MIDWEST LAND GROUP PRESENTS

15.52 ACRES IN

GRANT COUNTY
INDIANA

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

15.52 +/- ACRES OF VERSATILE LAND CONVENIENTLY LOCATED IN GRANT COUNTY

Located just minutes from I-69, this 15.52 +/- acre wooded tract offers a great opportunity for hunters and outdoor enthusiasts looking for a convenient yet private getaway. Situated approximately 4 miles from Marion and Gas City, the property provides quick access while still offering a country setting.

The land features a strong presence of wildlife, with well-defined game trails running throughout and consistent deer movement across the tract. Its layout offers multiple options for stand locations and recreational use, making it a great setup for hunting or simply enjoying time outdoors.

Whether you are looking for a manageable hunting property or a recreational piece of land close to town, this tract offers a strong combination of location, access, and wildlife activity.

PROPERTY FEATURES

COUNTY: **GRANT** | STATE: **INDIANA** | ACRES: **15.52**

- 15.52 +/- acres of wooded land
- Convenient location
- Just 4 miles from Marion
- Roughly 4 miles from Gas City
- Quick access to I-69
- Strong wildlife presence throughout the property
- Well-established trails throughout
- Excellent hunting potential
- Multiple potential uses
- Private location off the road
- Great for hiking and exploring
- Manageable acreage that is easy to maintain

15.52 +/- WOODED ACRES

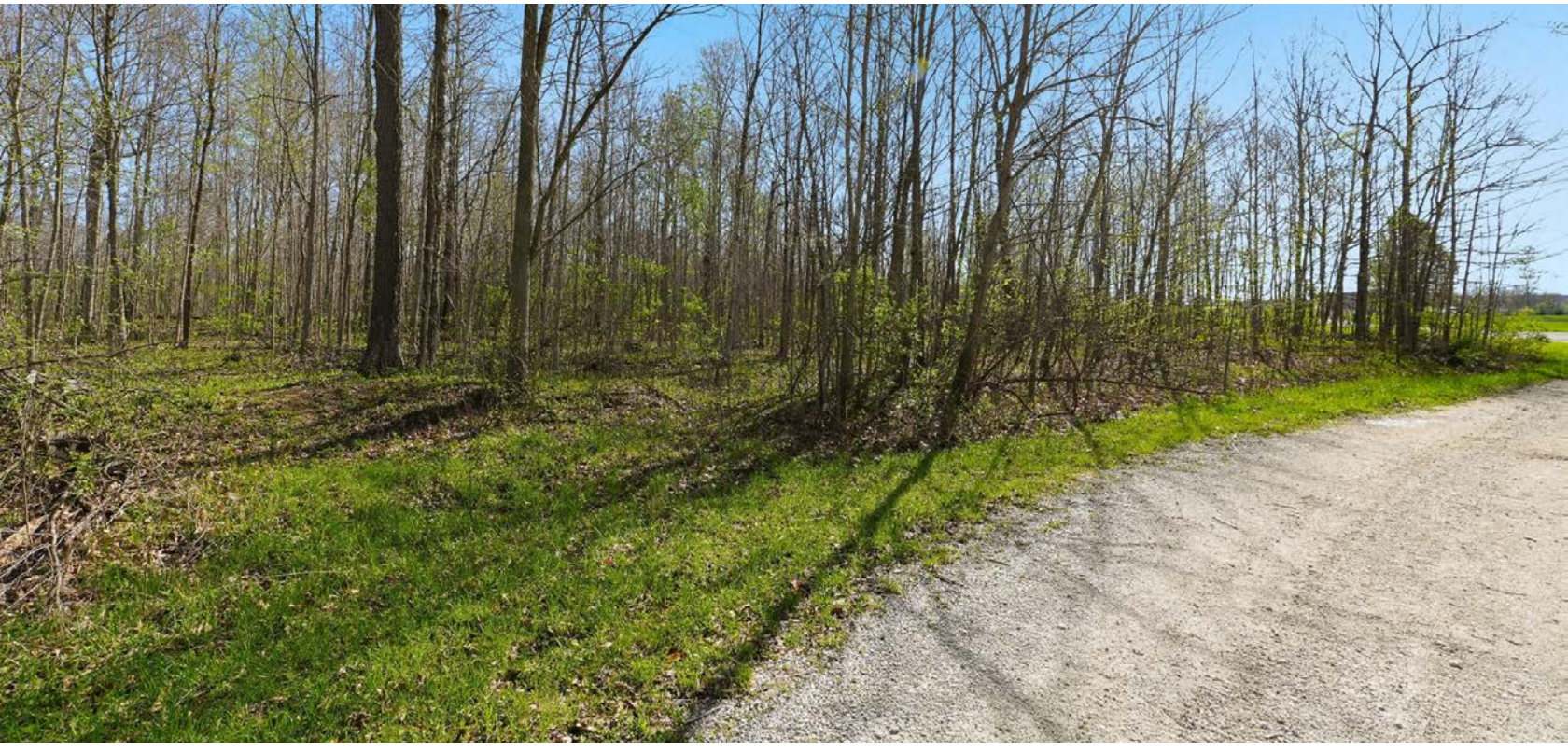
Located just minutes from I-69, this 15.52 +/- acre wooded tract offers a great opportunity for hunters and outdoor enthusiasts looking for a convenient yet private getaway.

