

MIDWEST LAND GROUP PRESENTS

64.1 ACRES IN

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# HENDRICKS COUNTY INDIANA



0000 COUNTY ROAD 50 EAST, LIZTON, INDIANA 46149

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 64.1 +/- ACRES OF PRIME HENDRICKS COUNTY TILLABLE GROUND

This 64 +/- acre tract in Hendricks County, Indiana presents an outstanding opportunity to own highly productive farmland in a strong agricultural region. Approximately 54 acres are quality tillable ground, with the balance consisting of wooded acreage and a legal ditch that supports natural drainage and adds to the property's overall character. There are 2 parcels being sold together to total 64 +/- acres.

There is a current lease for the 2026 growing season, and tenant rights do apply. The tenant farmer will retain crop rights through the 2026 harvest.

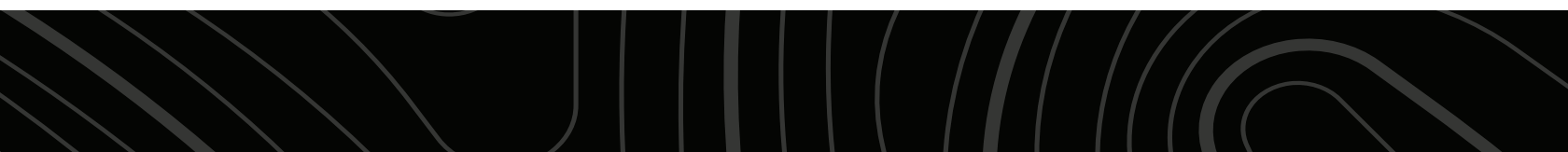
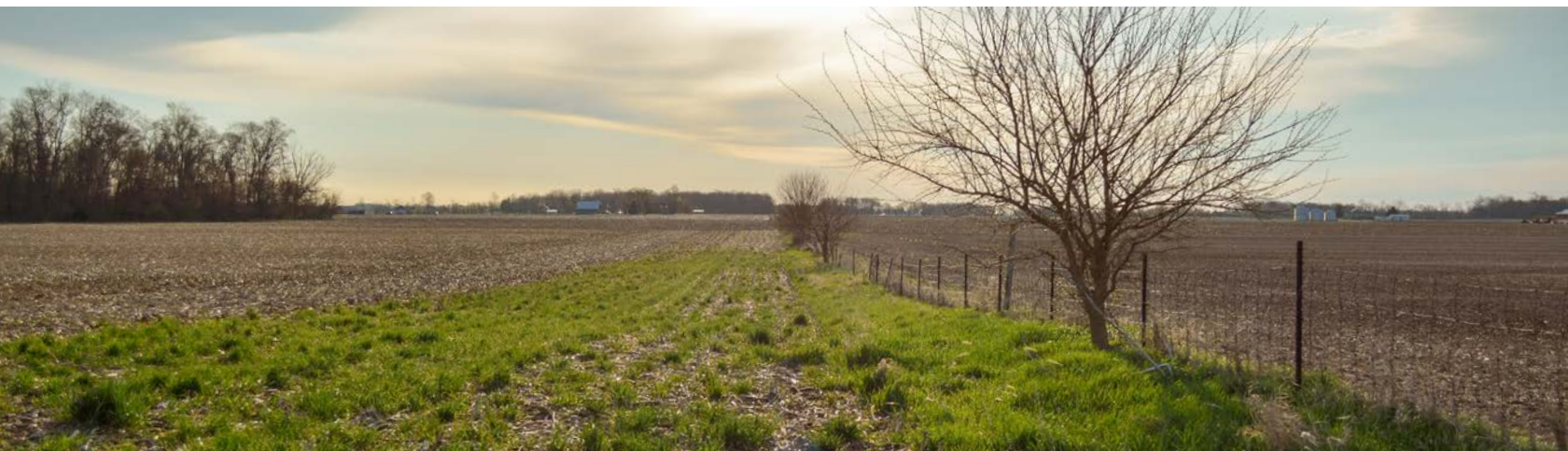
The farm carries an impressive overall NCCPI rating of 87, reflecting strong soil quality and consistent productivity. Recent performance reflects its capability, with last year's corn yield reaching 241 bushels per acre. Additionally, the tillable acreage has been tilled within the past 12 years, enhancing drainage efficiency and helping to maximize yield potential.

A portion of the property lies within a flood plain; however, the combination of established tiling and the presence of a legal ditch contribute to the farm's functionality and usability.

