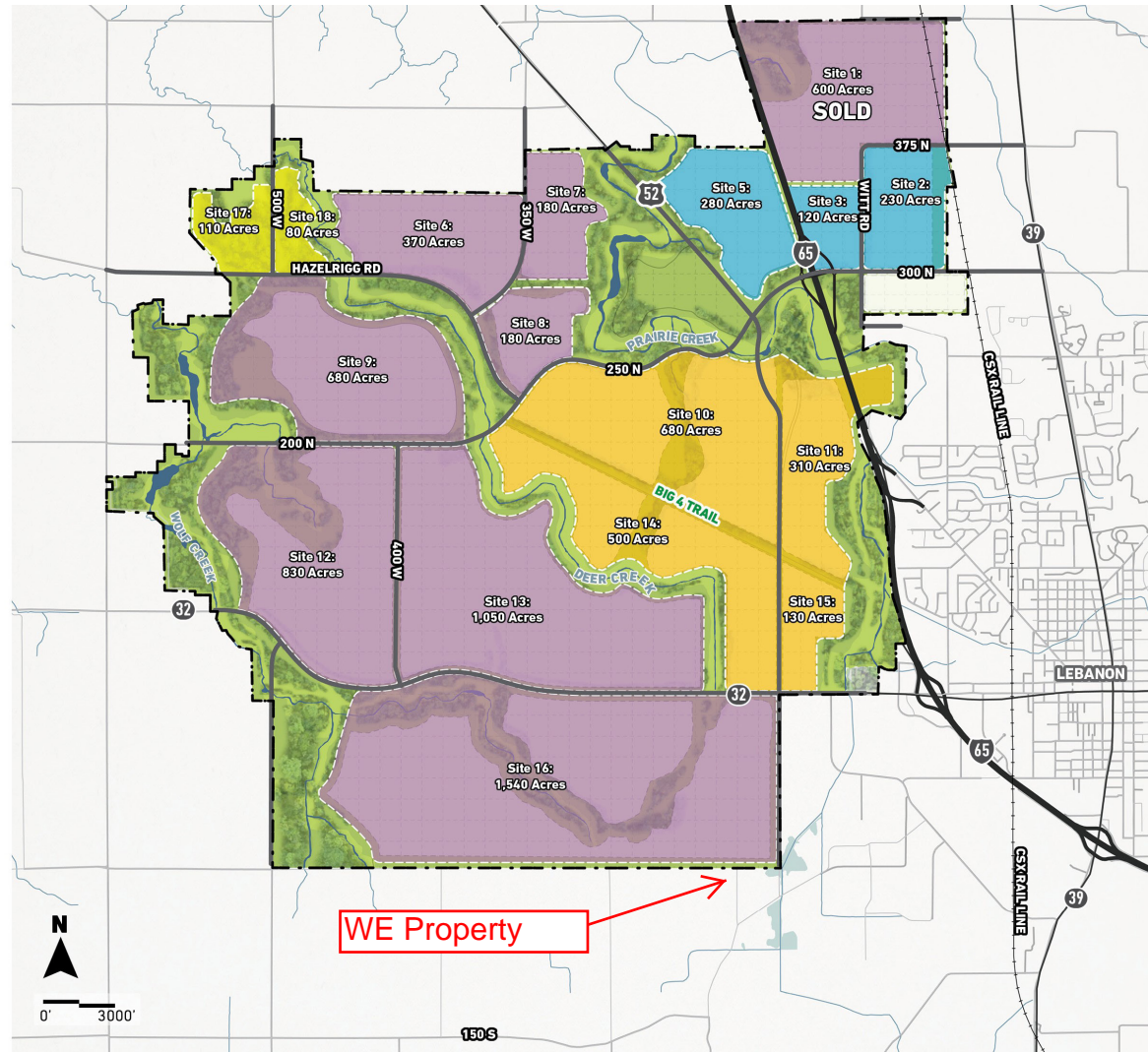
Contact Us for More Info

Jim Clark & Sam Clark
 765-659-4841 or 317-442-0251
jimc@halderman.com or
samc@halderman.com

