

43 Acres Hunting / Recreation / Weekend Retreat  
24229 Sanes Creek Road  
Laurel, IN 47024

**\$349,900**  
43± Acres  
Franklin County





## 43 Acres Hunting / Recreation / Weekend Retreat Laurel, IN / Franklin County

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### SUMMARY

#### Address

24229 Sanes Creek Road

#### City, State Zip

Laurel, IN 47024

#### County

Franklin County

#### Type

Hunting Land, Timberland, Recreational Land

#### Latitude / Longitude

39.505397 / -85.23839

#### Acreage

43

#### Price

\$349,900

#### Property Website

<https://indianalandandlifestyle.com/property/43-acres-hunting-recreation-weekend-retreat-franklin-indiana/111894/>



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### PROPERTY DESCRIPTION

#### **43± Acres | Franklin County, Indiana**

Discover the perfect blend of recreation, hunting, and relaxation on this beautiful **43± acre property** in Franklin County, Indiana. Whether you're searching for a private hunting camp, weekend escape, or a place to unplug and enjoy the outdoors, this property offers everything you need.

A scenic **3-acre pond** serves as the centerpiece of the property, providing excellent fishing, kayaking, or simply a peaceful place to unwind after a day in the woods.

The property features a **34' x 12' cabin** and a **covered front porch** overlooking the surrounding countryside. Inside, you'll find a comfortable **bedroom, kitchenette, living area, and a bathroom area**, making it an ideal basecamp for hunting season or weekend getaways. An **outhouse** is conveniently located just outside the cabin.

A **well is located on the property** with a hand pump currently installed. While it is **not connected to the cabin**, it provides a valuable water source and offers future potential.

Outdoor enthusiasts will appreciate the property's **excellent mature timber**, which provides both long-term investment potential and outstanding wildlife habitat. The diverse landscape supports healthy populations of **whitetail deer and wild turkey**, making this an exceptional hunting property. Spend your days exploring the woods, fishing the pond, riding ATVs, or simply enjoying the peace and privacy this property has to offer.

Conveniently located just **1 hour and 10 minutes from both Cincinnati, Ohio and Indianapolis, Indiana**, you'll enjoy the convenience of an easy drive while still feeling worlds away from the hustle and bustle of city life.

### **Property Highlights**

- 43± acres in Franklin County, Indiana
- 30 minutes to Brookville Lake
- Great deer and turkey hunting
- Beautiful 3-acre pond
- 34' x 12' cabin
- Covered front porch
- Bedroom, kitchenette, living area, and bathroom area
- Electric service to the cabin
- Well on site with hand pump (not connected to the cabin)
- Outhouse
- Excellent weekend retreat or hunting camp
- Approximately 1 hour and 10 minutes to Cincinnati, OH
- Approximately 1 hour and 10 minutes to Indianapolis, IN

Whether you're looking for a turnkey hunting retreat, a family getaway, or a recreational property with quality timber and excellent wildlife habitat, this Franklin County property is ready for its next owner. Don't miss the opportunity to own your own slice of southern Indiana outdoors. For more information, contact Land Specialists:

Dylan Badinghaus 513.508.6490 or [mossyoakdylan@gmail.com](mailto:mossyoakdylan@gmail.com)