CREEK

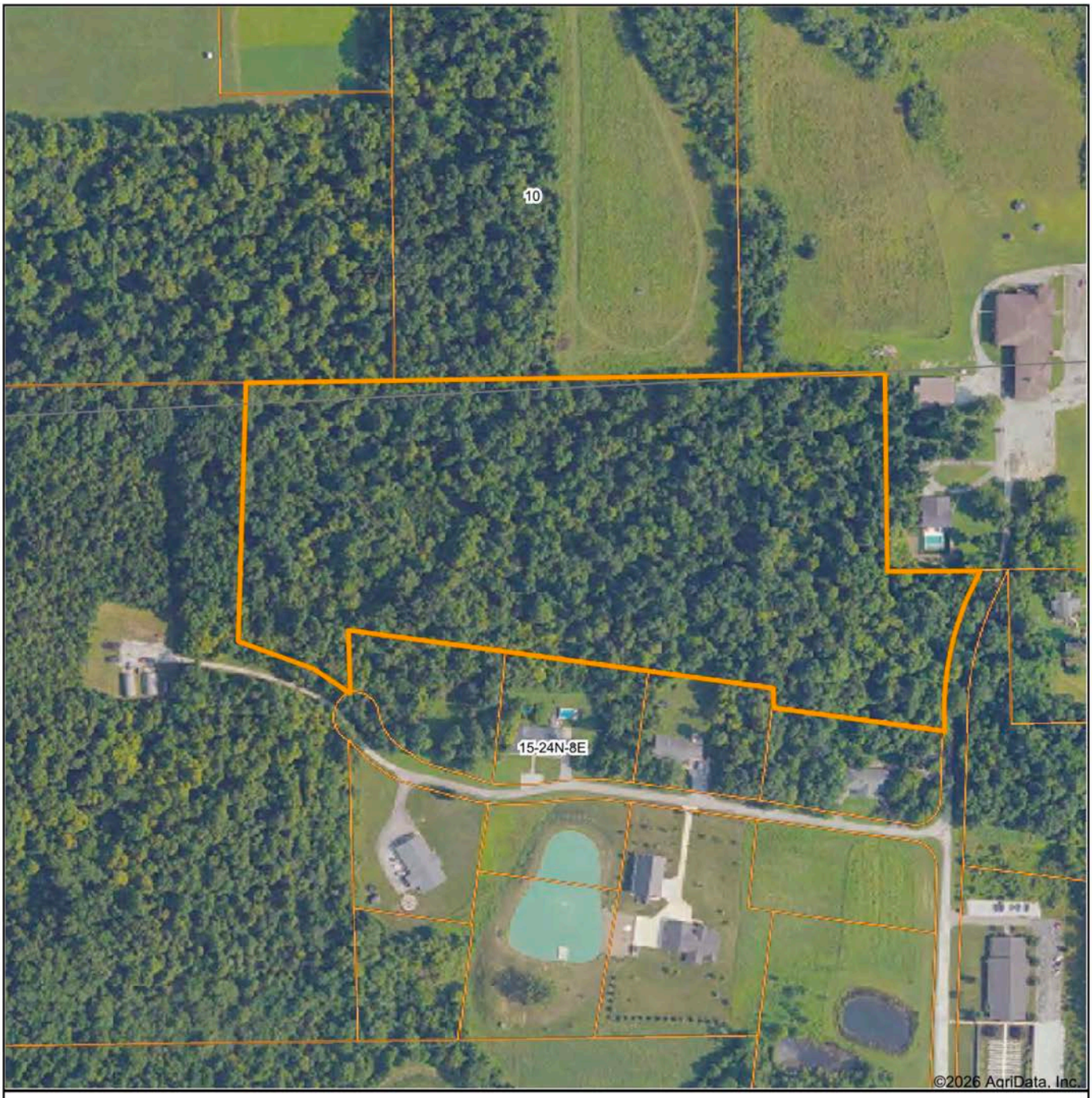
HUNTING POTENTIAL

CONVENIENT LOCATION

Situated approximately 4 miles from Marion and Gas City, the property provides quick access while still offering a country setting.



AERIAL MAP



Boundary Center: 40° 32' 15.95, -85° 36' 35.7

0ft 290ft 579ft

15-24N-8E