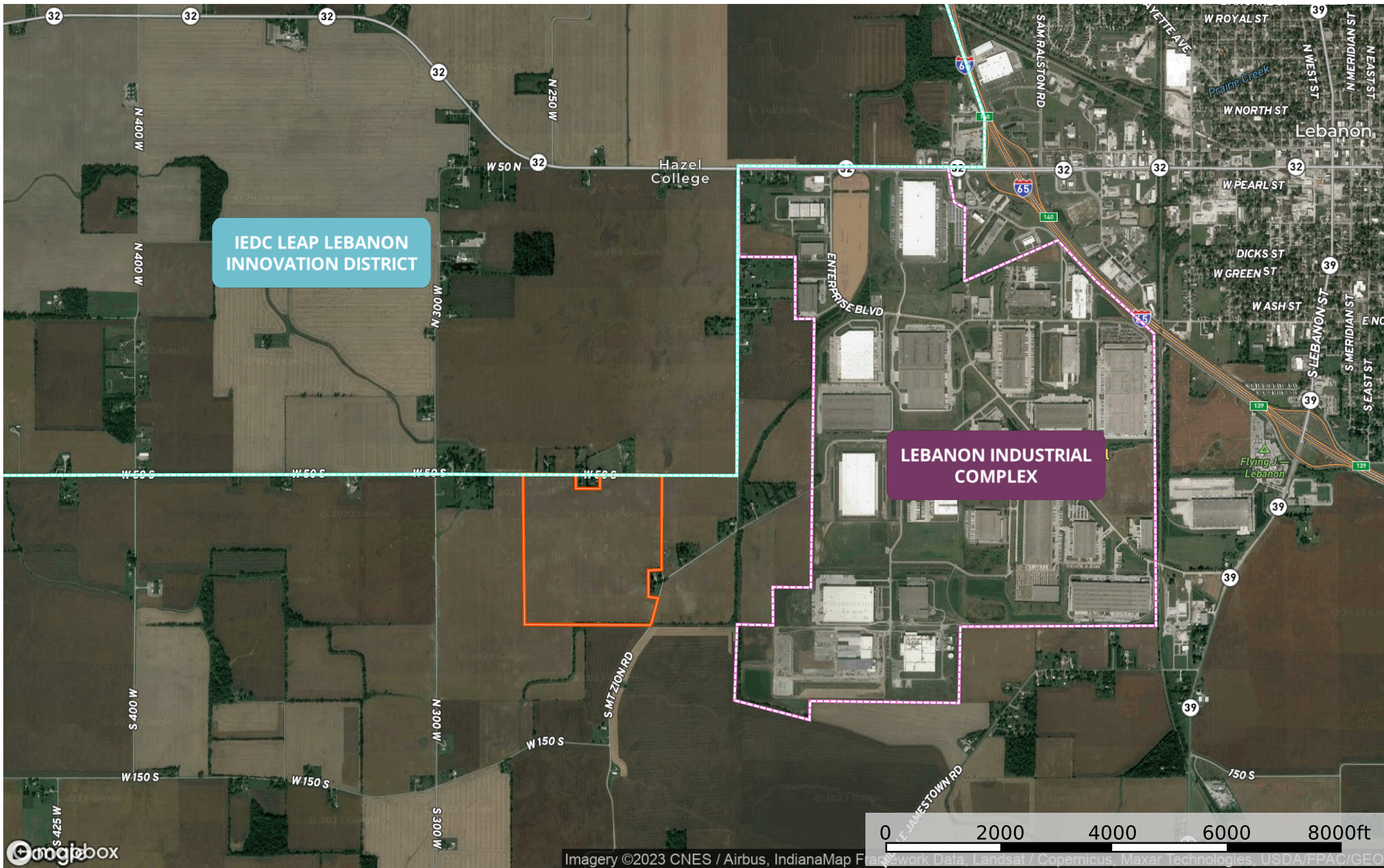
Visit www.halderman.com for More Info



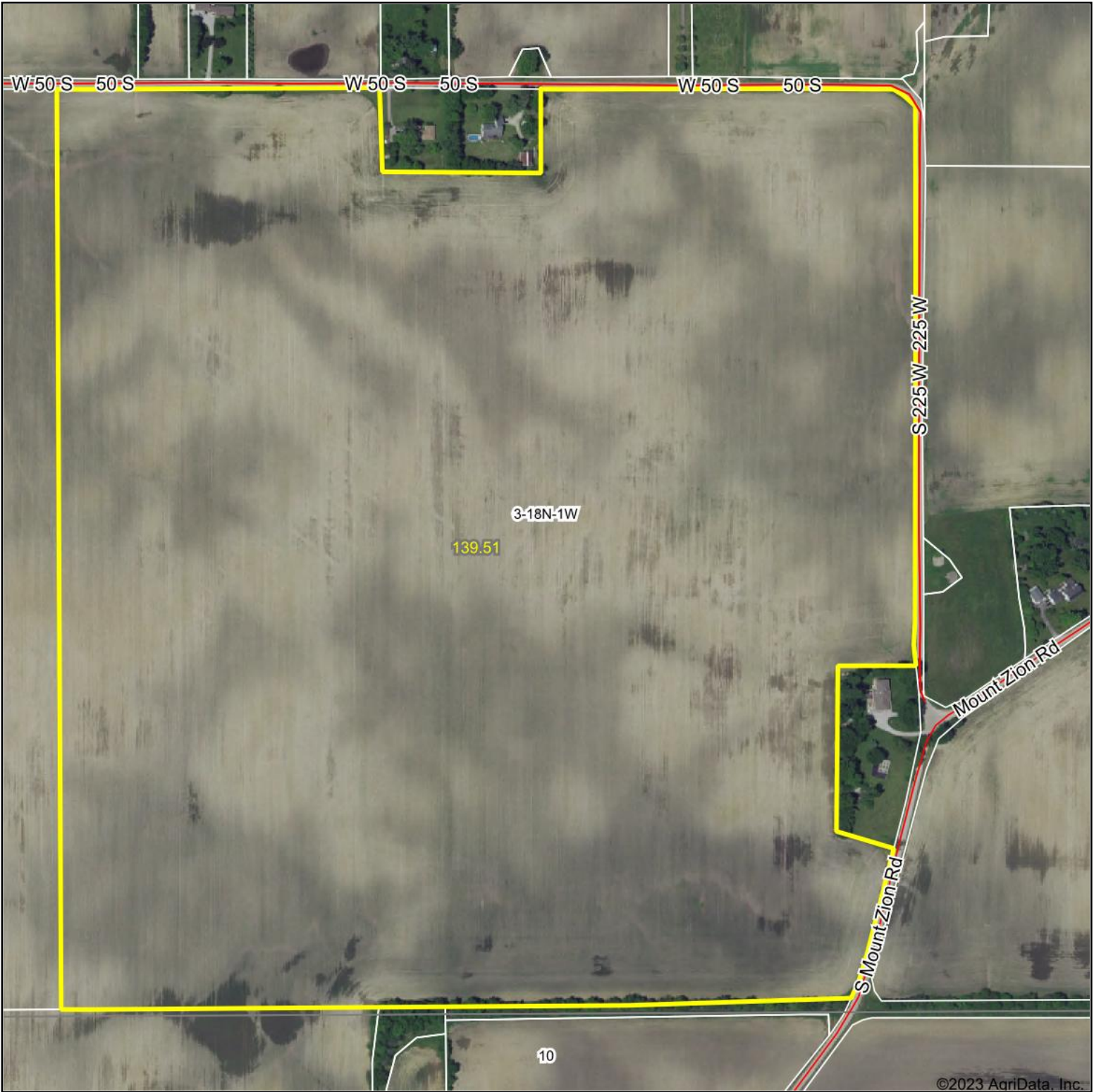
PROPOSED LAND USE-LEAP LEBANON



W&E Farm Area Map



Aerial Map



©2023 AgriData, Inc.