Beyond its agricultural strengths, the property offers excellent recreational appeal with a good amount of deer sign observed throughout, making it an attractive option for hunting or outdoor enjoyment alongside income-producing farmland.

Ideally located just 10 miles from Brownsburg and 11 miles from Lebanon, this property offers convenient access to nearby markets, grain facilities, and agricultural infrastructure while maintaining a quiet rural setting.

Whether you are expanding an existing operation, seeking a solid land investment, or looking for a property that blends income with recreation, this tract offers a compelling combination of productivity, improvements, and location.



# PROPERTY FEATURES

COUNTY: **HENDRICKS** | STATE: **INDIANA** | ACRES: **64.1**

- Approximately 54 acres of highly productive tillable acreage
- Overall NCCPI score of 87
- Good deer sign throughout the property
- Field tile has been installed within the last 12 years
- Over 300 feet of road frontage for easy access to the property
- Income-producing property
- 241 bushels per acre corn in 2025
- 10 miles from Brownsburg
- 11 miles from Lebanon
- 28 miles from Indianapolis



# HIGHLY PRODUCTIVE FARMLAND

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The farm carries an impressive overall NCCPI rating of 87, reflecting strong soil quality and consistent productivity. Recent performance reflects its capability, with last year's corn yield reaching 241 bushels per acre.



# HUNTING POTENTIAL

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# ROAD FRONTAGE

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# TILING & DRAINAGE DITCH

A portion of the property lies within a flood plain; however, the combination of established tiling and the presence of a legal ditch contribute to the farm's functionality and usability.

