

00 W 100 N, Crawfordsville, IN 47933

Status: **Active**

Prop Sub/Trans: **Residential Land/** Media: **Z**

Listing ID: **22019318**

List/MoRnt \$:

For Sale

\$2,219,188

School Dist: **North Montgomery Com** Area: **5405 - Montgomery - Union**

DOM/CDOM: **2/2**

\$/Acre:

Sch Corp

\$30,792.00

Schools:

**//North Montgomery Middle School/North
Montgomery High School
Virtual Tour:**

Lot:

540730300032000024

Subdivision: **No Subdivision**

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

Tax ID: **540730300032000024**

MultiTax ID:

Solid Waste: **No**

Semi Tax: **\$936.00**

Tax Year Due: **2023**

Tax Exempt: **None**

Lot Size: **3,139,151**

Lot Info: **Rural No Subdivision,
Other**

**"Res Lots/Land
Acres Info"**

Acres: **>20
Acres**

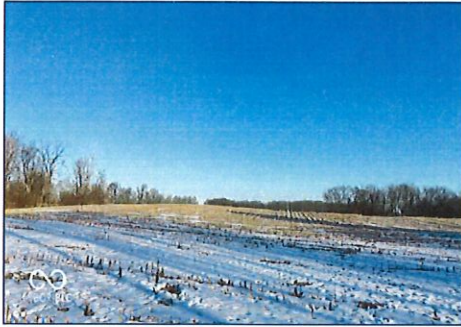
of Acres: **72.07**

Zoning: **Ag**

Divisible: **No**

Type: **Agric Land, Row Crop**

Web Link: **http://kwmorrissonrealty.com**



Directions

GPS Friendly

Property Description

72 +/- 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:

Aerial Photo, Survey Soil

Water:

Well Required

Sewer:

Septic Required

Utilities:

Options:

Sell Entity

Road Surface: **Asphalt**

Road Frontage: **County Road**

Finance Information

Insurance Expense:

Total \$/SF

Fee Paid:

Fee Amnt:

Possible Financing:

Conventional, Exchange

Fee Includes:

Showing Information

Showing Service: **None**

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:

Disc:

FHA Cert:

Ph:

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

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

Listed: **01/25/2025**

Spec. List. Conditions:

Poss: **Negotiable, Tenant Rights**

Fax:

Entered: **01/27/2025**

TOM Dt:

WD:

XD: **12/31/2025**

Change: **01/27/2025**

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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-		
Property	100 N		100		
Address	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:

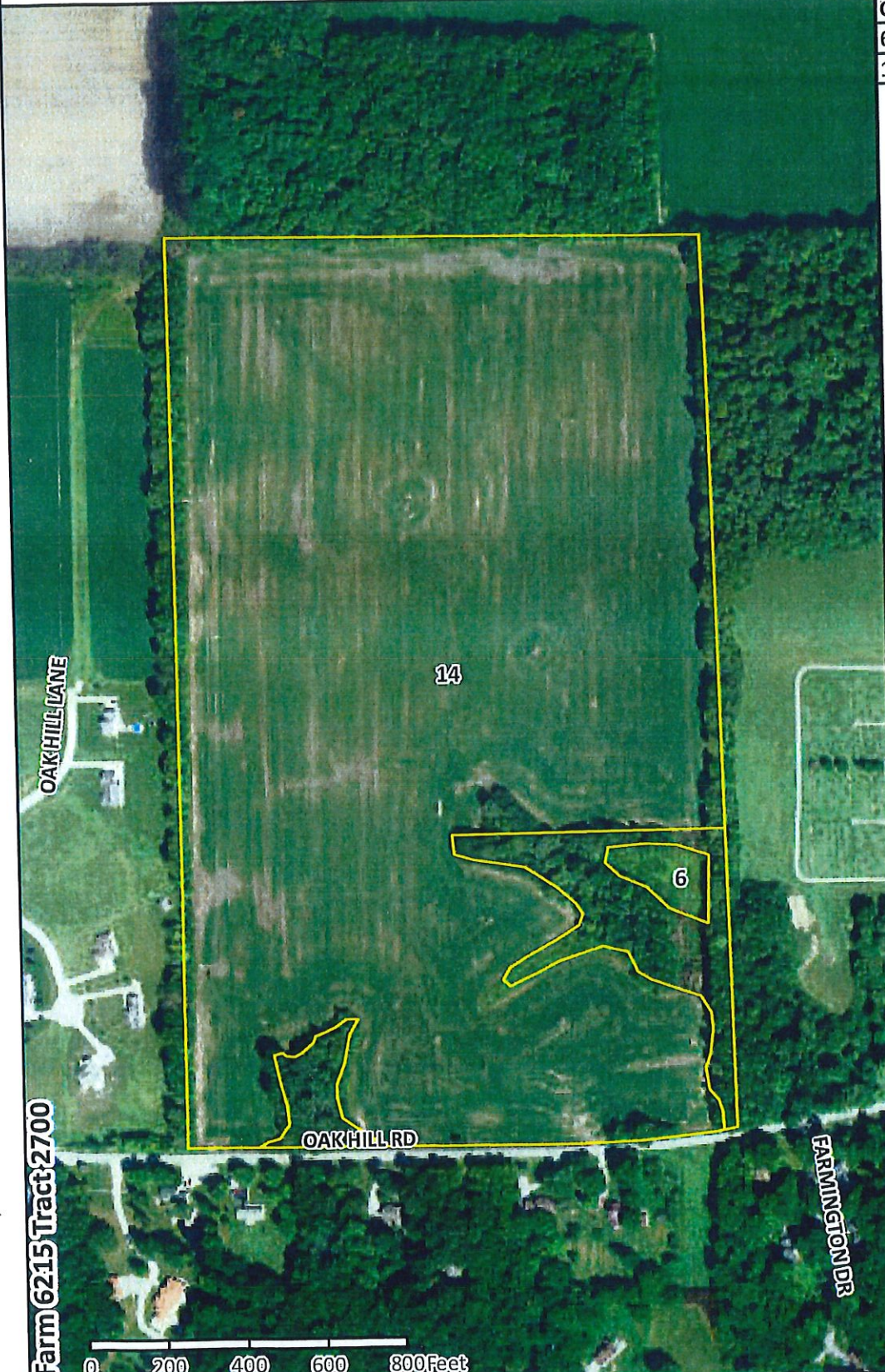
Restricted Use

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	C	I
6	0.74	H					Y
14	65.62	H					Y



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Soil Map—Montgomery County, Indiana
(Webb)



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

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84



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%