



EAST OF INDIANAPOLIS • CITY OF LAWRENCE, IN Marion County

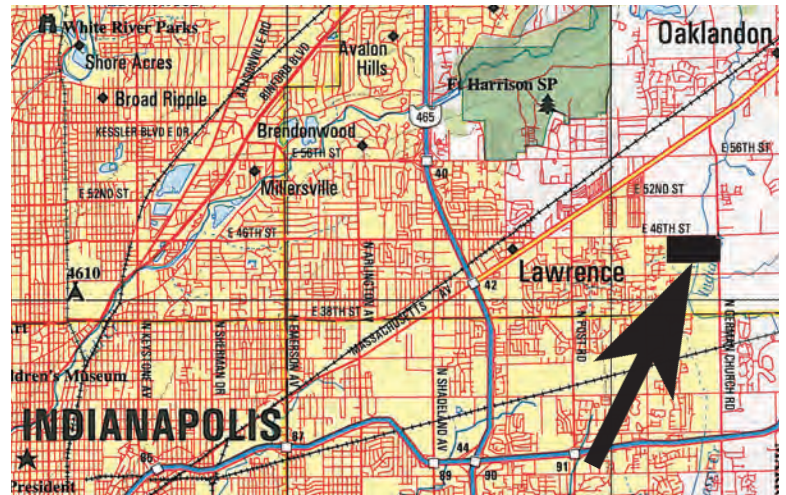
for sale **76.21±**
Acres
TRANSITION FARMLAND

PROPERTY LOCATION:

East side of Indianapolis, Indiana at City of Lawrence.
Located at southwest corner of German Church Road and
46th Street, just south of fire station and 1 mile off Hwy 67
Pendleton Pike.

FEATURES INCLUDE:

- 76.21± acres, Transition farmland, no buildings
- East side of Indianapolis, Indiana at City of Lawrence
- Near schools and residential development
- Zoned agricultural currently
- 2400± feet frontage on 46th Street and 1105± feet frontage,
all usable, on German Church Road
- 68 acres cropland currently leased for \$10,200/yr. in 2013
- 2014 tenant's rights available until 2/15/2014, thereafter
proposed lease rate of \$11,900/yr. to be assumed
- Pretty 8 acres stream/woods
- City water and sewer on German Church Road
- New roundabout planned at intersection



Excellent long term investment with annual return

MS14M • Wayne Bank & Trust

- List Price \$800,00.00 or
\$10,509/acre
- Taxes \$2,274/yr
- Owners: Wayne Bank &
Trust



LISTING AGENT:
Mark Smithson

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