

NOBLE COUNTY, INDIANA

# LAND FOR SALE

GENTLY ROLLING RECREATIONAL LAND

## 53<sup>±</sup> ACRES



**\$9,000/PPA**  
**\$477,000 TOTAL**

This is 53± acres of gently rolling recreational land in Noble County. The property consists of roughly 8± acres of timberland with some potential timber opportunities. The rest of the property is in USDA and FSA programs that expire September 30th, 2024. New owner has opportunity to reinstate these programs if applied for before July 31st, 2024, not guaranteed.

Property has very good road frontage along S 400 E as well as E 500 S. Would make an excellent home building site or hunting property. Look in!

**PROPERTY DIRECTIONS:** Take US 33 two miles west out of Churubusco. Take N 750 E north until you reach S 400 E and continue North for ¾ of a mile and the property is located on the west side of the road.



The deer and turkey stock images are merely representational of the abundant wildlife on the property and are not owned by Schrader Real Estate & Auction Co.

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Poverty Point • DD/DRU01N



**800-451-2709**  
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**SCHRADER REAL ESTATE & AUCTION CO. INC.**

*Listing Agents:*

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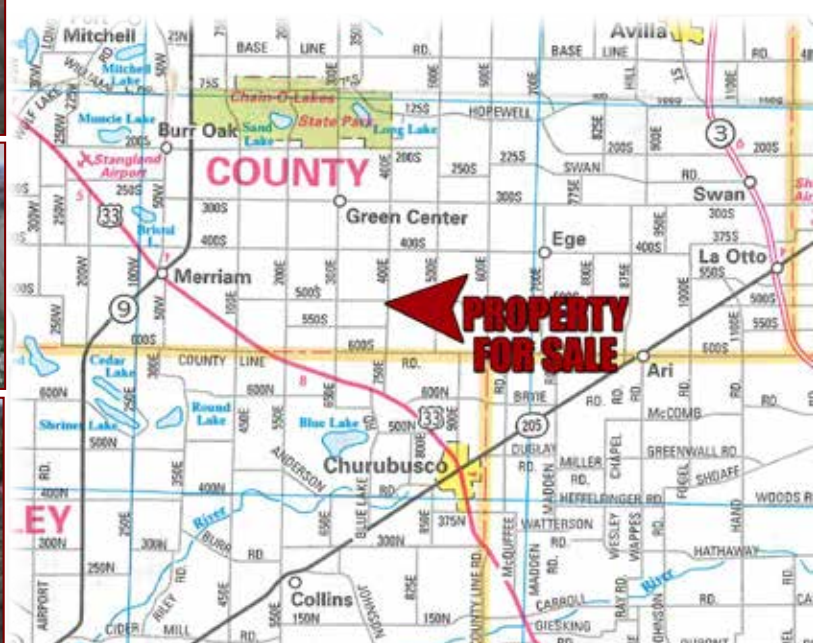
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