Grant County
Indiana

N W E S

4/6/2026

Maps Provided By:
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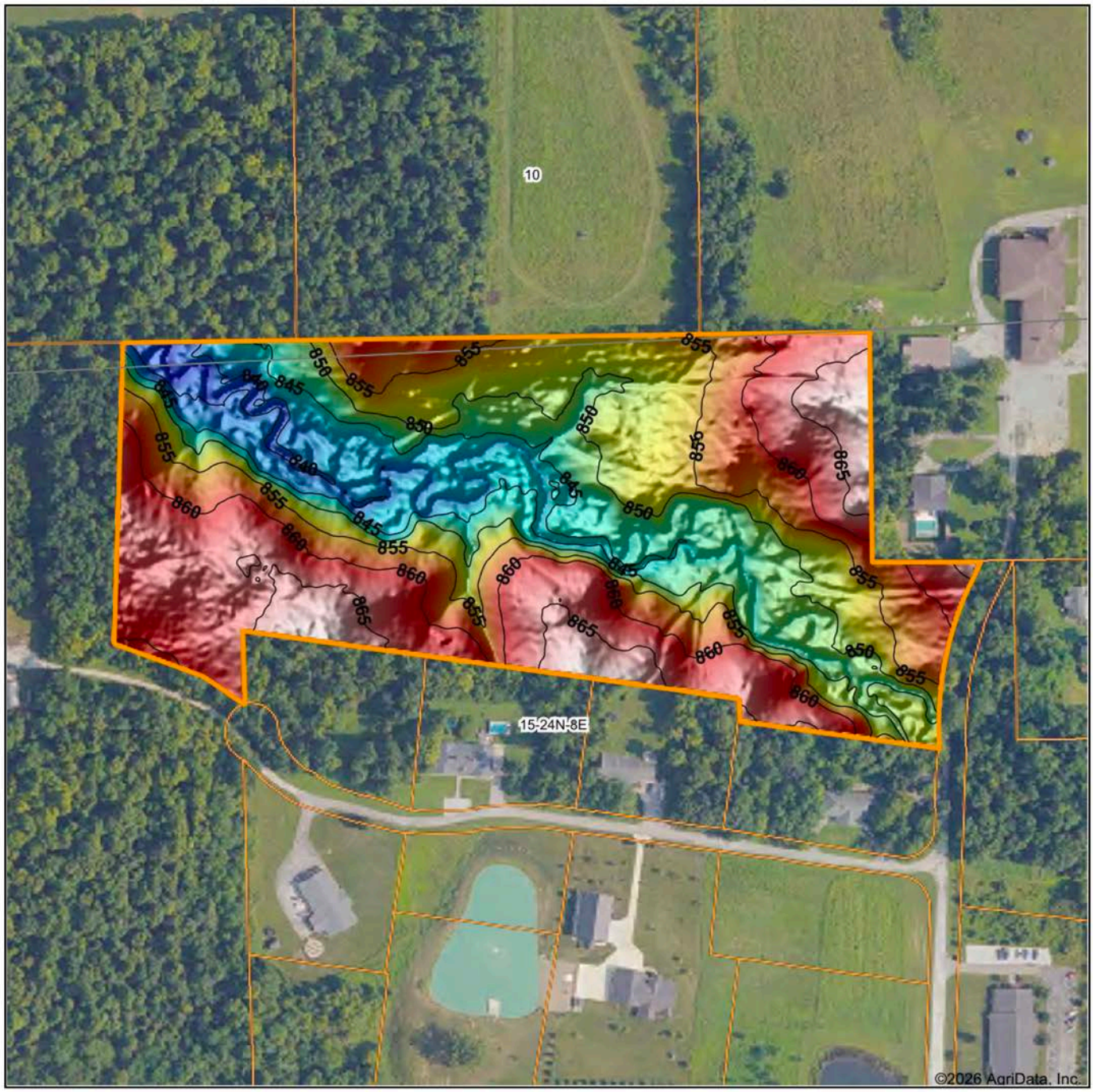
HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 1 meter dem
Interval(ft):	5
Min:	836.9
Max:	868.4
Range:	31.5
Average:	854.6
Standard Deviation:	7.64 ft

