

MIDWEST LAND GROUP PRESENTS

49.6 ACRES IN

JOHNSON COUNTY INDIANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

49.6 +/- ACRES WITH INCOME AND HUNTING MINUTES FROM FRANKLIN, INDIANA

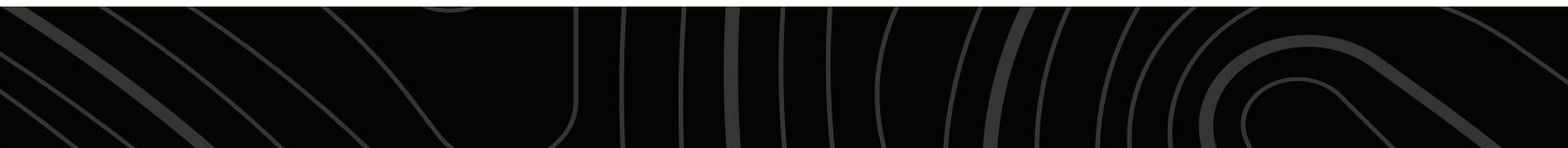
This property offers an appealing mix of features for both agricultural and recreational use. Containing approximately 35 acres of productive tillable land, it presents a solid income opportunity for farming or crop leasing. It also includes 15 acres of mature bottomland hardwoods, creating a natural habitat that enhances the land's beauty and ecological value. The tillable acres boast an overall NCCPI rating of 83, reflecting its strong agricultural potential. The farm is easily accessible with over 550 yards of frontage along State Road 44, just minutes from Franklin.

Nature enthusiasts will appreciate the recreational aspects of this land. A channel of Sugar Creek flows through the wooded acreage, adding scenic value and supporting diverse wildlife. The property offers excellent hunting opportunities, thanks to its combination of open fields and mature timber. Conveniently located, it is only 10 minutes from Franklin, 30 minutes from Columbus, and 30 minutes from Indianapolis, making it a rare find for those seeking both income-producing farmland and outdoor enjoyment close to city amenities.

PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **INDIANA** | ACRES: **49.6**

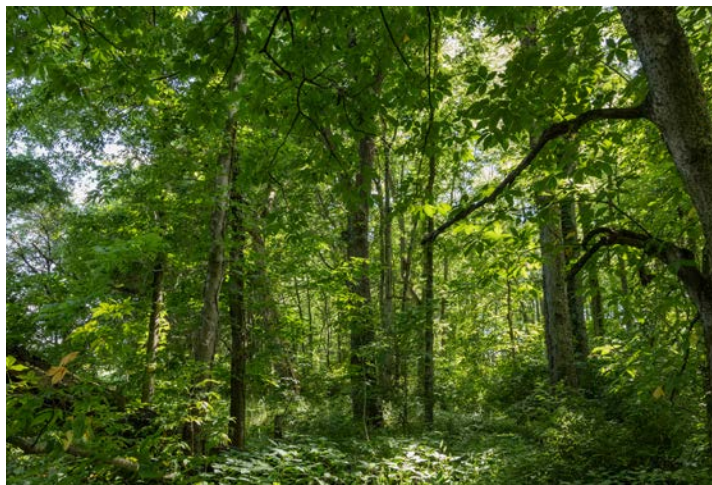
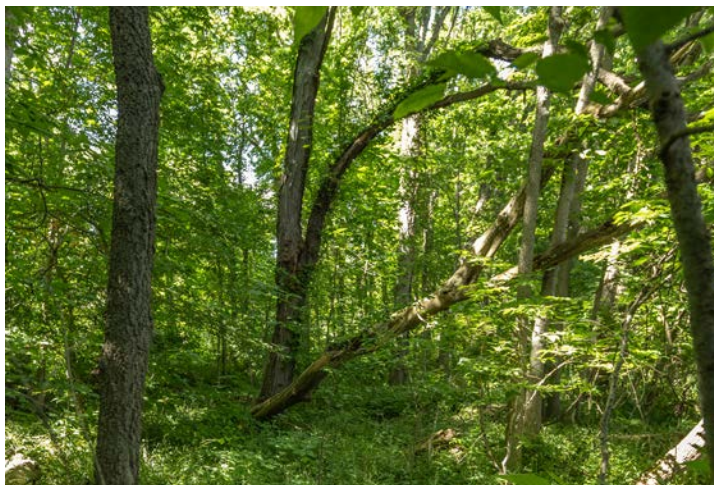
- 35 +/- acres of tillable income
- 15 +/- acres of mature bottomland hardwoods
- 83 NCCPI overall
- Easy access from the highway
- A channel of Sugar Creek runs through the woods
- 550 yards of State Road 44 frontage
- Strong hunting opportunity
- 10 minutes from Franklin
- 30 minutes from Columbus
- 30 minutes from Indianapolis