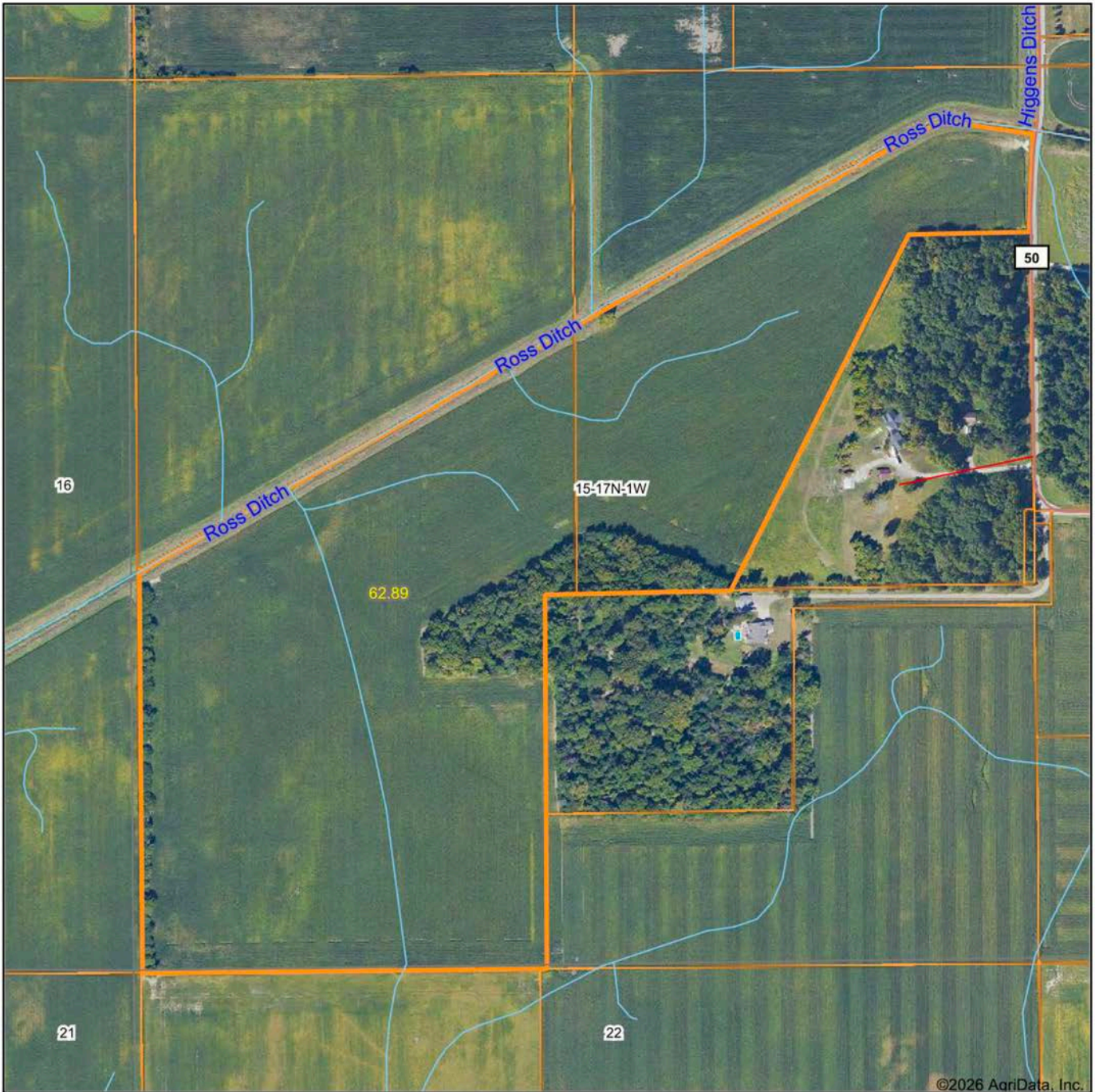


# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 54' 40.93, -86° 31' 12.56

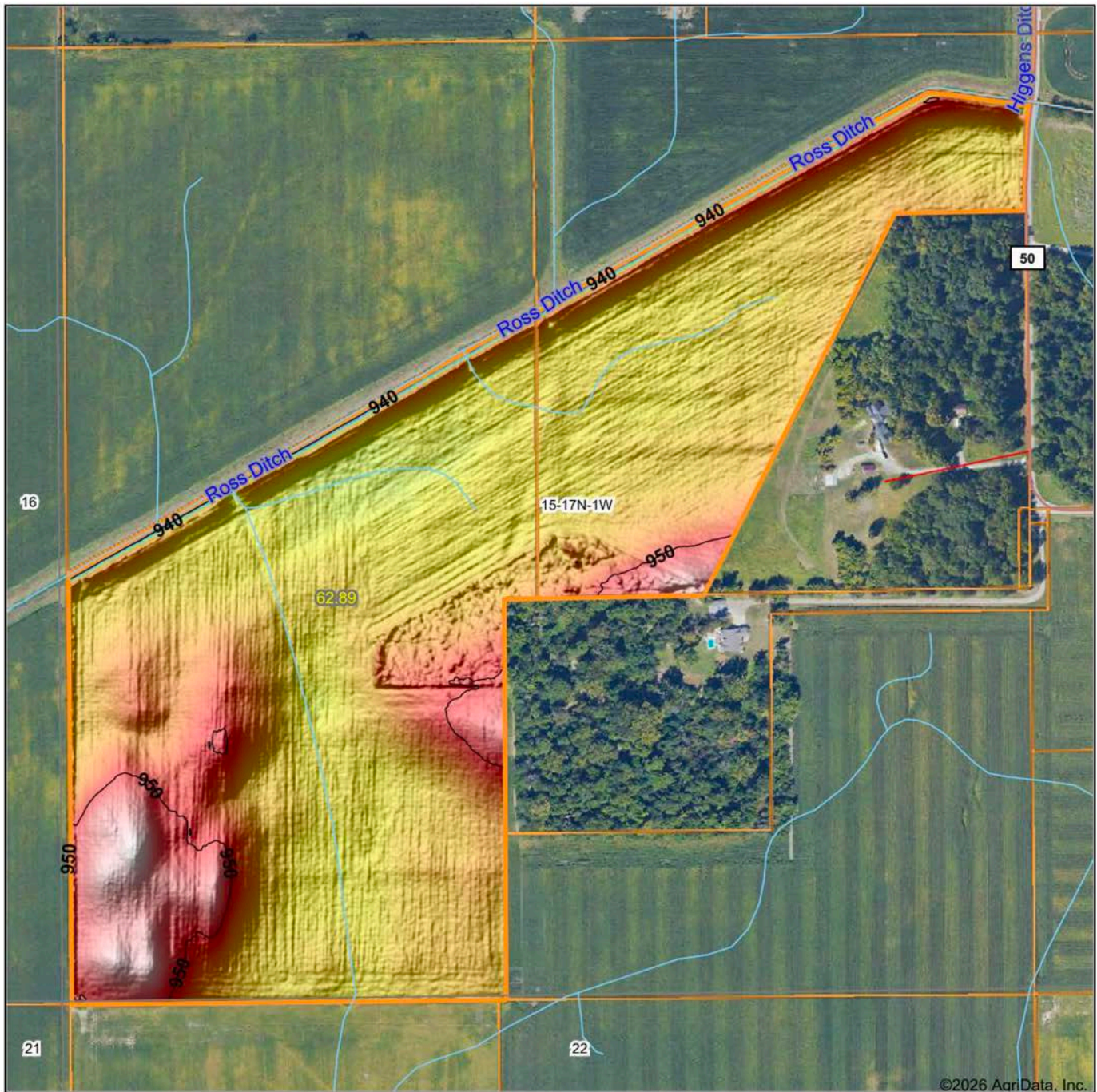
0ft 457ft 914ft

**15-17N-1W**  
**Hendricks County**  
**Indiana**



3/2/2026

# HILLSHADE MAP

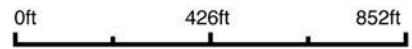


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Maps Provided By:  
**surety**  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 936.8  
 Max: 954.2  
