**6.69 Acres Brown County, Borders Yellowwood State Forest**
**7850 E Deckard Ridge Road**
**Nashville, IN 47448**

**$190,000**
**6.69± Acres**
**Brown County**









## SUMMARY

**Address**
7850 E Deckard Ridge Road

**City, State Zip**
Nashville, IN 47448

**County**
Brown County

**Type**
Hunting Land, Single Family, Recreational Land, Undeveloped Land

**Latitude / Longitude**
39.080658 / -86.346013

**Taxes (Annually)**
$1,492

**Dwelling Square Feet**
1,323

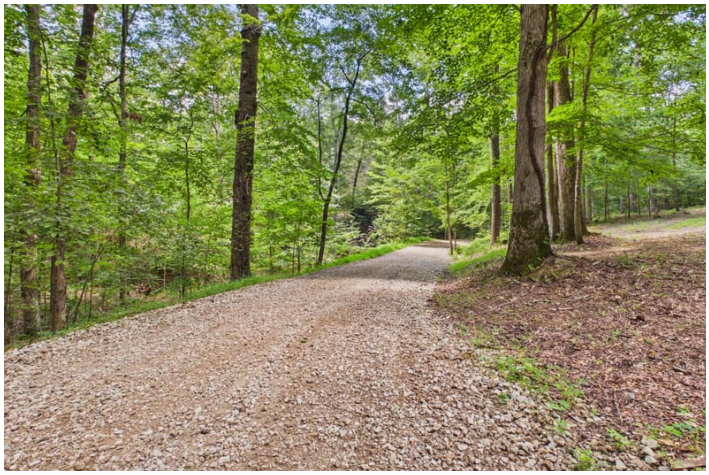
**Bedrooms / Bathrooms**
3 / 2

**Acreage**
6.69

**Price**
$190,000

**Property Website**
indianalandandlifestyle.com







## PROPERTY DESCRIPTION

**7850 Deckard Ridge Rd, Nashville, IN 47448 - Brown County**

- 6.69 acres in Washington Township, Brown County, Indiana
- Directly borders Yellowwood State Forest - gives access to the forest's 24,000 acres
- Lake Monroe less than 1,000 yards away
- Crooked Creek Launch for Lake Monroe just 1/8 mile from the property
- Deckard Ridge Rd is a dead-end road - private, secluded setting
- Rare combination: few tracts in the area offer direct State Forest access
- Mobile home, built 1988, 1,323 sq ft, 1 story, 3 bedrooms, 2 full baths
- Two wood decks (200 sf and 36 sf)
- Water: 2,000-gallon cistern; Septic system on site
- Runs on propane (not currently hooked up)
- Home needs work - well suited as a hunting camp or getaway rather than primary residence
- Wooded, rolling topography; static neighborhood
- Taxes $742 semi-annually

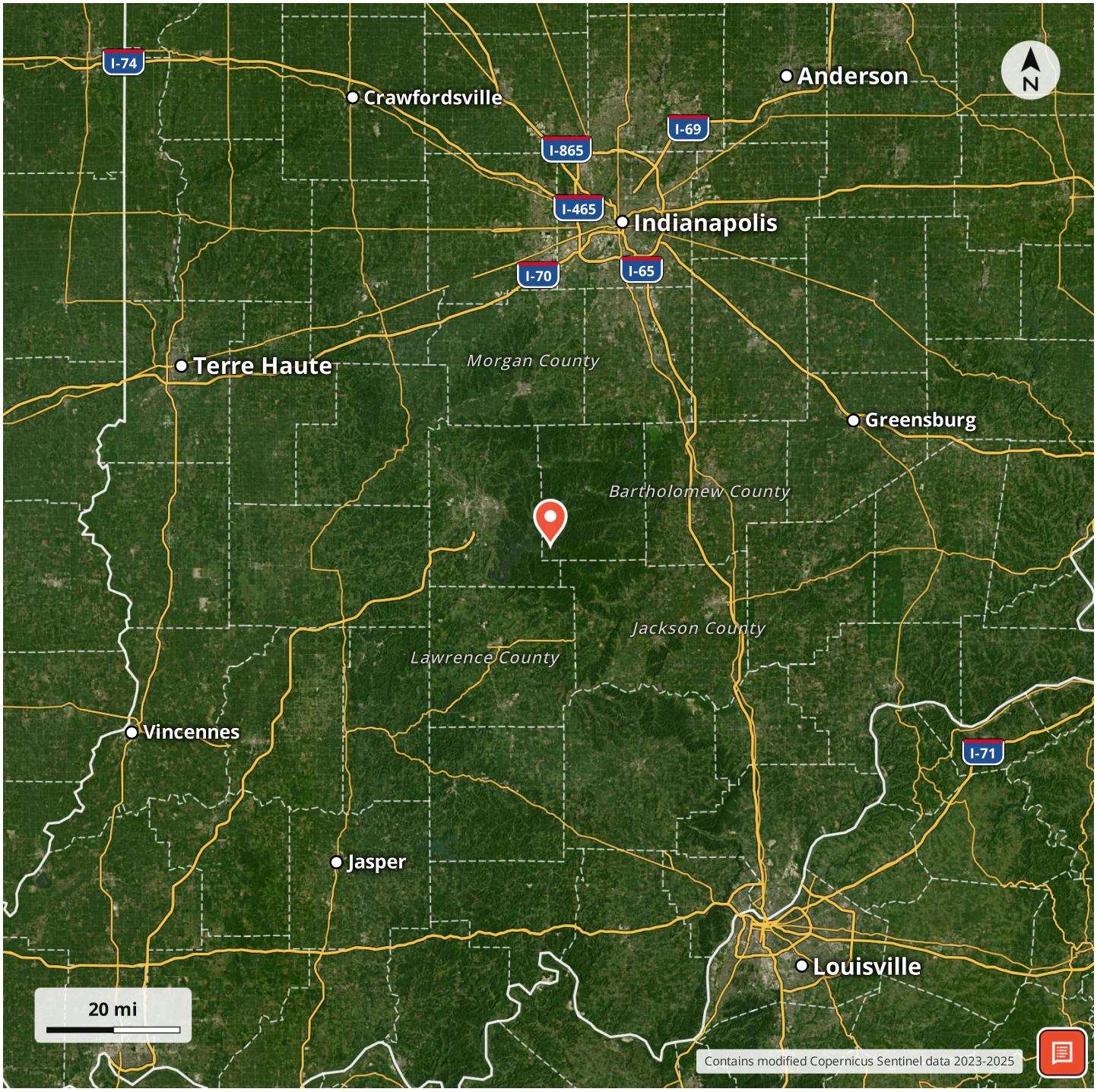
For more information, call or text Chad Renbarger



