

Parke County 33
County Road 100 South
Rockville, IN 47872

\$237,500
32.960± Acres
Parke County



Parke County 33
Rockville, IN / Parke County

SUMMARY

Address

County Road 100 South

City, State Zip

Rockville, IN 47872

County

Parke County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

39.757837 / -87.279803

Taxes (Annually)

110

Acreage

32.960

Price

\$237,500

Property Website

<https://indianalandandlifestyle.com/property/parke-county-33-parke-indiana/35644/>



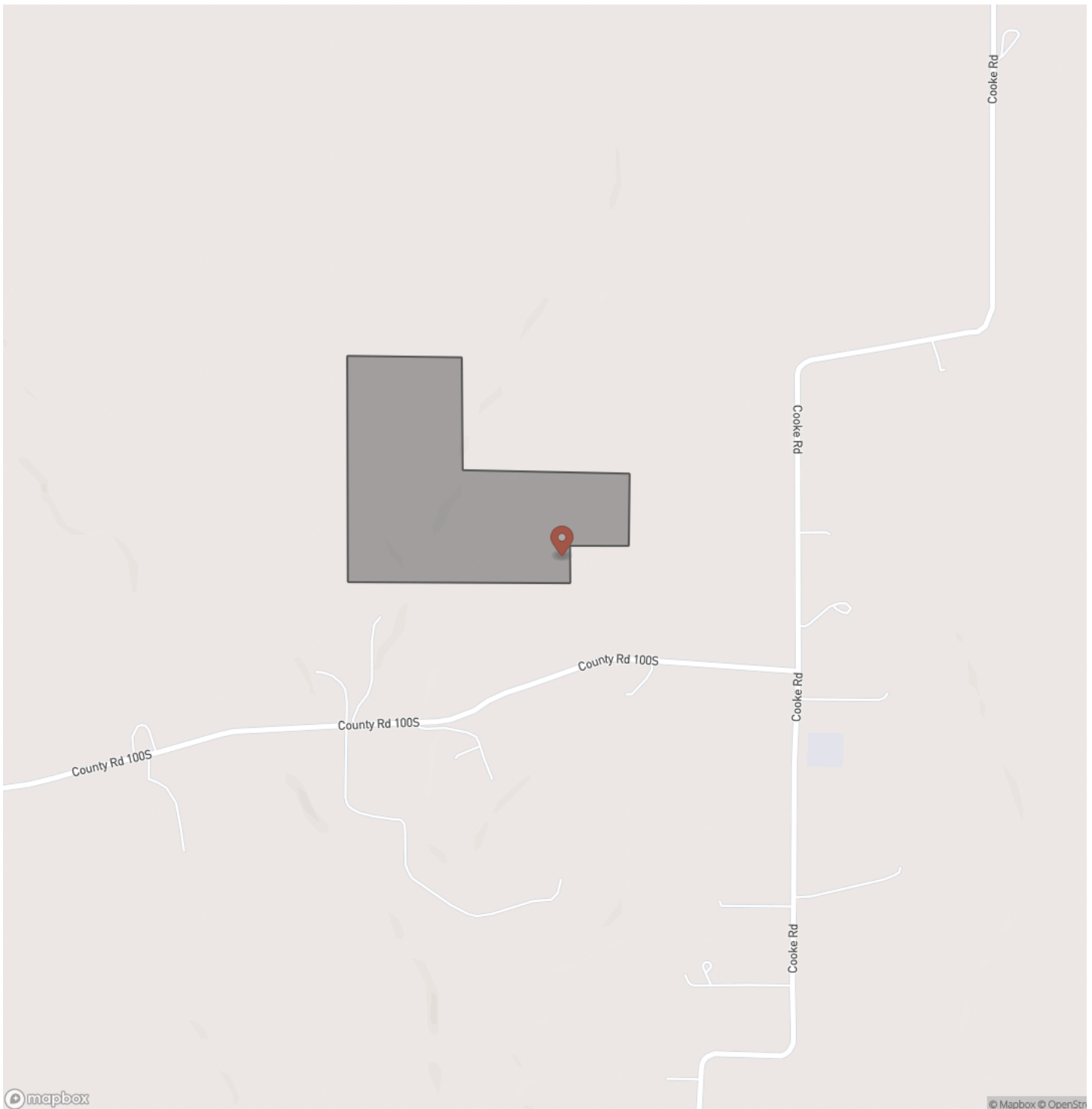
PROPERTY DESCRIPTION

The Leatherwood 33 is an all wooded property located in Parke County just west of Rockville, Indiana. This parcel is just west of Cooke Road and has a deeded easement off of County Road 100 S. This area has a number of new homes and offers country living just out of town. Several nice building sites are available on the south end of the property. Access on the property is unmatched with ATV trails leading to every corner of the property. A metal bridge is even present to allow access to the property on the west side of the creek. The creek, which cuts across the property from north to south, gives the resident wildlife plenty of places to drink year round. The acres that border the creek are rich and fertile