 Range: 17.4  
 Average: 947.0  
 Standard Deviation: 2 ft

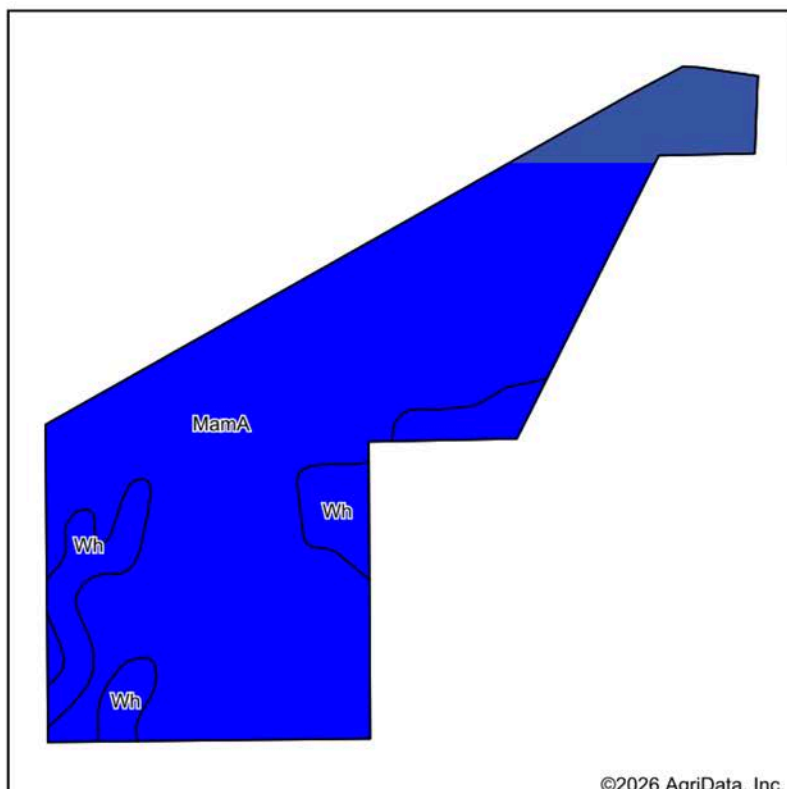


3/2/2026

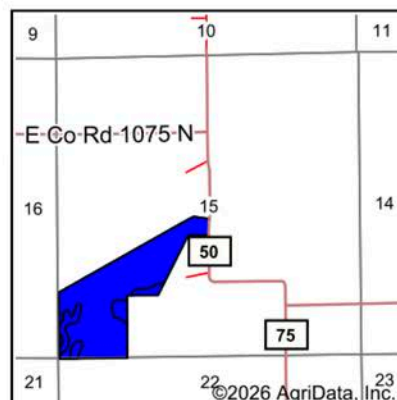
**15-17N-1W**  
**Hendricks County**  
**Indiana**

Boundary Center: 39° 54' 40.93, -86° 31' 12.56

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Hendricks**  
 Location: **15-17N-1W**  
 Township: **Union**  
 Acres: **62.89**  
 Date: **3/2/2026**



Maps Provided By:



