Riverfront Cabin in Martin County 10459 Old Scout Cabin Lane Mitchell, IN 47446

\$150,000 5.490± Acres Martin County







### **SUMMARY**

#### **Address**

10459 Old Scout Cabin Lane

### City, State Zip

Mitchell, IN 47446

### County

Martin County

#### Type

Riverfront, Recreational Land, Residential Property

### Latitude / Longitude

38.720151 / -86.729586

### Taxes (Annually)

272

### **Dwelling Square Feet**

768

#### **Bedrooms / Bathrooms**

1/1

### **Acreage**

5.490

### Price

\$150,000

### **Property Website**

https://www.integrityrealtyindiana.com/property/riverfront-cabin-in-martin-county-martin-indiana/56078/







### **PROPERTY DESCRIPTION**

Enjoy Camping and/or Upscale Living @ the brand new Hilltop River Cabin. ATTN Guys & Gals ---- There is nothing that suggests River Rat about this one... So Many Possibilities-- Live, Fish, Swim, Hunt, or Camp at The Hilltop Cabin situated on over 5 acres of property in Martin County, Indiana. This is an Awesome Opportunity for you to Own your very own residence, a family weekend get-away spot, or maybe even an Air BnB Rental for some Cash? Whatever your Goals; What Ever your Needs. Come to Beautiful Martin County Indiana and enjoy life outside the Fast Lane. Campfires, Buck Tracks, and Bluecats welcome you. Life is Good and Fixing to get Better! Especially; If You Buy This Property Today!





