

**12 Acres, Pond, 3bd 2ba, 450 W Delaware
Co.
5110 N CR 450 W
Muncie, IN 47304**

\$265,000
12± Acres
Delaware County



**12 Acres, Pond, 3bd 2ba, 450 W Delaware Co.
Muncie, IN / Delaware County**

SUMMARY

Address

5110 N CR 450 W

City, State Zip

Muncie, IN 47304

County

Delaware County

Type

Hunting Land, Recreational Land, Residential
Property, Undeveloped Land, Single Family,
Ranches

Latitude / Longitude

40.235735 / -85.470974

Taxes (Annually)

1736

Dwelling Square Feet

2289

Bedrooms / Bathrooms

3 / 2

Acreage

12

Price

\$265,000

Property Website

<https://indianalandandlifestyle.com/property/12-acres-pond-3bd-2ba-450-w-delaware-co-delaware-indiana/33466/>



**12 Acres, Pond, 3bd 2ba, 450 W Delaware Co.
Muncie, IN / Delaware County**

PROPERTY DESCRIPTION

Check out this 12+/- acres in Delaware County, Ohio. Beautiful, 2289 sq ft, home with 3 bedrooms, 2 bathrooms. The perfect property for the outdoor enthusiast. A home, woods for hunting, and pond for fishing- what else could you ask for.

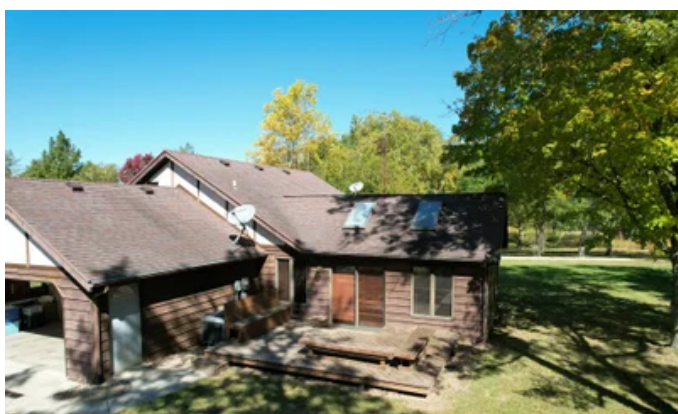
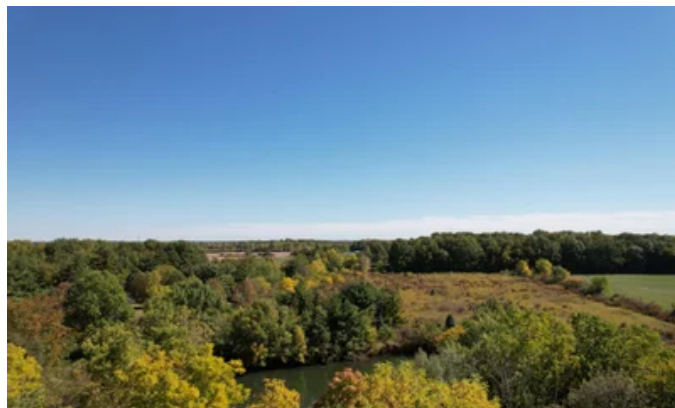
Property Features Include:

- 11.96 total acres
- Pond
- Numerous mature trees
- Over 9 acres that could be converted to pasture
- Plenty of deer sign
- Private setting
- Easy to get to from I69
- Amazing 4 season room off the back of home
- Home sits back of the road
- Home has 3 bedroom, 2 bath, kitchen area, & living area
- Well Water
- Septic
- 2 car garage
- Deck off back of home
- Large shed
- Old barn with lots of character

For more information, call or text Listing Agent, Chad Renbarger, at [317-418-7712](tel:317-418-7712).



**12 Acres, Pond, 3bd 2ba, 450 W Delaware Co.
Muncie, IN / Delaware County**



12 Acres, Pond, 3bd 2ba, 450 W Delaware Co.
Muncie, IN / Delaware County

Locator Maps



12 Acres, Pond, 3bd 2ba, 450 W Delaware Co.
Muncie, IN / Delaware County

Aerial Maps



12 Acres, Pond, 3bd 2ba, 450 W Delaware Co.
Muncie, IN / Delaware County

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

NOTES

NOTES

[illegible]

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.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>