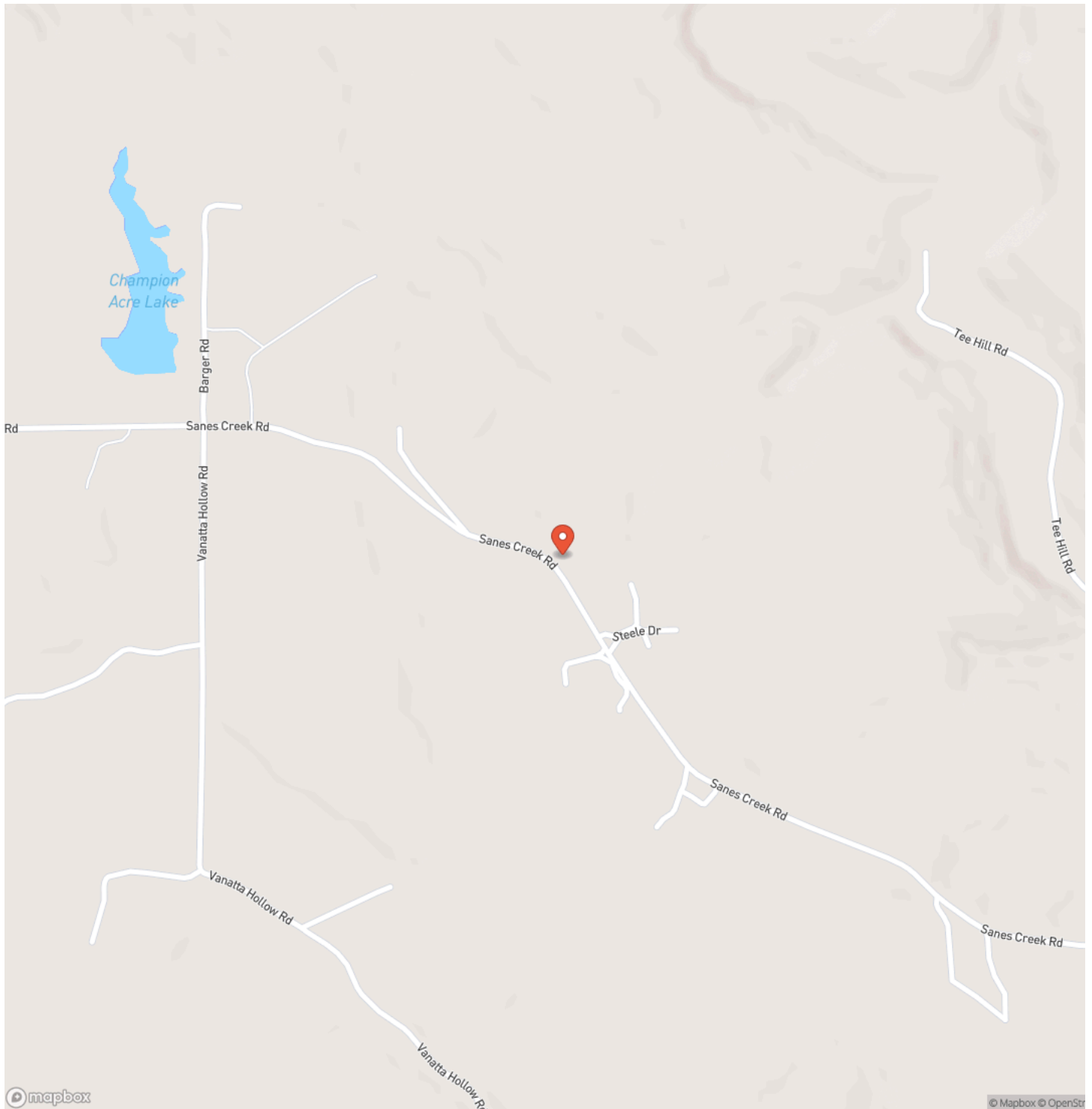
Katelyn Badinghaus 812.506.2892 or [kbadinghaus@mossyoakproperties.com](mailto:kbadinghaus@mossyoakproperties.com)