Boundary Center: 40° 1' 41.67, -86° 30' 56.9



3-18N-1W
Boone County
Indiana

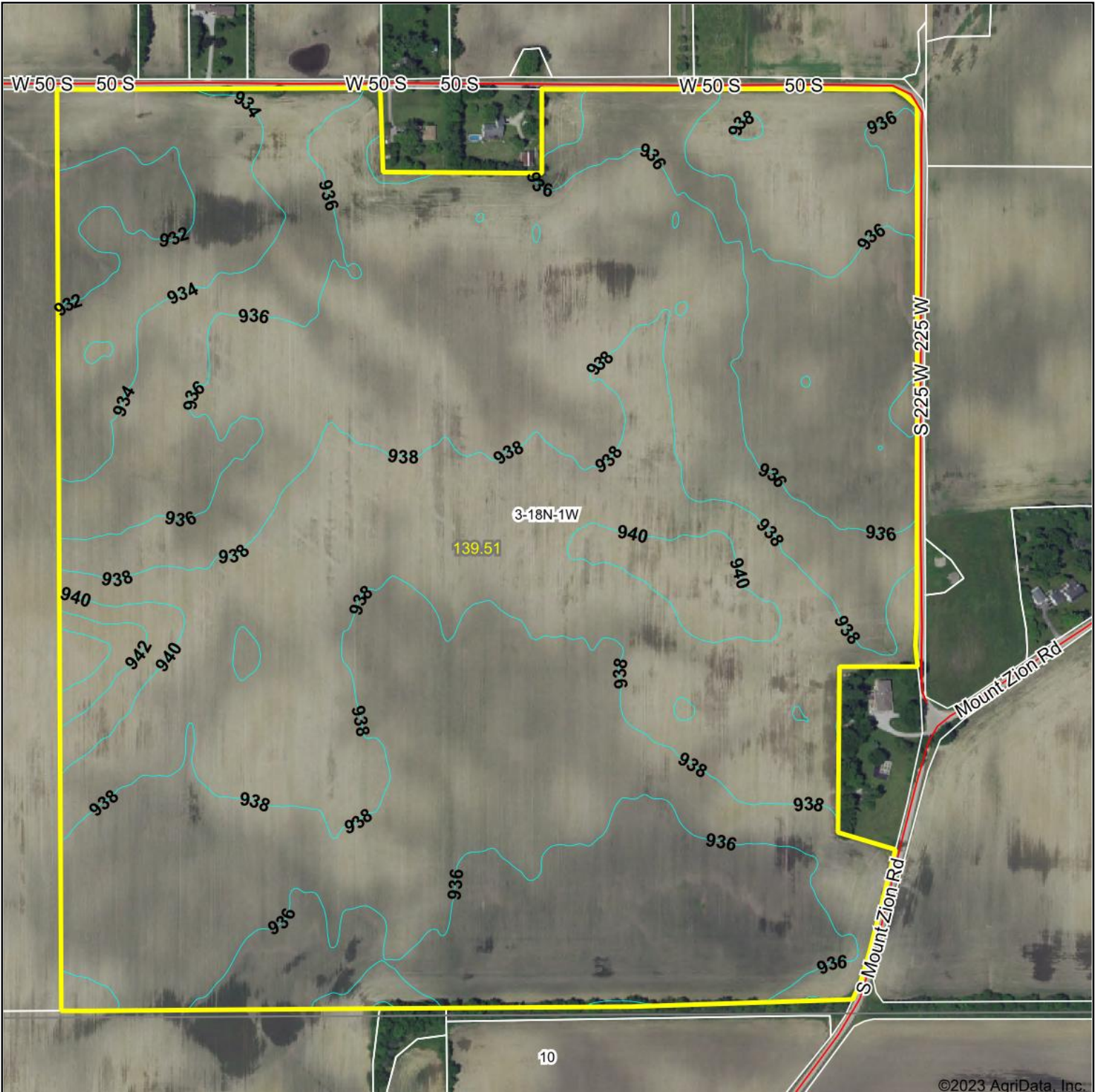


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

10/26/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2023 AgriData, Inc.



