

00 W 100 N, Crawfordsville, IN 47933

Status: **Active**

Prop Sub/Trans: **Residential Land/ For Sale** Media: **7**

Listing ID: **22019318**

List/MoRnt \$: **\$2,219,188**

School Dist: [North Montgomery Com](#)

Area: **5405 - Montgomery - Union**

DOM/CDOM: **2/2**

\$/Acre: **\$30,792.00**

Sch Corp

Schools:

//North Montgomery Middle School/North Montgomery High School

Virtual Tour:

Lot:
540730300032000024

Legal Desc: **Pt Swq 30-19-4 72.065 A**



Tax ID: **540730300032000024**
Semi Tax: **\$936.00**
Tax Exempt: **None**
Lot Size: **3,139,151**
Lot Info: **Rural No Subdivision, Other**

MultiTax ID:
Tax Year Due: 2023

Solid Waste: **No**

"Res Lots/Land Acres Info"

Acres: **>20 Acres**

of Acres: **72.07**

Zoning: **Ag**
Divisible: **No**
Type: **Agric Land, Row Crop**
Web Link: <http://kwmorrisonrealty.com>

Directions

GPS Friendly

Property Description

72 +or- Acres with 66.36 acres tillable, currently row-crop agriculture but potential for residential housing. Tax parcel shows 100 N as address but it is actually Oak Hill Rd. Additional 9.98 acres of woods is also available and adjoins the Northeast corner of this tract. Close to US 231, downtown Crawfordsville and I-74

Site Features

Soil Type: **Loam**
Soil Test:
Topography: **Terraced**
Buildings: **Not Applicable**
Dev Status: **Zoning Change Required**
Road Access: **County Rd**
Pub Transit:

Facilities on Site: **None**
Facilities near Site: **Electric**
Docs on File:
Water:
Sewer:
Utilities:
Options:
Road Surface:
Road Frontage:

Aerial Photo, Survey Soil
Well Required
Septic Required
Sell Entity
Asphalt
County Road

Finance Information

Insurance Expense:
Fee Paid:

Total

\$/SF

Fee Amnt:

Possible Financing:
Fee Includes:

Conventional, Exchange

Showing Information

Showings Phone:

Contract/Office Information

List Type: **Exclusive Right to Sell**
Circumstances of Sale:
Listing Terms:
LOfc: **KWLF02: Keller Williams-Morrison**
LAgt: **16797: Greg Morrison**
Team:
CoAgt: **43381: Stacey Baird**

Insp/Warr: **01/25/2025**
Disc: **Spec. List. Conditions**
FHA Cert: **Entered: 01/27/2025**
Ph: **Poss: Negotiable, Tenant Rights**
Ph: **WD: 12/31/2025**
Ph: **XD: 12/31/2025**
Ph: **Change: 01/27/2025**

Ph: **(765) 366-1521**

Ph: **(765) 720-2075**

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Prepared By: Greg Morrison | Keller Williams-Morrison | 01/27/2025 04:01 PM



Parcel ID	54-07-30-300-032.000-024	Alternate ID	020-16048-00	Owner Address	WEBB NICOLE 4835 S 200 E CRAWFORDSVILLE, IN 47933-7989
Sec/Twp/Rng	30-19-4	Class	100 VACANT AGRICULTURAL-100		
Property Address	100 N CRAWFORDSVILLE	Acreage	72.065		
District	NORTH UNION				
Brief Tax Description	PT SWQ 30-19-4 72.065 A				

(Note: Not to be used on legal documents)