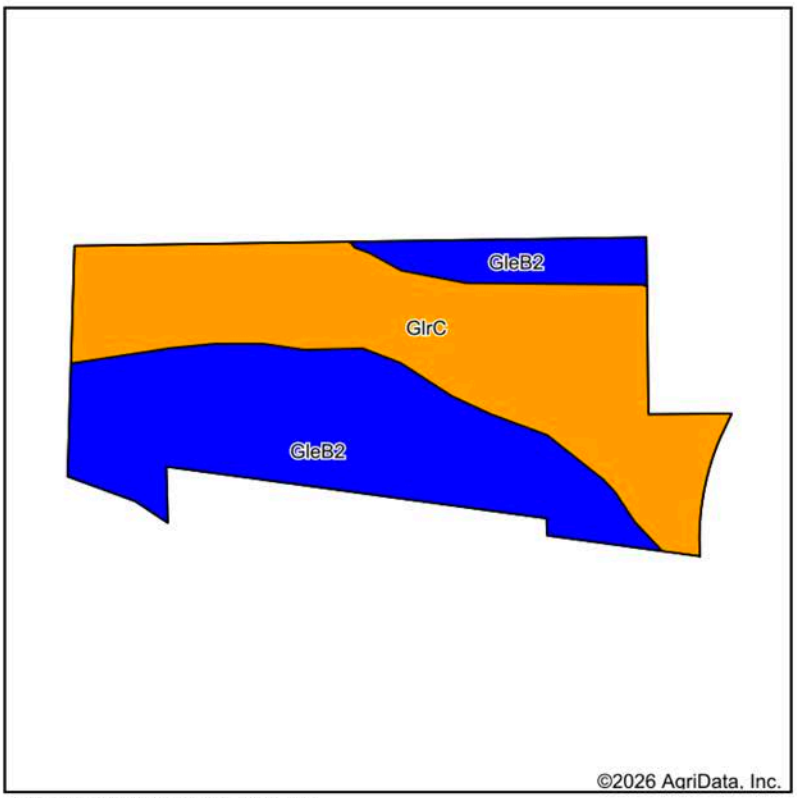
0ft 248ft 496ft

4/6/2026

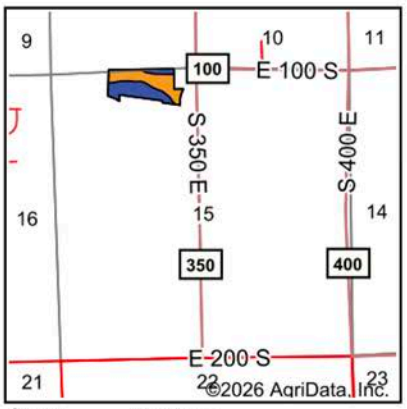
15-24N-8E
Grant County
Indiana

Boundary Center: 40° 32' 15.95, -85° 36' 35.7

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Grant**
Location: **15-24N-8E**
Township: **Center**
Acres: **15.99**
Date: **4/6/2026**