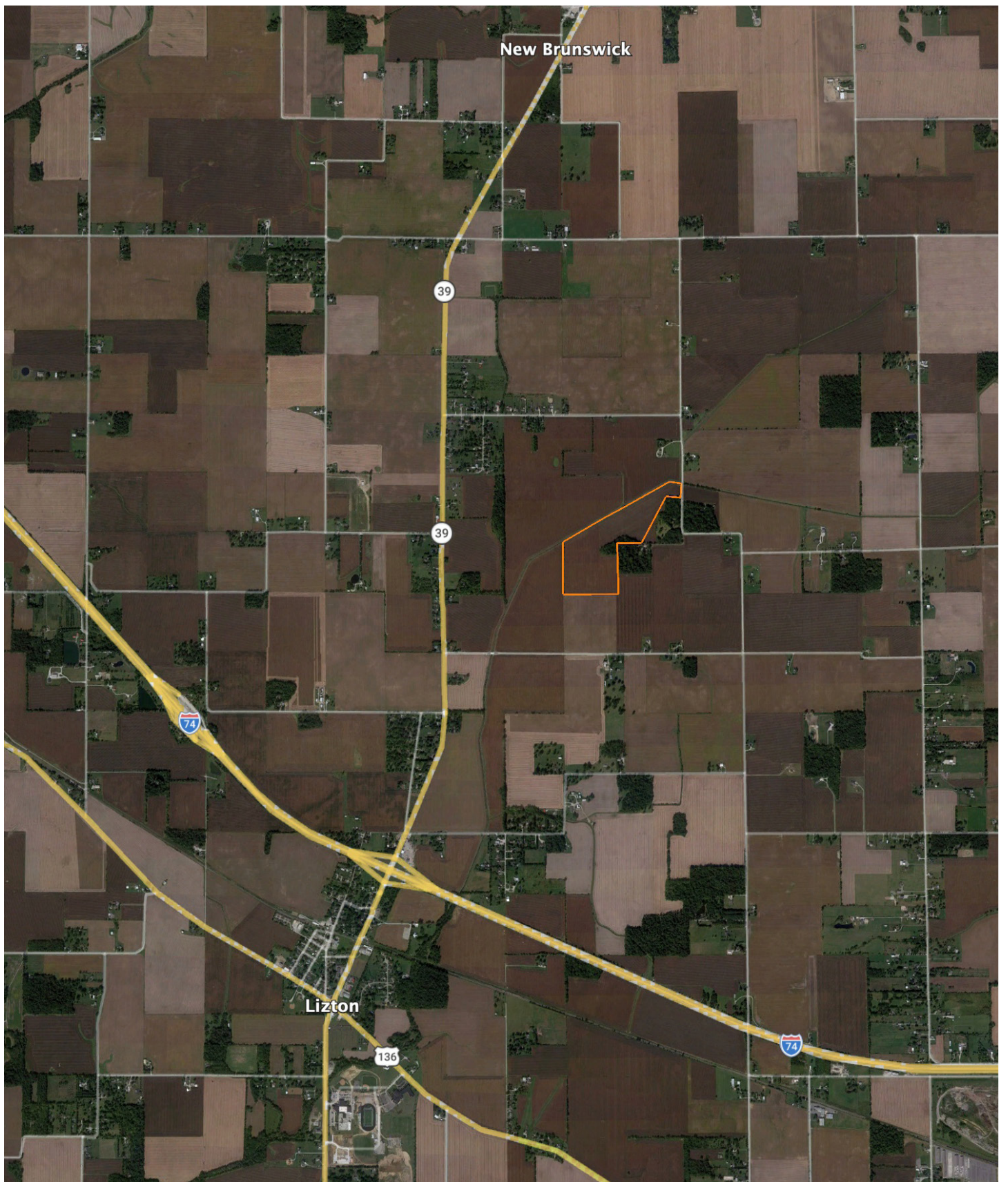
Area Symbol: IN063, Soil Area Version: 29

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	
MamA	Mahalasville silty clay loam, 0 to 2 percent slopes	55.20	87.8%		> 6.5ft.	Ilw	87	85	77	
Wh	Whitaker silt loam, 0 to 2 percent slopes	7.69	12.2%		> 6.5ft.	Ilw	92	92	78	
<b>Weighted Average</b>							<b>2.00</b>	<b>*n 87.6</b>	<b>*n 85.9</b>	<b>*n 77.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

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Chris Jones was born and raised in Logansport, Indiana, where his love for the outdoors started with a bow in hand and whitetails on his mind. Over time, that passion developed into a marrow-deep reverence for the land, the people who care for it, and the heritage it holds.

After earning his degree in Criminal Justice, Chris spent eight years serving his community as a sheriff's deputy. That career taught him how to listen, how to lead, and how to stay composed when stakes are high. It also shaped his approach to land sales: calm under pressure, committed to the task, and deeply grounded in honesty and professionalism.

Today, Chris brings that same discipline to clients across West Central Indiana. A husband, father, whitetail hunter, and member of a fourth-generation farm family, he understands both sides of the fence – what the land means to hunters and how it sustains the legacy of farm families. Whether he's coaching baseball, volunteering locally, or walking ground with a client, Chris leads with compassion, purpose, and a genuine desire to serve.



## CHRIS JONES

LAND AGENT

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**MidwestLandGroup.com**

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