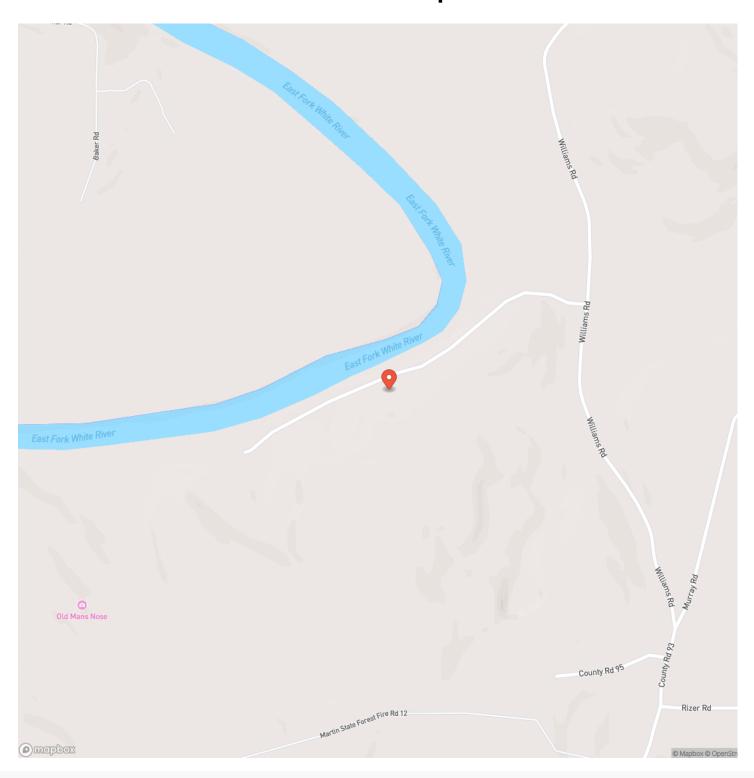




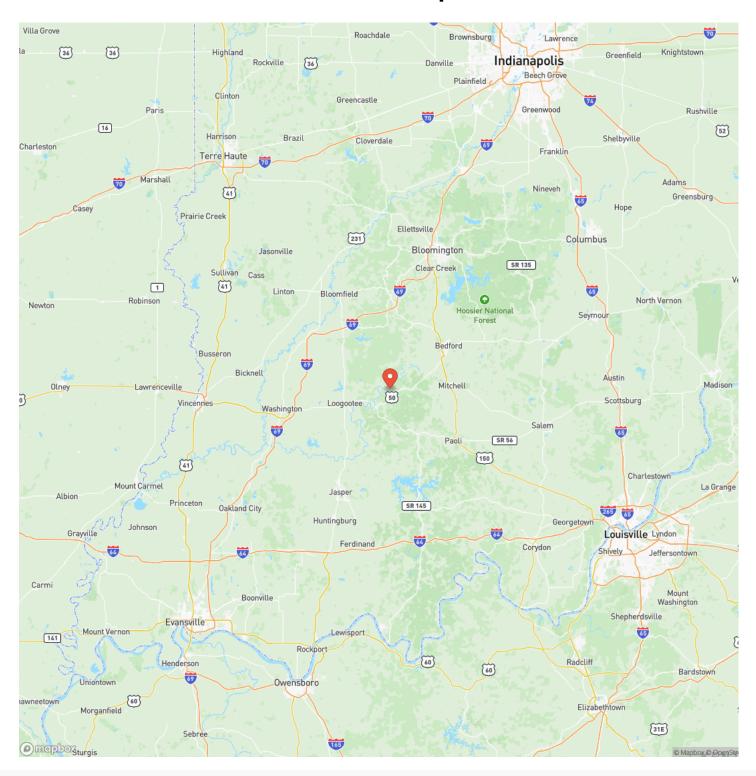




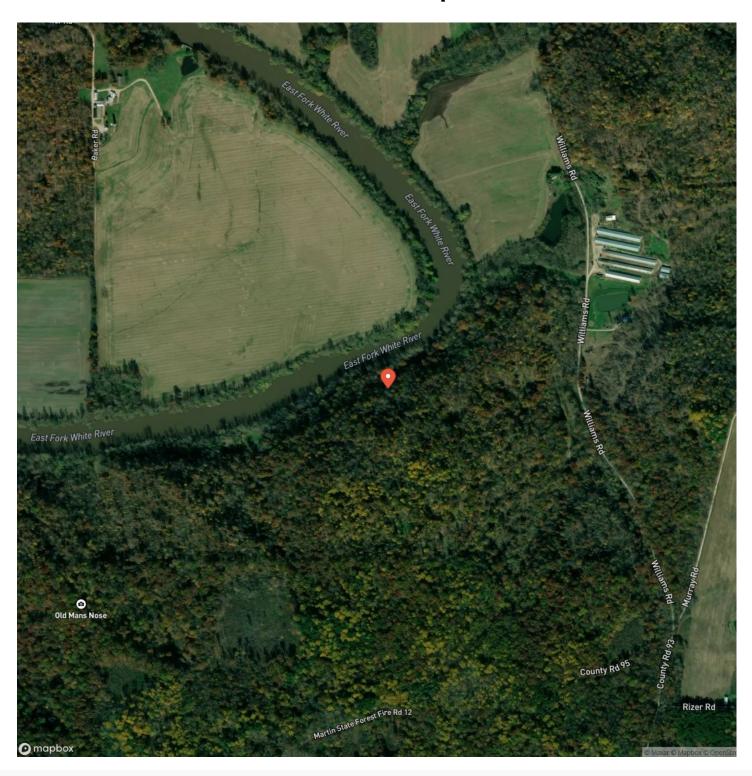
# **Locator Map**



# **Locator Map**



# **Satellite Map**



# LISTING REPRESENTATIVE For more information contact:



### Representative

Delmar Wagler

### Mobile

(812) 787-2683

### Office

(812) 787-2683

#### Email

delmar@integrityrealtygroup.net

### Address

8398 E 1150 N

### City / State / Zip

Odon, IN 47562

| NOTES |  |  |
|-------|--|--|
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |
|       |  |  |

| <u>NOTES</u> |  |
|--------------|--|
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

### **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Integrity Realty Group LLC 8398 E 1150 N Odon, IN 47562 (812) 787-2683 integrityrealtyindiana.com