Maps Provided By:
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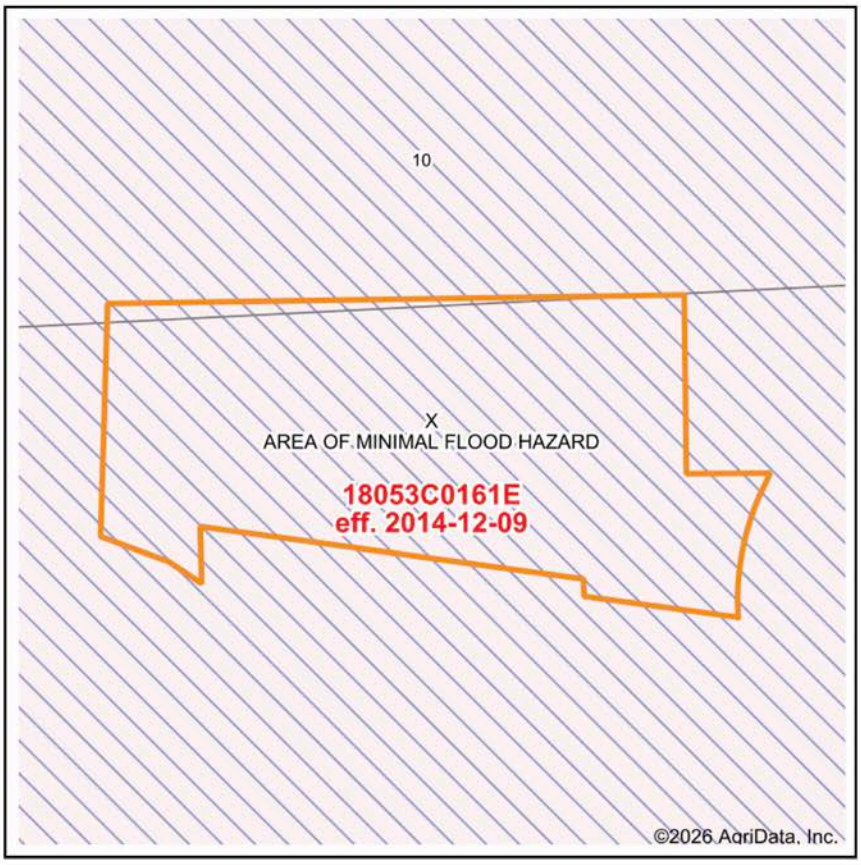
N W E S

Area Symbol: IN053, Soil Area Version: 33									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
GlrC	Glynwood silt loam, 6 to 12 percent slopes	8.10	50.7%		2.8ft. (Densic material)	IIIe	69	69	51
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	7.89	49.3%		2.4ft. (Densic material)	IIe	55	55	38
					Weighted Average	**2.51**	***n 62.1**	***n 62.1**	***n 44.6**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 40° 32' 16.56, -85° 36' 35.77
State: IN Acres: 15.99
County: Grant Date: 4/8/2026
Location: 15-24N-8E
Township: Center

