

Recreational Land and Livestock Facilities

Clinton County, IN

For Sale

- Willing to divide
- 9 ponds prime for waterfowl hunting
- 1456 Sq. Ft. potential Home
- 5 hog confinement buildings totaling 43,552 Sq. Ft.
- 12,522 Sq. Ft across 3 pole barn shop buildings

61[±] acres

PRICE: \$595,000

LOCATION: E County Rd 1000 N, Frankfort, IN 46041

Property Description: Don't miss this unique offering that includes a versatile mix of income-producing and recreational opportunities. Features include hog confinement buildings, three pole barns totaling 12,522 sq. ft. farm shop, a 1,456 sq. ft. home built in 2014, and wooded acreage. The property also includes nine lagoons—ideal for waterfowl hunting and wildlife habitat. Excellent potential for both livestock operation and hunting.

Offers may be placed on the whole property or any combination of the three potential tracts.

Tract 1: 33.5[±] - Individual List price of \$335,000. A waterfowl hunters paradise with 7 ponds that were previous lagoons that have been cleaned and hold a heavy flow of ducks and geese. Consider the potential of stocking the ponds with fish as well. This tract also includes one confinement building that could be converted for numerous recreational uses.

Tract 2: 16.5[±] - Individual List Price of \$165,000 containing numerous outbuildings and confinement facilities. Consider the possibilities at hand with the immense amount of square footage available.

Tract 3: 11[±] - Individual List Price of \$275,000. Includes the 1,456 sq. ft. potential home and several outbuildings with wooded acreage.



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

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Recreational Land and Livestock Facilities

61± acres

E 800 S

S 350 E
S 400 E

CARROLL COUNTY
CLINTON COUNTY

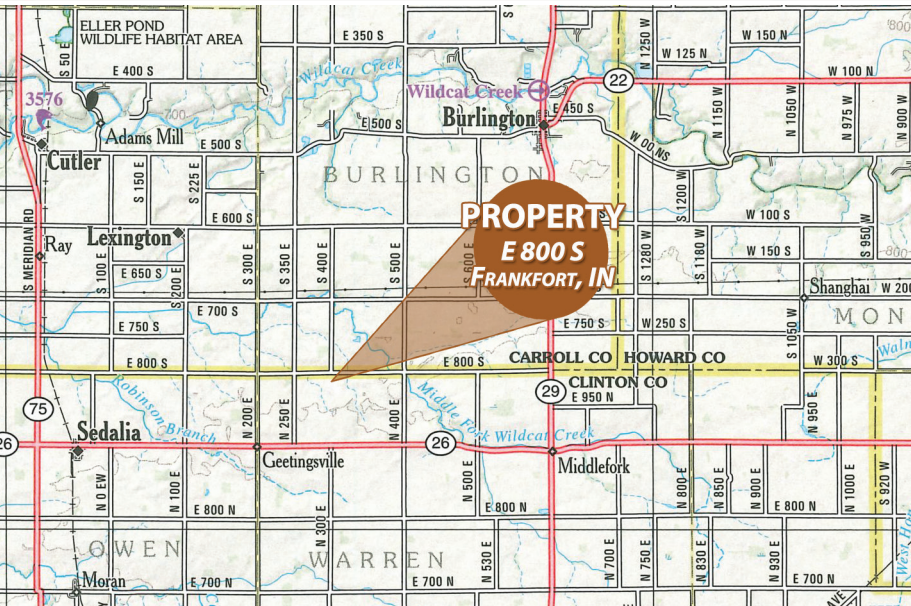
③ 11±
Acres

② 16.5±
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① 33.5±
Acres

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