

# For Sale

## TURNKEY PRIVATE HUNTING RETREAT

• 47± ACRES • 8' PRIVACY FENCE • POLE BUILDING WITH HEATED SHOP & LIVING QUARTERS • HEAVILY STOCKED POND / WOODS / PASTURE • ABUNDANT WILDLIFE

**Directions:** From US 30 at Pierceton, Indiana, turn North on SR 13, ¾ mile to CR 150S then turn East 2 ¼ miles to property on the north side of the road.

**Listing Price:** *\$529,000*

Beautifully manicured hunting and wildlife preserve. Living quarters includes a 2-bedroom 2 bath, hilltop scenic pond view, pole building home, with kitchen, living room, dining area, the living quarters is open concept and includes geothermal heat and air, with emergency LP back up heat, includes kitchen appliances and washer and dryer. Heated, 2 overhead door, drive through shop. Great for a young family, retirement, or a group hunting retreat.



Nearly 25 acres of bare land for hay, pasture or tillable land and approximately 20 acres of woods and recreational land, with a stocked 1.5-acre pond with a new pond side cabin with heat, air, water hydrant and water side deck. There is another .5-acre pond adjacent to the larger pond. Includes a 36' x 32' pole building for hay or storage. The 8' tall privacy fence surrounds the entire property and keeps in what you want and protects your privacy and security. This is a rare find, call the listing agent for your private inspection.

*For Private Inspection, call Gary Bailey. • 800-659-9759*



*The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.*

*McIntosh • GIB21K*

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**800-451-2709**  
**260-244-7606**

*Listing Agents:*  
**GARY BAILEY • gary@garybaileyauctions.com**  
**800-659-9759 • 260-417-4838**



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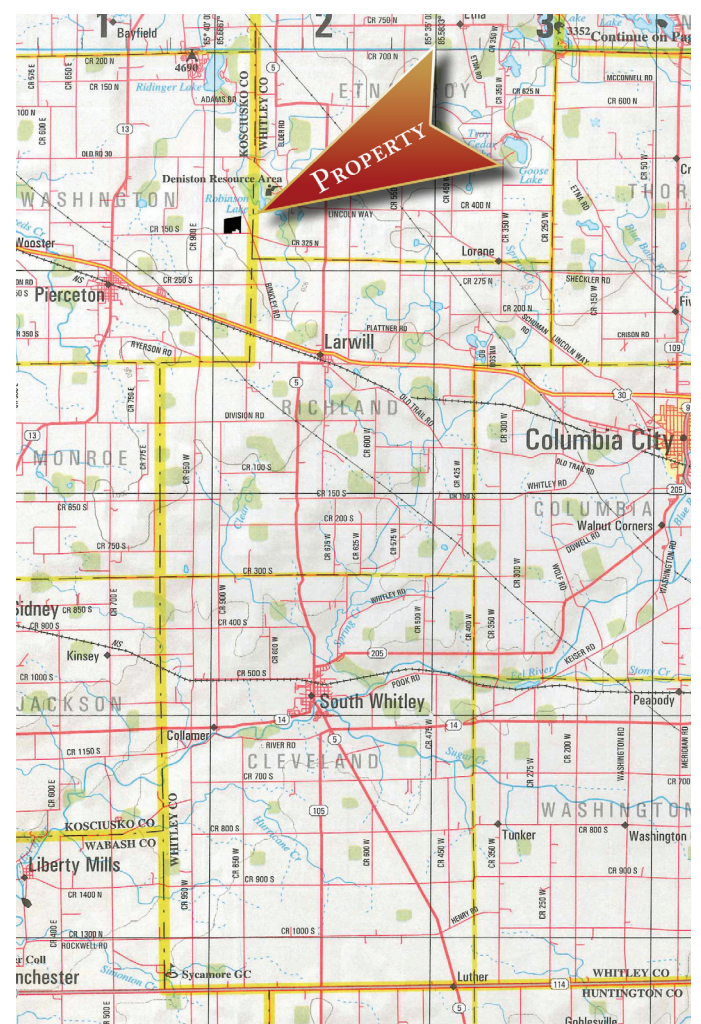
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### AERIAL MAP



### LOCATION MAP



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