

**46 Acres - Lake Monroe**  
**5267 E Prince Road**  
**Heltonville, IN 47436**

**\$299,000**  
**46 +/- acres**  
**Monroe County**



## 46 Acres - Lake Monroe Heltonville, IN / Monroe County

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### **SUMMARY**

**Address**

5267 E Prince Road

**City, State Zip**

Heltonville, IN 47436

**County**

Monroe County

**Type**

Recreational Land, Residential Property,  
Undeveloped Land, Lakefront

**Latitude / Longitude**

38.9979 / -86.4731

**Taxes (Annually)**

69

**Acreage**

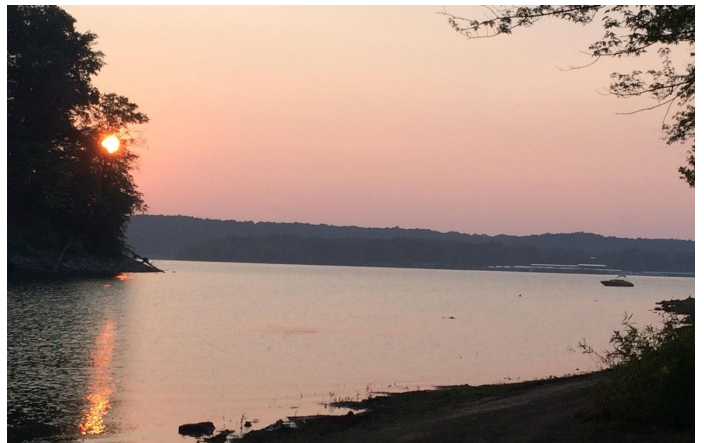
46

**Price**

\$299,000

**Property Website**

<https://indianalandandlifestyle.com/property/46-acres-lake-monroe-monroe-indiana/21440/>





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### **Heltonville, IN / Monroe County**

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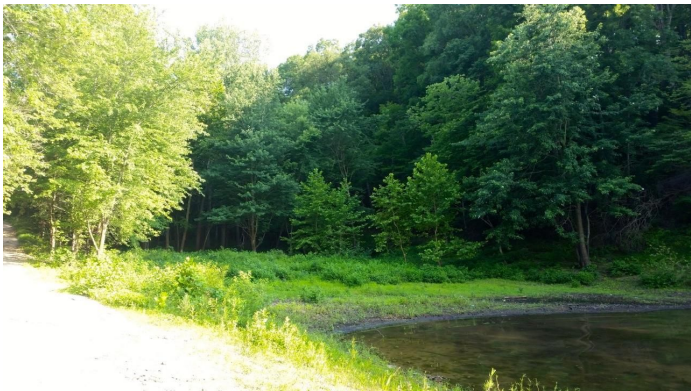
### **PROPERTY DESCRIPTION**

46 acres of breath taking property on Lake Monroe! This 46 acre property of incredible mixed use residential, recreational, timberland, development. This property would be the ultimate hunting camp location. ATV Trails, hiking trails, biking trails, water sports, fishing and more. Conveniently located minutes from State Road 37 (7.5 miles) or from State Road 446 (5 miles). Abundant wildlife includes whitetail deer, turkey, beavers, squirrels, rabbits and of course, a lot of water fowl. 2,300 feet frontage along the fee take line includes a secluded cove on the main lake. The property also features a spring fed creek and many interior trails for hiking, horseback riding, biking, and ATV fun. Property has been recently surveyed with corners clearly marked and a detailed survey map indicating latitudes and longitudes. Property is located between and can be accessed by way of two paved county roads - Prince Road and Stewart Road. There are three separate parcels. Water, electric and internet available on both county roads. While all three parcels are being sold together, the three legal parcels can be rearranged and divided off if you choose not to have almost 50 acres on Lake Monroe. The property offers an amazing opportunity to enjoy the beauty and pleasure of Lake Monroe with the added benefit of convenient location. Has over \$100,000 of timber Septic Permits on file Water available at the Road Electric Available at the Road Schools Elementary School: Rogers/Binford Middle School: Jackson Creek High School: Bloomington South School District: Monroe County Community School. For a private showing call Chad Renbarger 317-418-7712

