

265.21± Acres

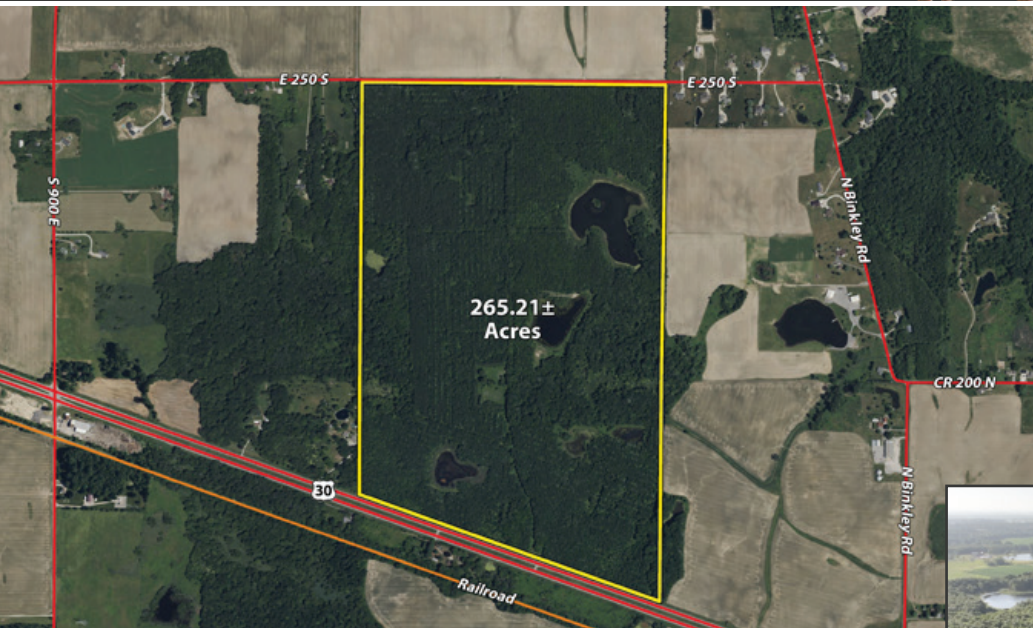
PREMIER RECREATIONAL LAND FOR SALE *Willing to divide!*

- Beautiful, secluded settings
- Incredible hunting and fishing
- Building site potential
- \$23,269 Annual CRP Payments
- Numerous ponds and marshes
- Established trails
- Willing to Divide



The Dillon property is an incredible offering containing 265.21± acres in Kosciusko County, IN. The property allows a prospective buyer to enjoy private recreation such as hunting, fishing, and hiking. Doc Dillon and his wife Ann have focused on wildlife preservation throughout their life and have placed the property under a conservation easement with the DNR. The easement does allow for a single-family residence within a designated 2± acre "Reserved Building Area". Sustainable forest management is permitted, and the property contains a promising young stand of various hardwood timber species. This is a rare opportunity for a protected natural escape with building potential. **The easement allows for one 80± acre division. Seller is willing to listen to offers on 80± acres or the entire property.**

LISTING PRICE:
\$8,250/acre



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Reach out to the listing agent to obtain a copy of the information booklet that contains the conservation easement and other documents!



All offers will be subject to a Right of First Refusal held by the DNR in accordance with the conservation easement.

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

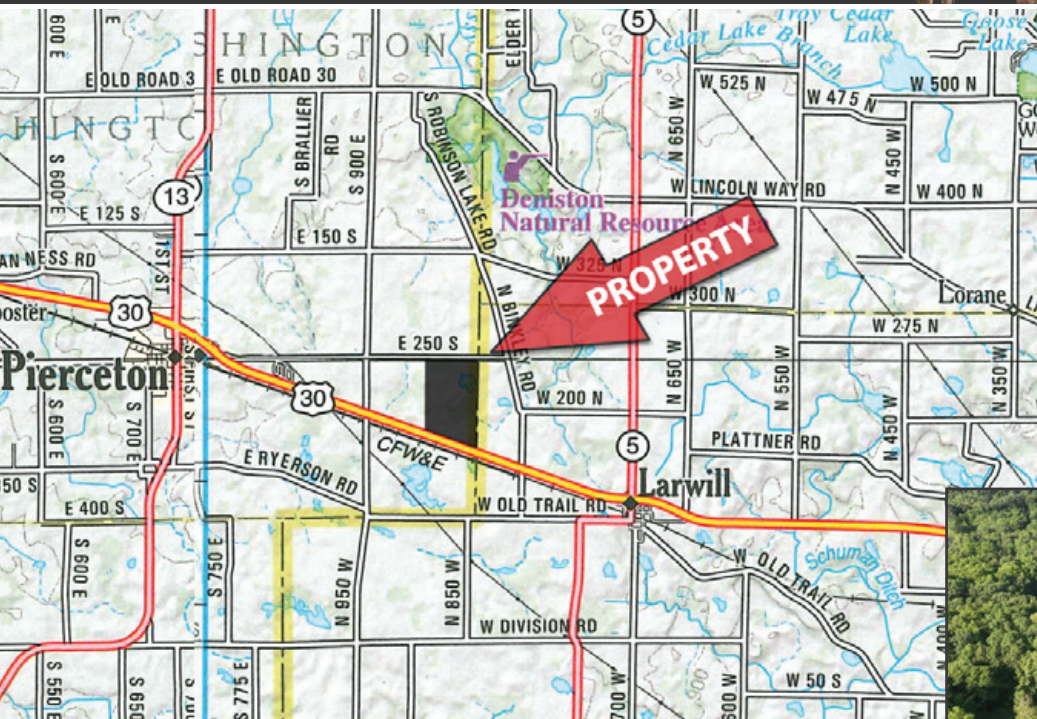
DILLON (LS/JK01K)

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