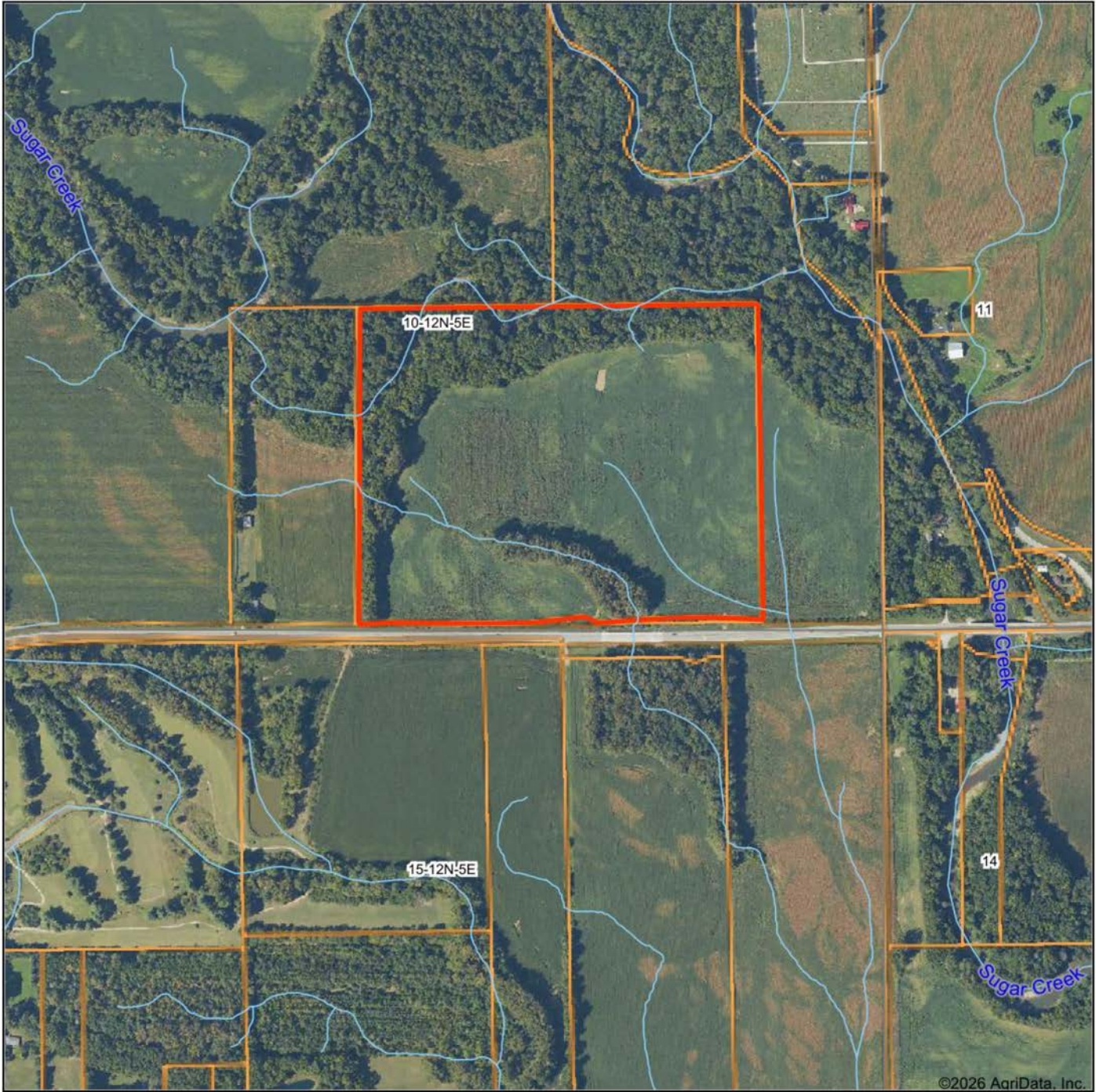
TILLABLE INCOME



MATURE HARDWOODS & SUGAR CREEK



AERIAL MAP



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Boundary Center: 39° 29' 49.89, -85° 57' 20.44



Maps Provided By:



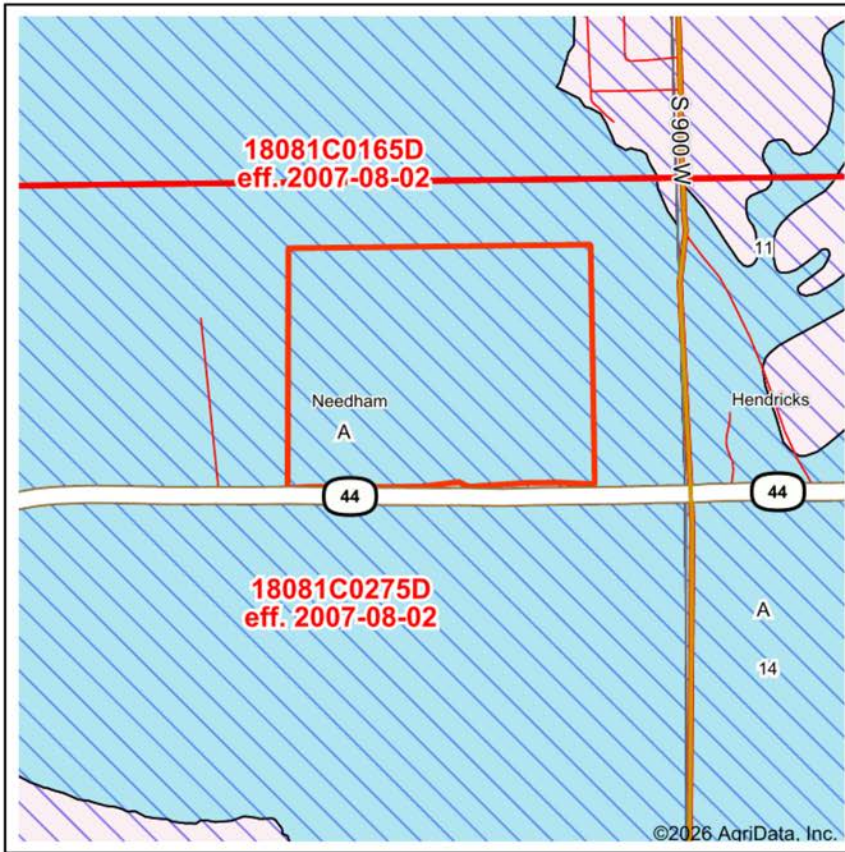
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10-12N-5E
Johnson County
Indiana



6/18/2026

FEMA MAP



Map Center: 39° 29' 46.54, -85° 57' 21.1
 State: IN Acres: 50.88
 County: Johnson Date: 6/18/2026
 Location: 10-12N-5E
 Township: Needham



Maps Provided By:



