Wedding Venue, Vacation Rental, 119 Acres Brown Co 6443 & 6483 Kent Road Bloomington, IN 47401

\$3,600,000 119.950± Acres Brown County







Wedding Venue, Vacation Rental, 119 Acres Brown Co Bloomington, IN / Brown County

SUMMARY

Address 6443 & 6483 Kent Road

City, State Zip Bloomington, IN 47401

County Brown County

Туре

Recreational Land, Residential Property, Ranches, Business Opportunity, Commercial

Latitude / Longitude 39.1432 / -86.3594

Taxes (Annually) 6253

Dwelling Square Feet 1900

Bedrooms / Bathrooms 4 / 2.5

Acreage 119.950

Price \$3,600,000

Property Website

https://indianalandandlifestyle.com/property/wed ding-venue-vacation-rental-119-acres-brown-cobrown-indiana/24823/





PROPERTY DESCRIPTION

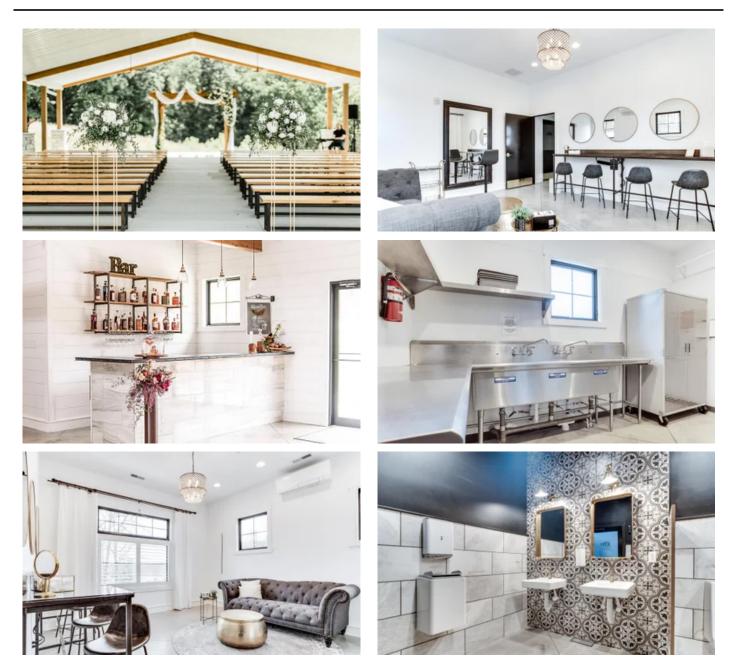
A Successful Indiana Wedding Venue and Vacation Rental Business For Sale on 120 Acres in Brown Co. Indiana. A unique opportunity to own an established, highly profitable and turnkey wedding venue business with a calendar of solid bookings through 2023 to provide instant revenue. This award-winning business comes with Impeccable reputation and is revered by clients and Industry professionals alike. Nestled between Bloomington and Nashville in serene rural location on 120+/- acres with incredible views and privacy. Along with the business is a fully remolded ranch style 4 bedroom, 2.5 bath amazing home that is now licensed as a vacation rental. The Sale of the business under new ownership: -Upscale 5,000 sq ft venue in pristine condition, newly built 4 years ago, all furniture and extensive inventory of new decor, beautifully landscaped and property with with 120+/- acres, averaging 100+ weddings a year, Indiana University approved vendor, designer logos, branding and fully optimized website, prominent and well followed social media accounts, results driven marketing plans and systems, turnkey client resource management system for effortless automation and organization, tutorial videos and documentation to support all operations, processes and logistics.

The 4 bedroom ranch home was completely restored in 2016 and looks like a show home. Ceramic wood tile runs though kitchen, living room, one of the bedrooms and laundry room. Custom cabinets in the bathrooms, open concept kitchen/family room makes for a great gathering place for friends and family. The basement offers a theatre feel along with a craft area and work-out gym area.

For a private showing or more information Call Chad Renbarger at 317-418-7712



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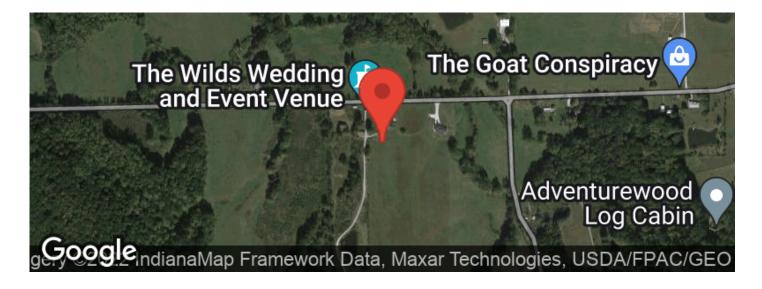








Aerial Maps







LISTING REPRESENTATIVE For more information contact:



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Email crenbarger@mossyoakproperties.com

Address 10925 Edgewood Dr

City / State / Zip Fortville, IN 46040

<u>NOTES</u>



MORE INFO ONLINE:

https://indianalandandlifestyle.com/

<u>NOTES</u>



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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MORE INFO ONLINE:

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