and would make for some great food plots. The woods are rolling with a lot of nice trees for plenty of stand locations. The deer sign is everywhere in the form of rubs, scrapes, and trails that have been worn down from years of use. The many ridge tops produce a lot of roosting tress for the resident turkeys. Most of the neighboring properties are in tillable production that offers plenty of feeding opportunities for all sorts of wildlife. The rest of the neighboring properties are wooded. These wooded acres connect to several hundred acres of tillable and funnel wildlife across the area and through this parcel. For more information or to schedule a property visit, contact Land Specialist, Jeff Michalic, at the above email or give him a call at [812-230-4503](tel:812-230-4503).

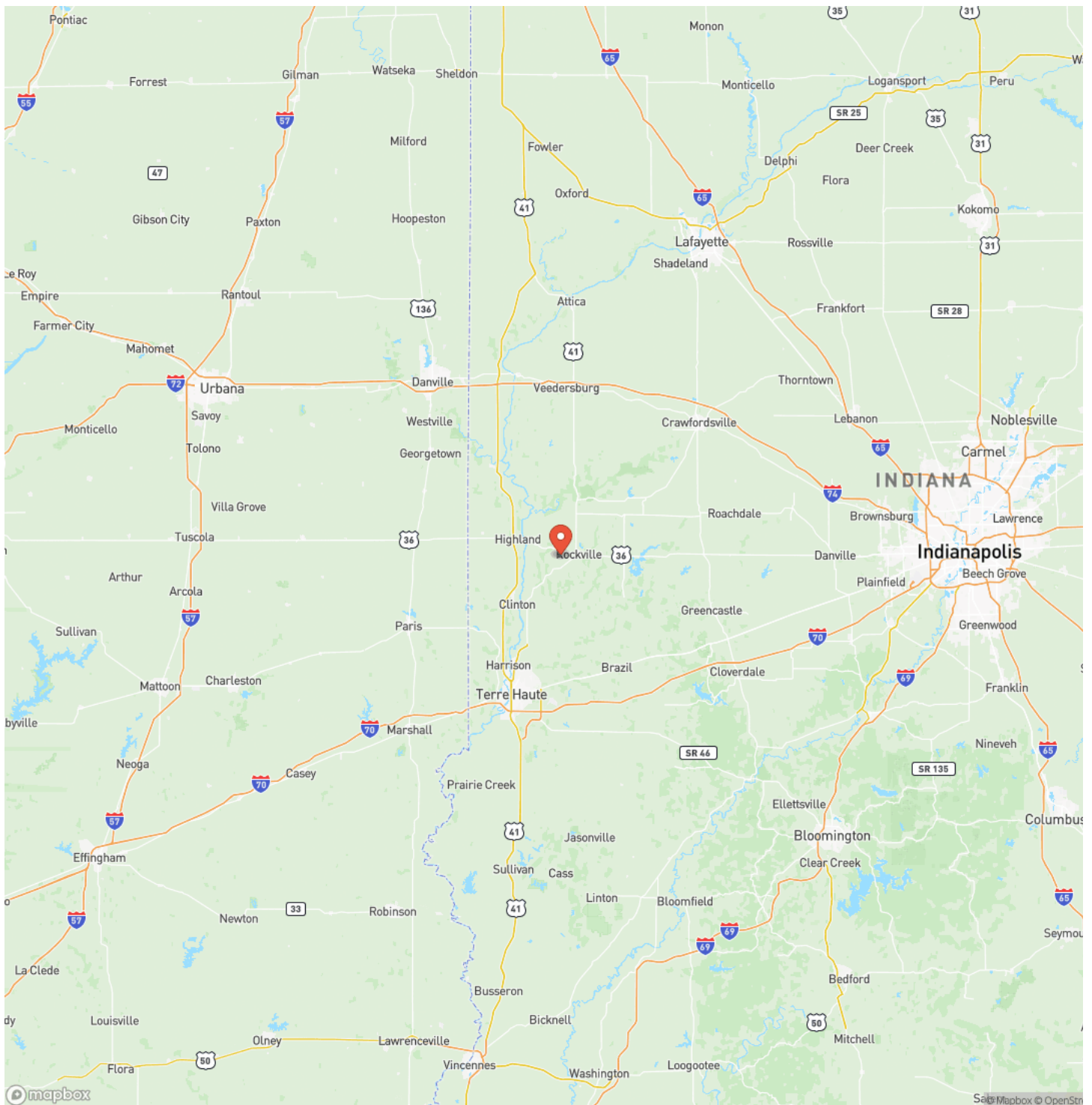




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

Mobile

(812) 230-4503

Office

(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

City / State / Zip

Clinton, IN 47842

NOTES

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This image shows a single 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.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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