Maps Provided By:
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N W E S

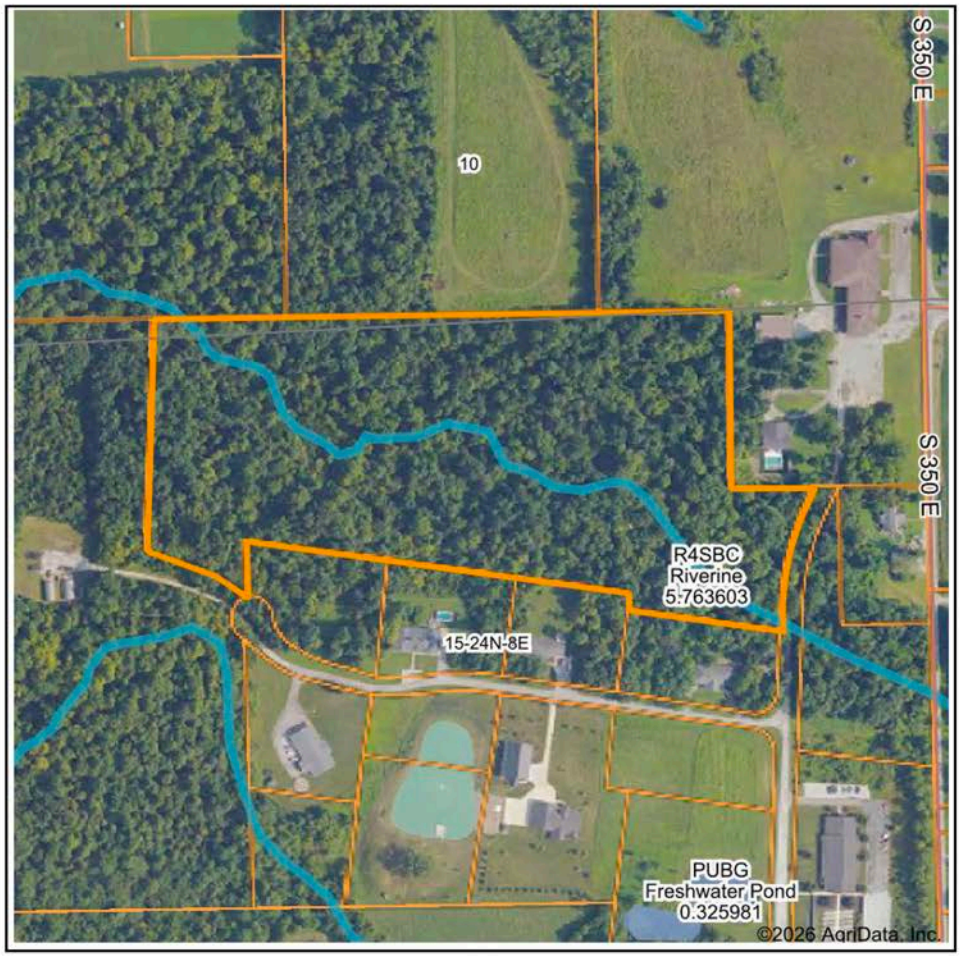
Name	Number	County	NFIP Participation	Acres	Percent
Grant County	180435	Grant	Regular	15.99	100%
			Total	15.99	100%

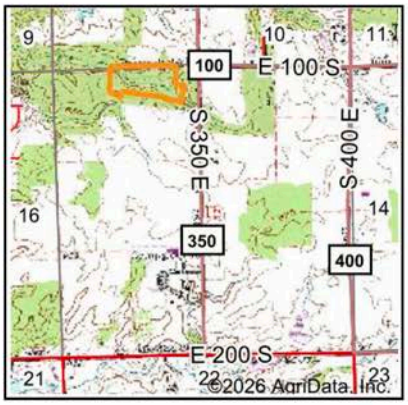
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	15.99	100%
		Total	15.99	100%

Panel	Effective Date	Acres	Percent
18053C0161E	12/9/2014	15.99	100%
	Total	15.99	100%

WETLANDS MAP





State: **Indiana**
Location: **15-24N-8E**
County: **Grant**
Township: **Center**
Date: **4/6/2026**