Boundary Center: 40° 1' 41.67, -86° 30' 56.9



3-18N-1W
Boone County
Indiana

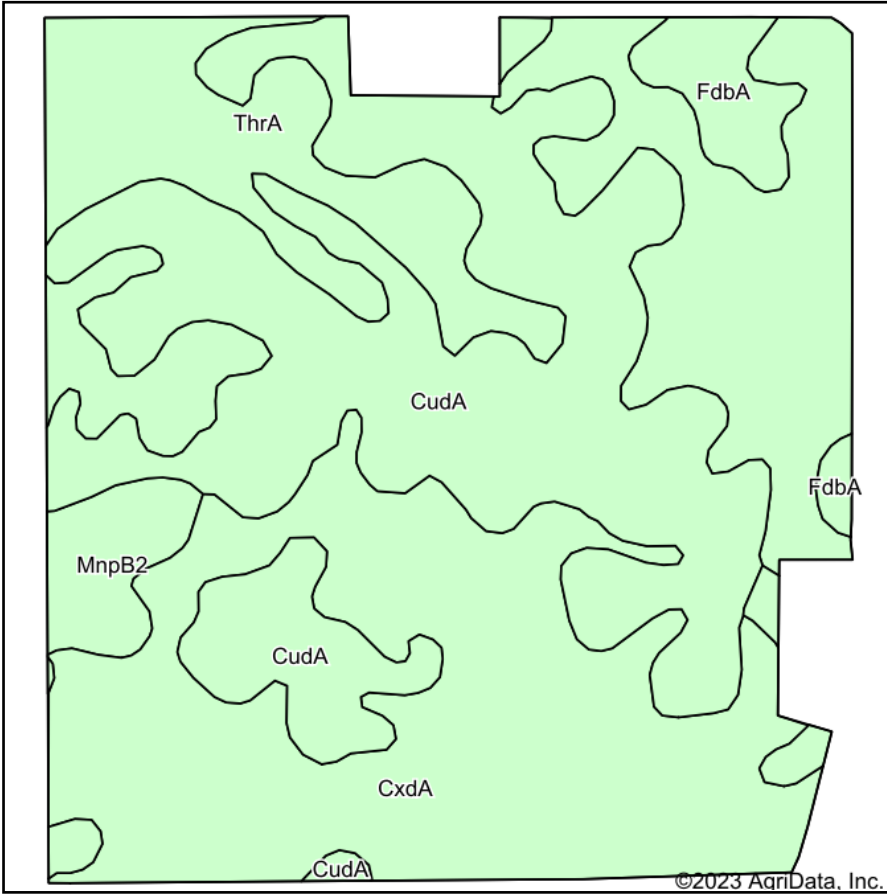


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

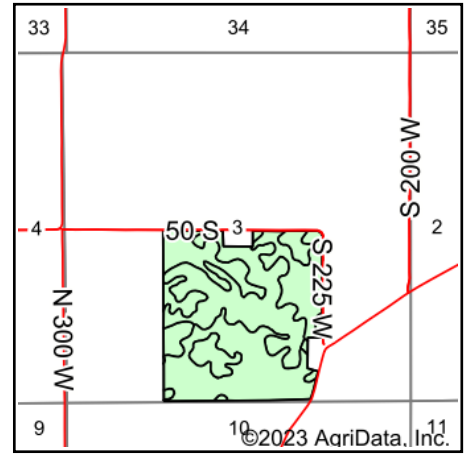
10/26/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Boone**
 Location: **3-18N-1W**
 Township: **Center**
 Acres: **139.51**
 Date: **10/26/2023**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: IN011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	Corn Bu	Soybeans Bu	Winter wheat Bu
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	60.78	43.6%	Poorly drained	Ilw	185	65	75
CudA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	50.61	36.3%	Somewhat poorly drained	Ilw	154	51	69
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	19.08	13.7%	Poorly drained	Ilw	181	64	61
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	5.00	3.6%	Somewhat poorly drained	Ilw	168	62	65
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.04	2.9%	Moderately well drained	Ile	142	49	63
Weighted Average					2.00	171.4	59.2	70.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.