

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

Camden, IN | Carroll County

Information

Property Description

JNT Farms is an 89.9+/- acre commercial property located in Camden, IN, Jackson Township, 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.

Transportation

Rail Access: 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.

Interstate Name: Interstate 65

Distance to Interstate: 25 miles

Highway Description: Highway Access 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. and near main highways (US 421, IN 18, SR 75/39). It is also 6 miles from to new Hoosier Heartland Corridor. Location is just 24 miles / 25 minutes from I-65.

Nearby Highway: Hoosier Heartland Highway

Distance to Nearest Highway: 6 miles

Nearest International Airport: Indianapolis International Airport

Distance to Nearest Airport: 75 Miles

Regional Airport Name: Purdue University Airport

Distance to Regional Airport: 30 Miles

Regional Airport Runway Length: 6601 ft

Rail Served: Yes

Distance to Rail: Adjacent to the property

Rail Provider: Genesee & Wyoming Railroad Services

Closest Port: Burns Harbor

Distance to Port: 128 miles

University Access: Purdue University: 28 miles / 35 minutes

Ivy Tech Community College/Logansport: 18 miles / 20 minutes

Utilities

Electric: Yes

Distance to Electric: Adjacent

Distance to Sub Station: Approximately 3 miles

Electric Provider: Duke Energy

Electric Volts: 12.47 Volts

Power Phases: 3- phase

Natural Gas: Yes

Distance to Natural Gas: Adjacent

Natural Gas Provider: NIPSCO

Natural Gas Line Size: 2" plastic and 4" steel

Natural Gas Pressure: up to 60 psig gas

Water/Waste Water

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

Sewer: Yes

Distance to Sewer: The municipality will build-to-suit your industrial wastewater needs

Sewer Provider: Town of Camden

Waste Water Capacity: The municipality will build-to-suit your industrial wastewater needs

Water: Yes

Distance to Water: The municipality will build-to-suit your industrial water needs

Water Provider: Town of Camden

Distance to Internet: Fiber is being built in the county

Zoning:

Industrial (I-2)

Contact: Agent/Owner



LAND BROKER

Neal Herr

neal.herr@acrepro.com

(765)-437-9468