Maps Provided By:
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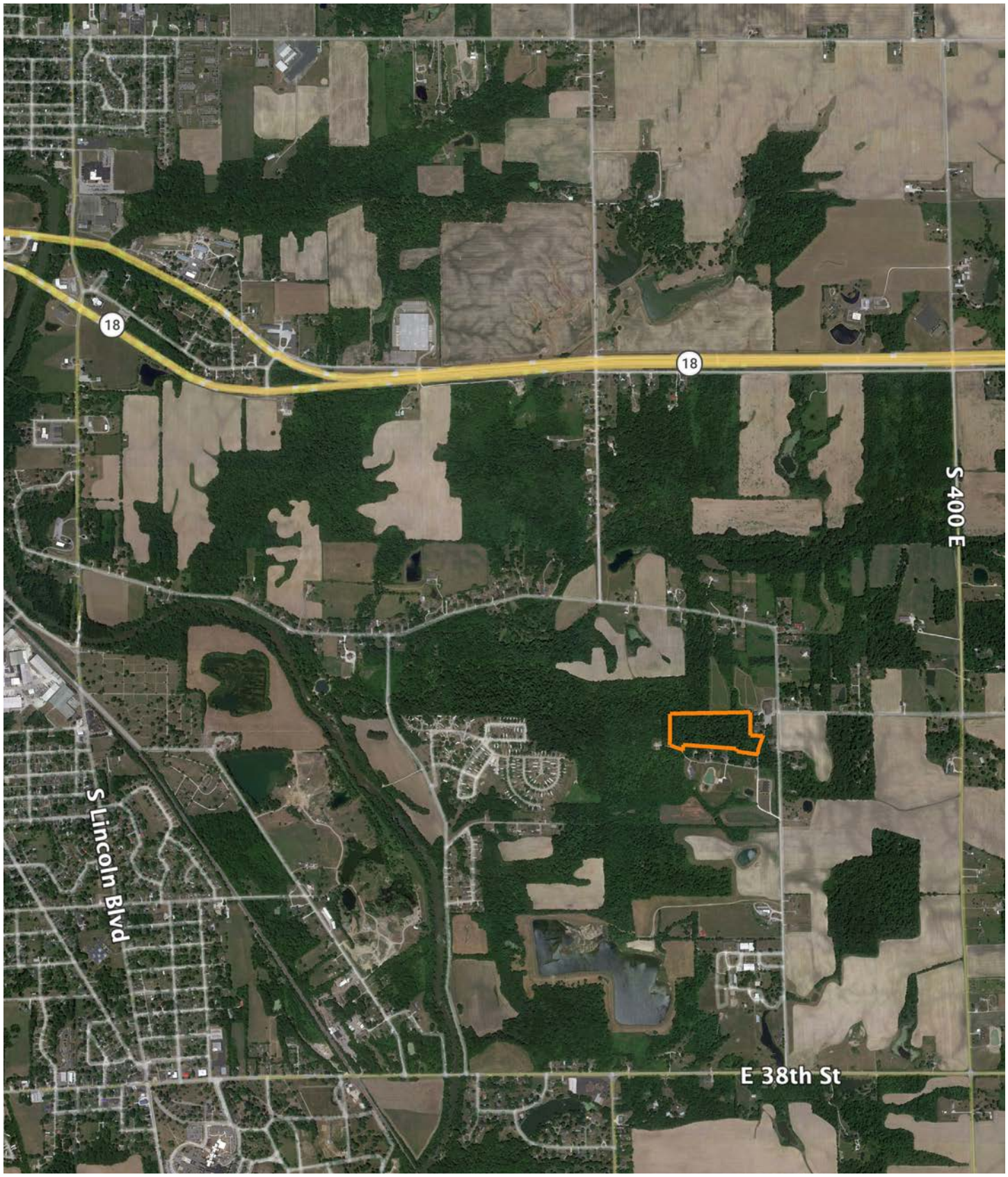
N W E S

0ft 404ft 809ft

	Classification Code	Type	Acres
	R4SBC	Riverine	0.71
		Total Acres	0.71

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

OVERVIEW MAP



AGENT CONTACT

An Indiana native, now living in Albion with his wife and daughter, Tavin Herendeen has spent his life surrounded by the land, the outdoors, and the values that come with rural living. Growing up in northeast Indiana, Tavin developed a strong connection to the land, whether scouting fields, hunting with friends, or spending time on family property. Today, that connection has become the foundation of his career as a land agent with Midwest Land Group.

With nearly 15 years of experience in sales and customer service, including time in automation sales, Tavin understands the importance of building strong relationships and following through on every detail. He believes in treating every client like family and takes pride in helping others achieve their land ownership goals.

Outside of work, Tavin is an avid outdoorsman who enjoys hunting waterfowl and whitetails, as well as sharing those experiences with his daughter. He's passionate about land management, wildlife, and the rural lifestyle, and he brings that same enthusiasm and understanding to every client he serves. Whether you're ready to sell your property or searching for your ideal piece of land, Tavin is ready to help make it happen. His passion for Indiana land and dedication to his clients ensure your land goals are handled with care, expertise, and attention to detail.

TAVIN HERENDEEN,
LAND AGENT
260.508.3147
THerendeen@MidwestLandGroup.com

MidwestLandGroup.com

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