

ACTIVE



89± Acre Commercial Property in Carroll County

Carroll, IN

\$4,500,000 | 89.9 Acres

Commercial

AGENTS

Midwest Farm Group



MANAGING BROKER

Kyle Rule



LAND BRO

Neal He

CONTACT

Property Description

JNT Farms is an 89.9+/- acre commercial property located in Camden, IN in Jackson Township that has been selected for the Duke Energy Site Readiness Program. The Carroll County Economic Development Corporation is willing to negotiate a competitive incentive package based on the buyer's needs. This incentive program may include electric rate reductions, property tax abatements, Tax Incremental Financing (TIF), job training funds, equipment purchase, or additional local onsite incentives. The west side of this property has rail access available. Genesee & Wyoming Railroad Services Inc has provided some examples illustrating a siding accessing the 286,000lb line depicted in attached imaging, and easy highway access to the south along State Road 218 via a pending easement agreement agreed to by the owner of the neighboring property, or directly off Meridian Road to County Road 450 N. The wastewater treatment facility is currently designed to support 90,000 gallons of water per day. The town is working to install a 12" diameter water main and 8" wastewater gravity line, and is willing to install a lift station as needed. The location of these is at the buyer's discretion. Contact information for town council members can be provided upon request.

Sorry

This video does not exist.

PROPERTY DETAILS

Attributes



Information On File

- ✓ Aerial View
- ✓ Aerial View / FSA
- ✓ Legal Description
- ✓ Soil Type



✓ Call Listing Office

Seller Options



✓ Possession

✓ Closing

Utilities to the Site



Utilities to Site

✓ Electric to Site

✓ Gas to Site

✓ Sewer to Site

✓ Public Water

LOCATION





Soils



Crops



Elevation



© Mapbox © OpenStreetMap © Maxar

VIEW MAP

LEGAL

Legal Description

Part of the NE 1/4 and part of the SE 1/4 of Section 16 - T25N - R1W.

PROPERTY DOCS

Aerial Map

DOWNLOAD

Genesee & Wyoming Railroad Services Proposal | JNT Farms

DOWNLOAD

JNT Farms | Flyer

DOWNLOAD

AGENT BIO



LAND BROKER

Neal Herr

neal.herr@acrepro.com
(765)-437-9468

About Neal Herr

Neal Herr has been a licensed real estate agent in the states of Indiana and Michigan for fifteen years, and he received his Accredited Farm Management (AFM) certification in 2011. Prior to entering into the real estate sector, Herr graduated from Purdue university, spent twelve years in the commodity trade, and another ten years in management and manufacturing. Because of his background in management, Neal has an innovative approach to meeting consumer needs and creating an atmosphere where buying and selling land becomes simple for the client. Neal has successfully managed over forty thousand acres of farmland in Indiana and Michigan, and has sold over \$100 million worth of farm and recreational land over his fifteen year career in agricultural real estate. Neal was born and raised on a farm in North Central Indiana, and he currently farms 2,000 acres and raises a small herd of registered cattle with his wife, Ashley Herr, and their son Carson Herr.

CONTACT NEAL

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