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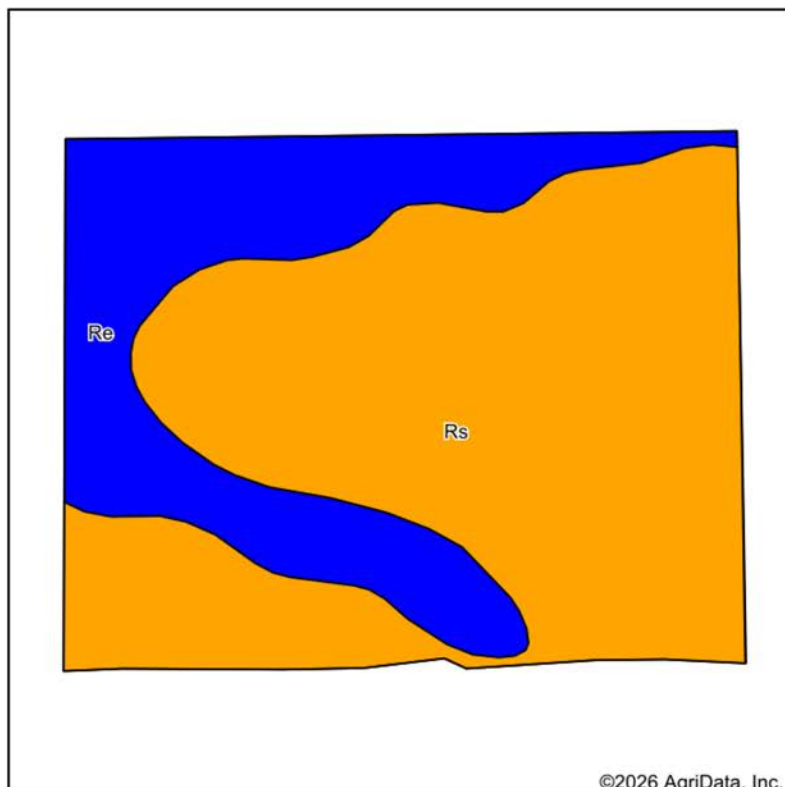
Name	Number	County	NFIP Participation	Acres	Percent
JOHNSON COUNTY	180111	Johnson	Regular	50.88	100%
Total				50.88	100%

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

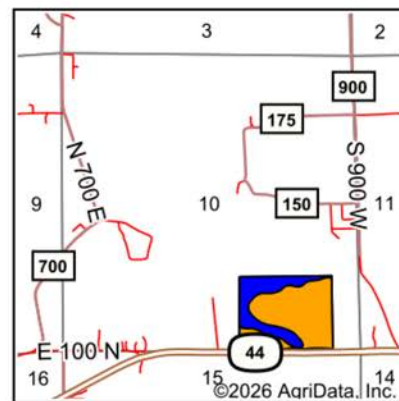
Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	50.88	100%
Total			50.88	100%

Panel	Effective Date	Acres	Percent
18081C0275D	8/2/2007	50.88	100%
Total		50.88	100%

SOILS MAP



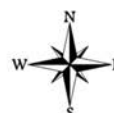
Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Johnson**
 Location: **10-12N-5E**
 Township: **Needham**
 Acres: **50.88**
 Date: **6/18/2026**



Maps Provided By:



Area Symbol: IN081, Soil Area Version: 33

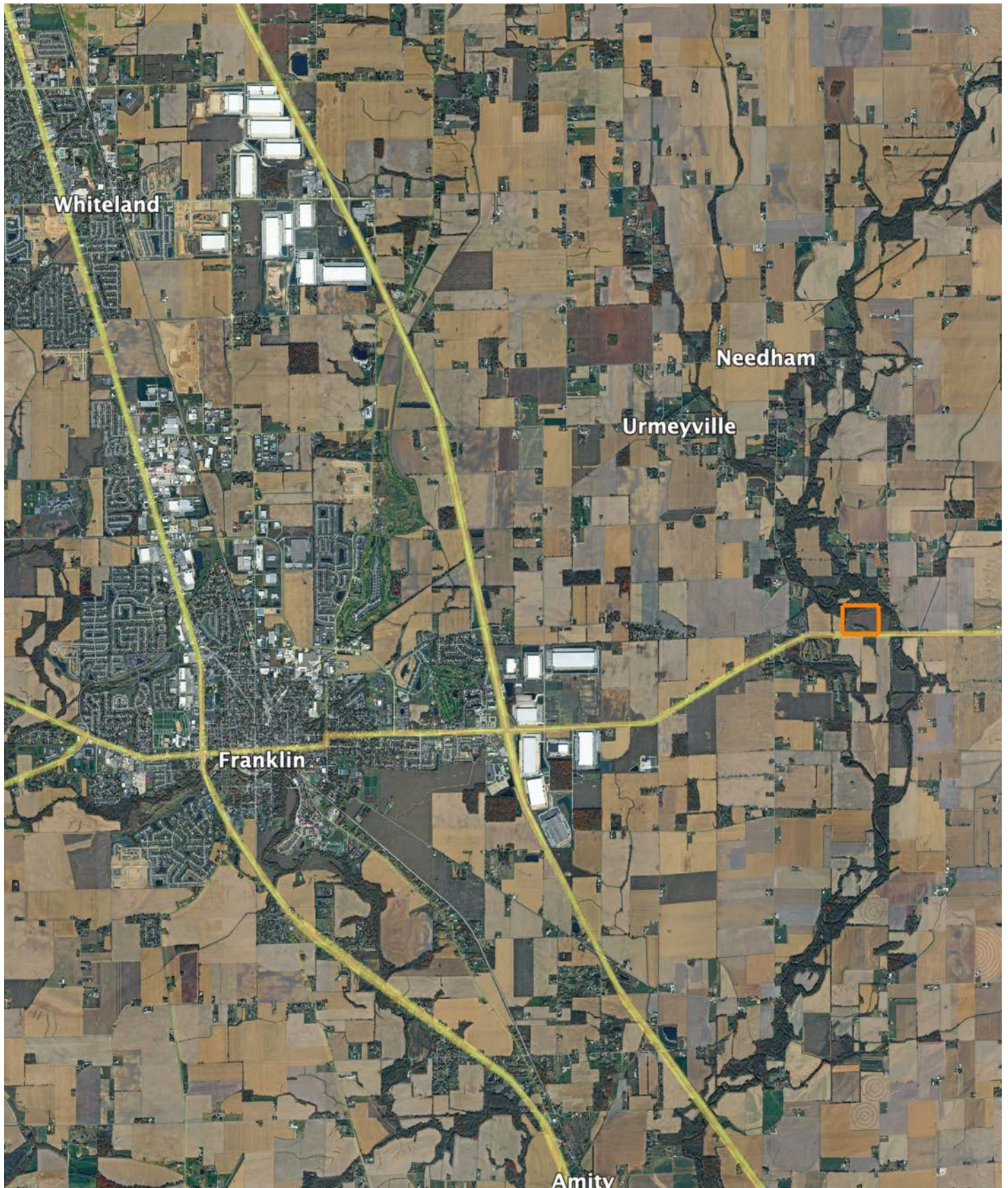
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Rs	Ross loam, 0 to 2 percent slopes, frequently flooded	35.50	69.8%		> 6.5ft.	Illw	83	73	83
Re	Rensselaer silty clay loam	15.38	30.2%		> 6.5ft.	Ilw	82	82	80
Weighted Average						2.70	*n 82.7	*n 75.7	*n 82.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Growing up in the rural community of Brazil, Indiana, Noah Short developed an appreciation for the outdoors and the value of land at an early age. From fishing reclaimed coal mining pits and hunting squirrels on his father's 18 acre property to helping sink fence posts in the heavy clay soils of Clay County, Noah's connection to the land was built through hands-on experience and hard work. After earning his Bachelor of Science in Biology from Indiana University–Purdue University Indianapolis, Noah realized just how meaningful the outdoors and land stewardship were to him and committed himself to a career centered around natural resources and rural property.

Today, Noah brings extensive experience in both private forestry consulting and public land management to his clients across Indiana. His background includes timber sales, conservation projects, pollinator and tree plantings, tenant farm management, and hands-on work with both row crop and timber production. He has worked closely with landowners, farmers, outdoorsmen, and conservation professionals throughout the state, giving him a well-rounded understanding of both the land itself and the people connected to it.

An avid outdoorsman, Noah hunts nearly every legal game species Indiana offers and enjoys cooking wild game, hiking, gardening, reading, and traveling with his wife, Sarah. Known for his strong work ethic, listening skills, and passion for helping others achieve their goals, Noah is committed to building lasting relationships and guiding clients through every step of the land buying and selling process with honesty, knowledge, and enthusiasm, and is ready to put those traits to work for you.



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