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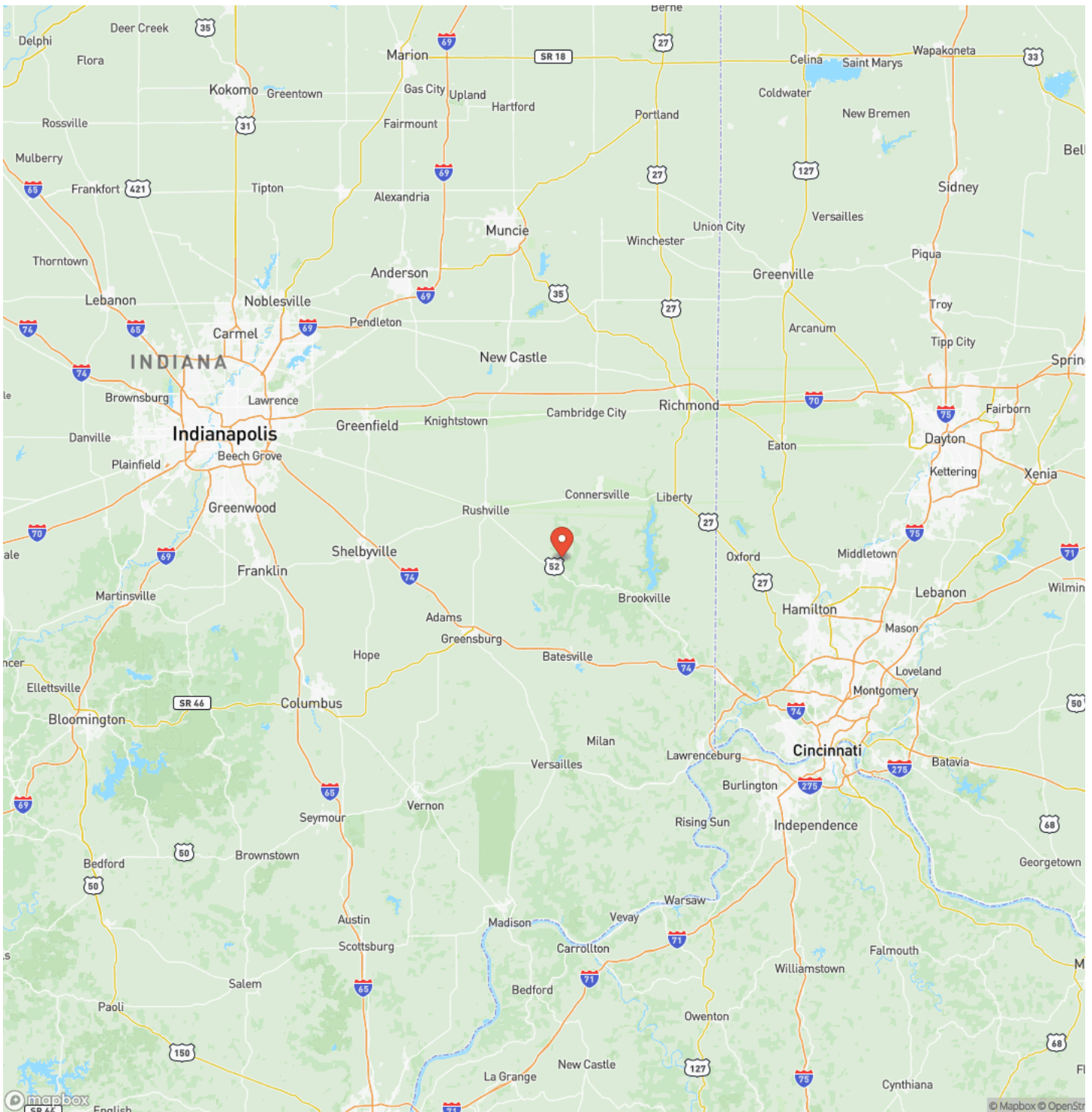




## Locator Map



## Locator Map





## Satellite Map





## 43 Acres Hunting / Recreation / Weekend Retreat

### Laurel, IN / Franklin County

**LISTING REPRESENTATIVE**  
For more information contact:



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Dylan Badinghaus

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2449 E St Rd 163

City / State / Zip

## NOTES

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## **DISCLAIMERS**

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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.

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