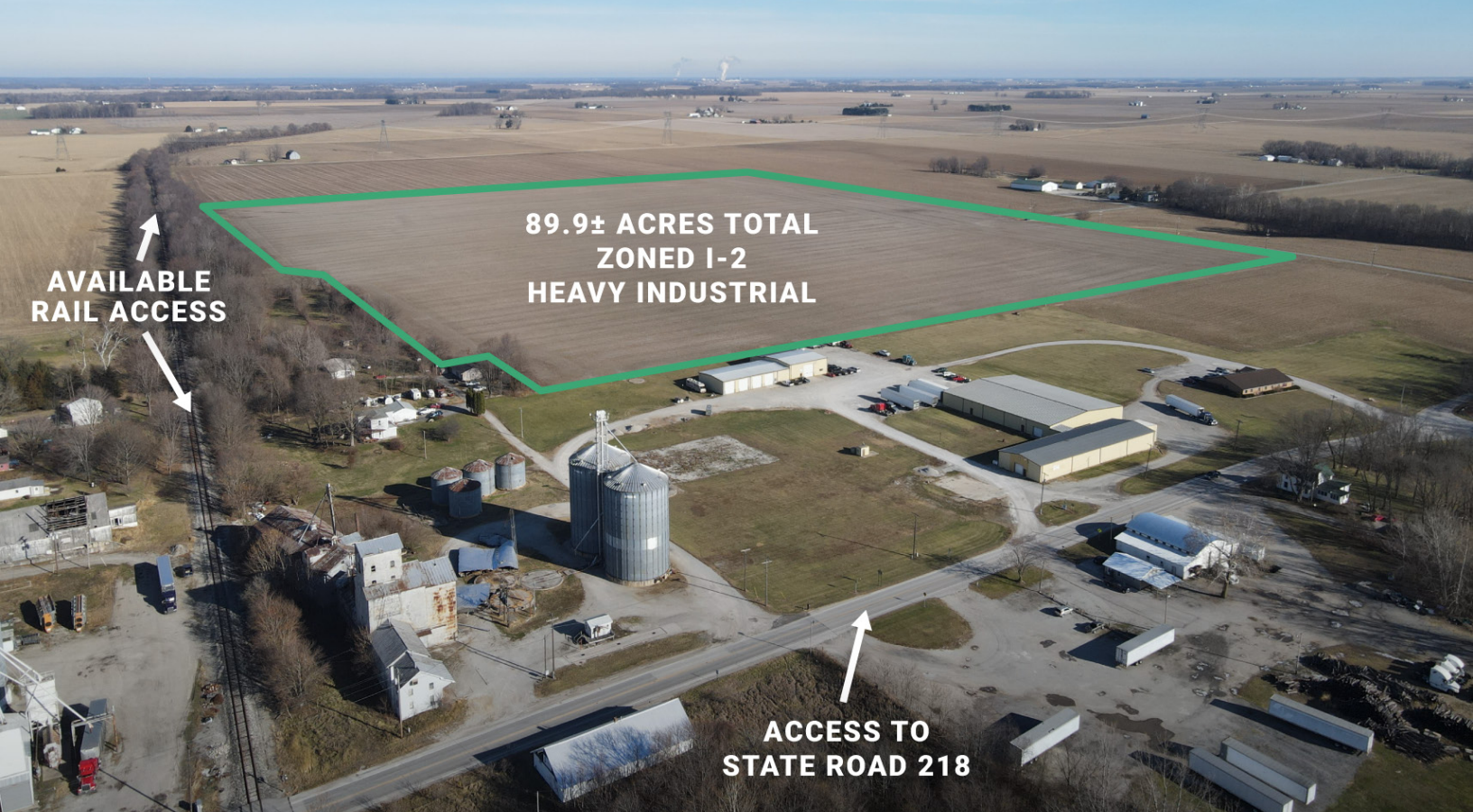




JNT Farms 89.9± acres | Listing Price \$4,500,000

Camden, IN | Carroll County

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.



LISTING AGENT

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