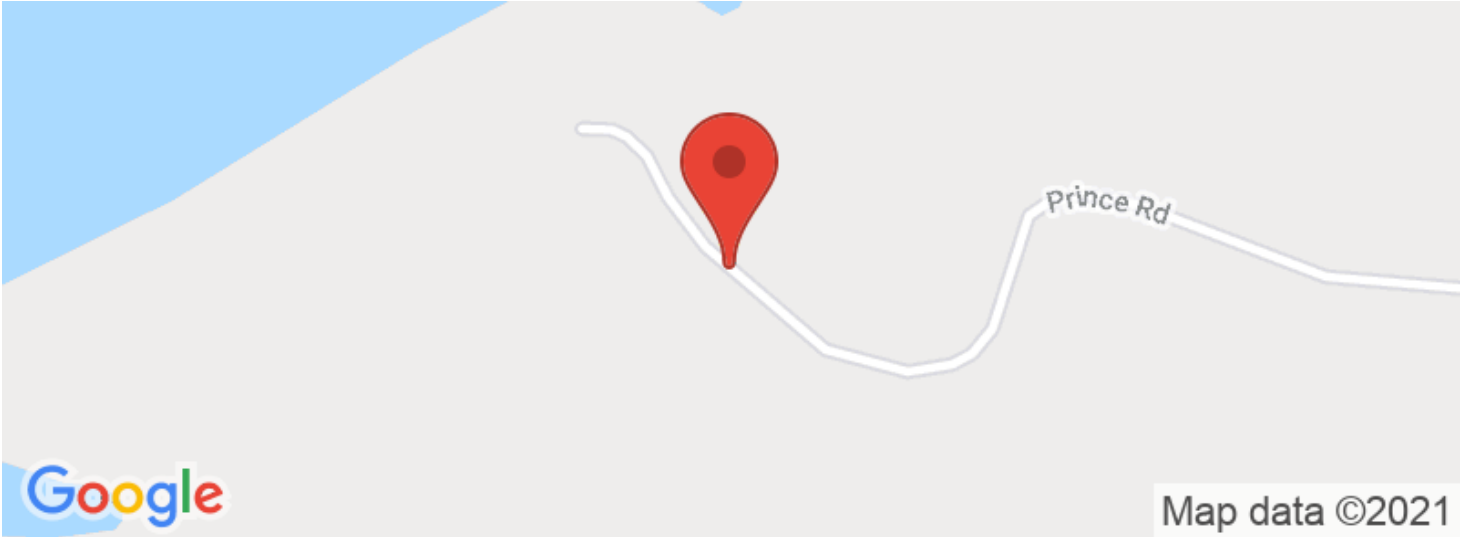


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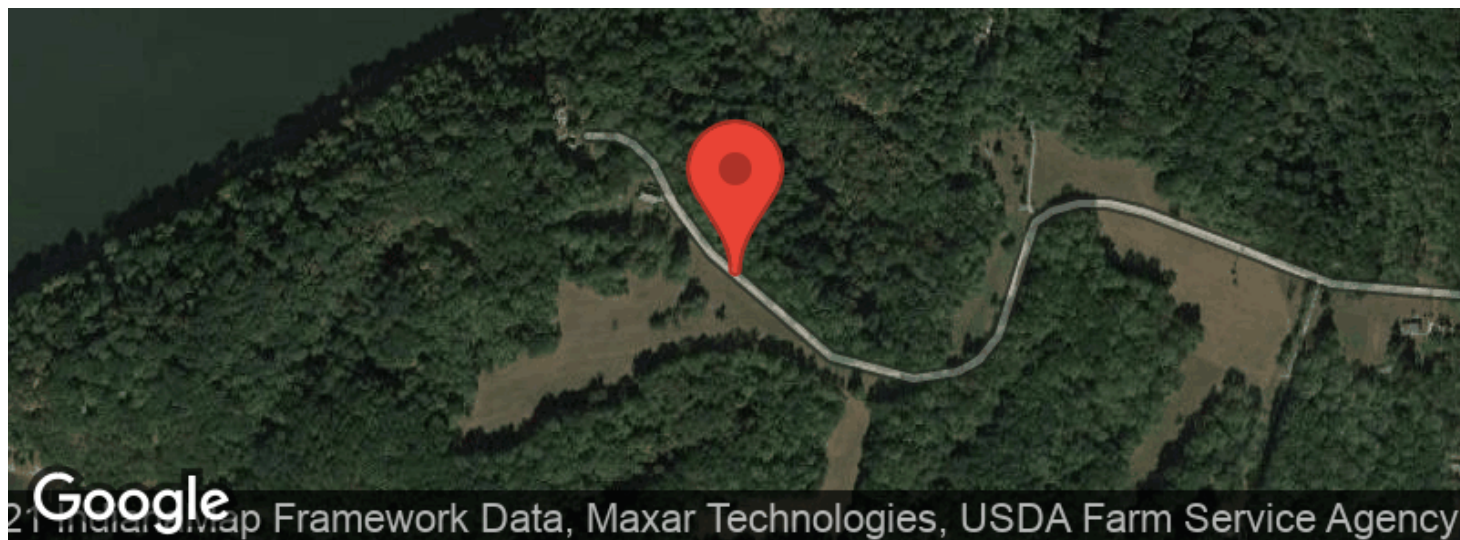


## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Chad Renbarger

**Mobile**

(317) 418-7712

**Office**

(317) 418-7712

**Email**

crenbarger@mossyoakproperties.com

**Address**

10925 Edgewood Dr

**City / State / Zip**

Fortville, IN 46040

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **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.



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**Mossy Oak Properties Indiana Land and Lifestyle**

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**<https://indianalandandlifestyle.com/>**

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