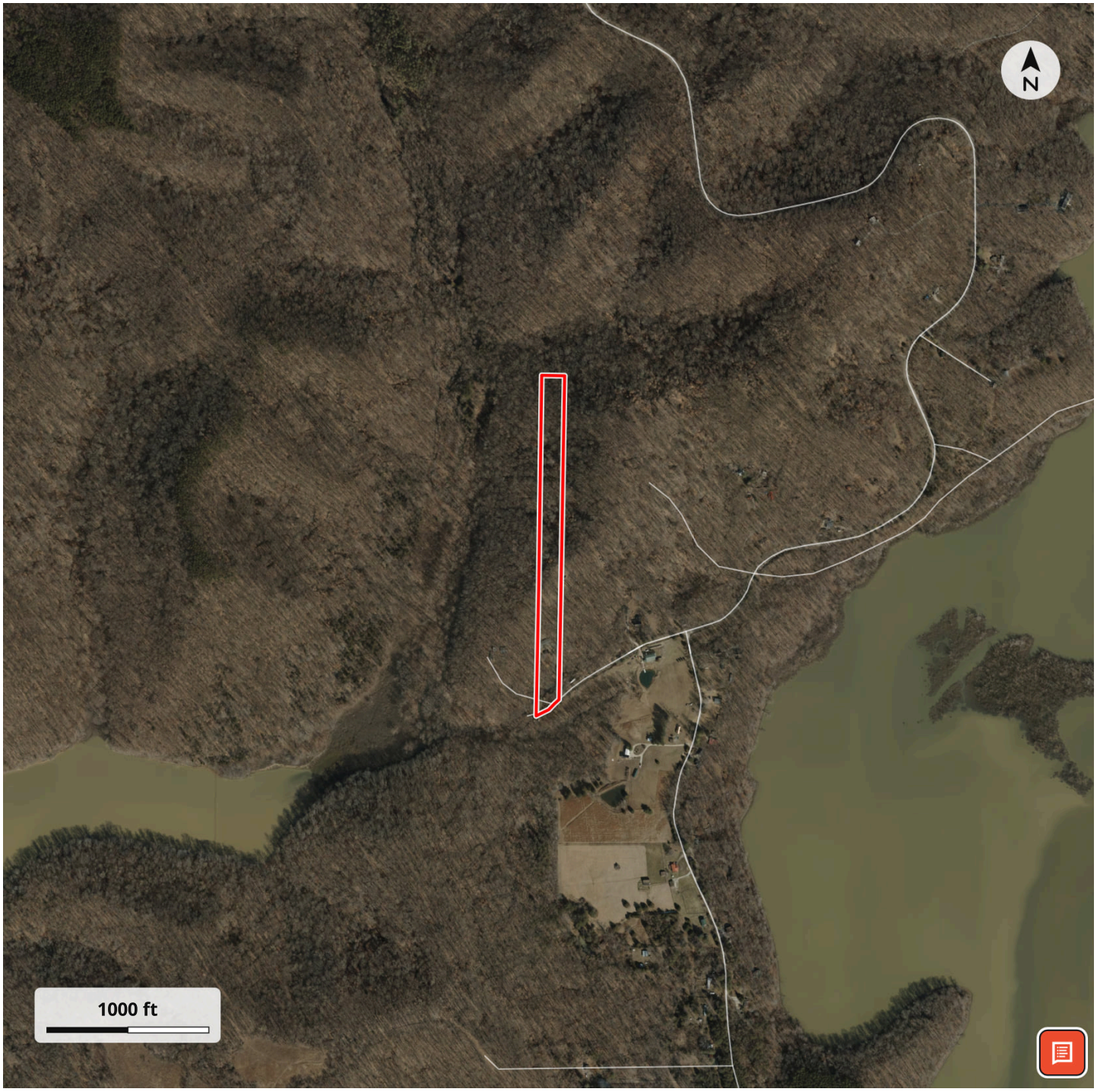





# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

## 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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