

\$2,300,000 - 6180 E County Road 325 N, Butlerville

MLS® #22022645

\$2,300,000

Bedroom, 0.00 Bathroom,
Land on 263 Acres

No Subdivision, Butlerville, IN

This versatile property offers an extensive range of possibilities, including agricultural, commercial, residential, and recreational uses. The large, contiguous parcel boasts road frontage on three sides: approximately 3,100 feet +/- of frontage along US Highway 50 and nearly 4,000 feet of county roads. The property features approximately 190 acres +/- of tillable land with zero floodplain. Utilities, including water, electricity, and fiber optic internet, are available on all three sides. The land is divided by several fence rows and wooded areas, home to native wildlife like deer, turkey, squirrels, owls, and other native species. The property has approximately 4,500 ft. +/- of Pleasant Run Creek that runs from the north boundary and exits out the west boundary. The soils are a mix of Cobbsfork silt loam, Avonburg silt loam, Holton silt loam, and Nabb silt loam. Located in Butlerville, a small town between North Vernon and Versailles, the property is within an hour's drive of cities like Columbus, Seymour, Greensburg, Madison, Scottsburg, and Vevay. It is surrounded by numerous parks and wildlife areas, including the 50,000-acre Big Oaks National Wildlife Refuge. Directly north and less than 1 mile away is Brush Creek Reservoir where visitors can fish or hike. To the east lies Versailles State Park, while to the west is Crosley FWA, Selmier State Forest, and Muscatatuck National Wildlife Refuge. The property will be available for sale in its entirety or divided into five tracts. A new ALTA survey



was completed in 2024, and there are no leases for the 2025 crops. Seller is flexible on proposed boundary splits and welcomes creative offers.

Essential Information

MLS® #	22022645
Price	\$2,300,000
Previously	\$2,300,000
Originally	\$2,300,000
Bathrooms	0.00
Acres	263.30
Type	Land
Sub-Type	Farm
Status	Active

Community Information

Address	6180 E County Road 325 N
Area	4006 - Jennings - Campbell
Subdivision	No Subdivision
Township	Campbell
City	Butlerville
County	Jennings
State	IN
Zip Code	47223

Amenities

Is Waterfront	Yes
Waterfront	Creek

Exterior

Lot Description	Mature Trees, Trees-Small (Under 20 Ft)
-----------------	---

School Information

District	Jennings County School Corporation
Middle	Jennings County Middle School
High	Jennings County High School

Additional Information

Date Listed February 16th, 2025
Days on Market 2
Days on Market Cumulative
Zoning Ag

Listing Courtesy of Whitetail Properties

All information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties that a consumer may be interested in purchasing. All Information believed to be reliable but not guaranteed and should be independently verified. © 2025 MIBOR Broker Listing Cooperative®. All rights reserved.

Listing information last updated on November 16th, 2025 at 4:10pm EST