

**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

Type

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/wedding-venue-vacation-rental-119-acres-brown-co-brown-indiana/24823/>



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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 remodeled ranch style 4 bedroom, 2.5 bath amazing home that is now licensed as a vacation rental. The Sale of the business includes all physical and intellectual property to seamlessly and immediately start 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 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 through 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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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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.



Mossy Oak Properties Indiana Land and Lifestyle

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MORE INFO ONLINE:

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