USDA Farm 6215 Tract 2700

Map prepared on: 3/24/2017

Administered by: Montgomery County, Indiana

71.14 Tract acres
66.36 Cropland acres
0 CRP acres

CRP

CLU

Montgomery Co., IN

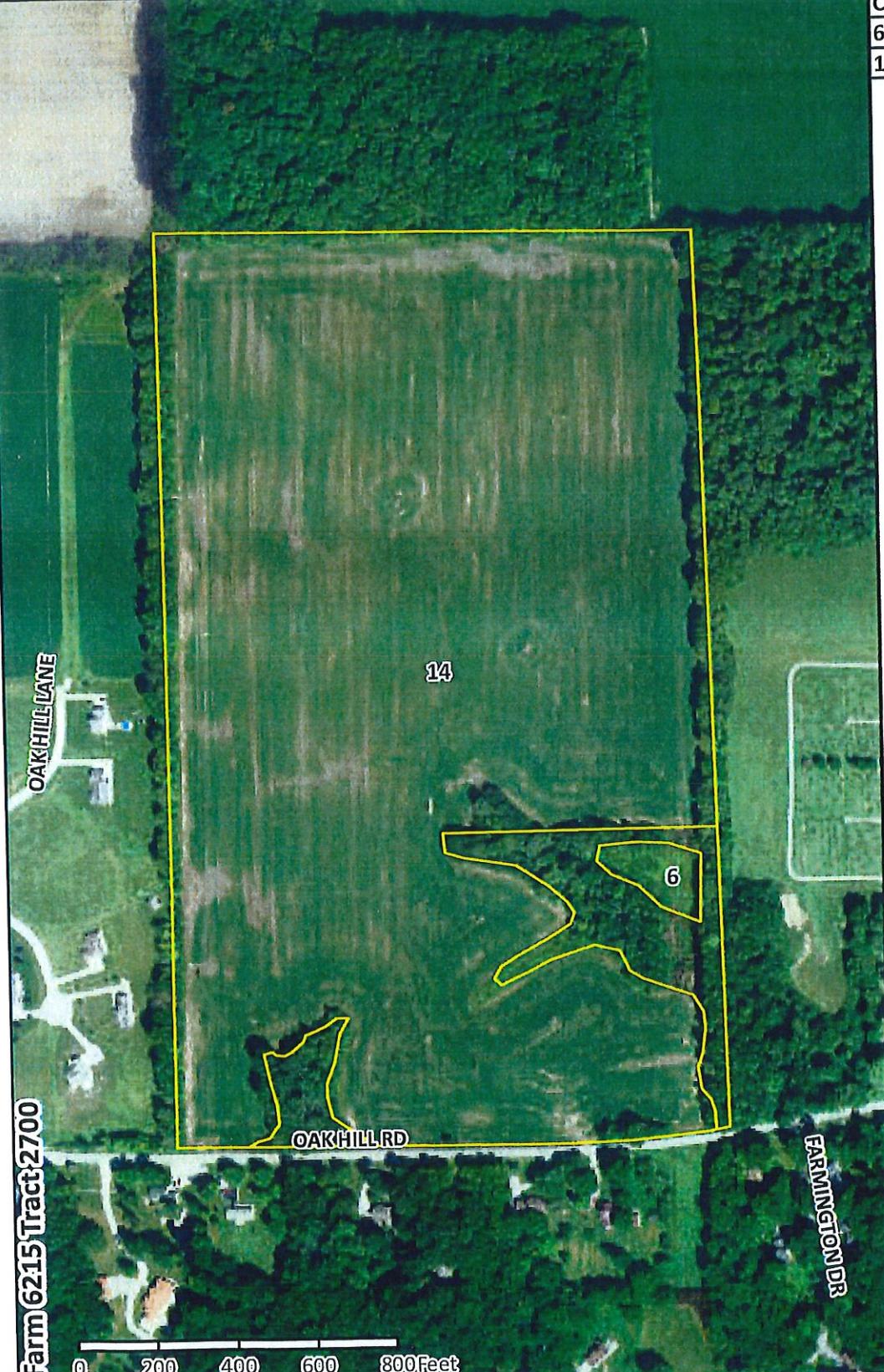
Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-03-24 08:12:38



CLU	Acres	HEL	Contract	Prac	Yr	C1
6	0.74	H			Y	
14	65.62	H			Y	



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Soil Map—Montgomery County, Indiana (Webb)



Soil Map may not be valid at this scale.

40° 3' 15" N

1

1

1

1

40° 3' 15" N

5000

Map Scale: 1:4,040 if printed on A portrait (8.5" x 11") sheet.

35°

0 50

A horizontal scale bar labeled "Meters" at the top right. The bar is marked with a black segment on the left and a grey segment on the right, with numerical values "200" and "300" placed below the bar.

 USDA

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/25/2025
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CwA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	38.7	54.3%
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	3.1	4.3%
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	0.6	0.9%
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	25.9	36.4%
MoC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.9	4.1%
Totals for Area of Interest		71.3	100.0%