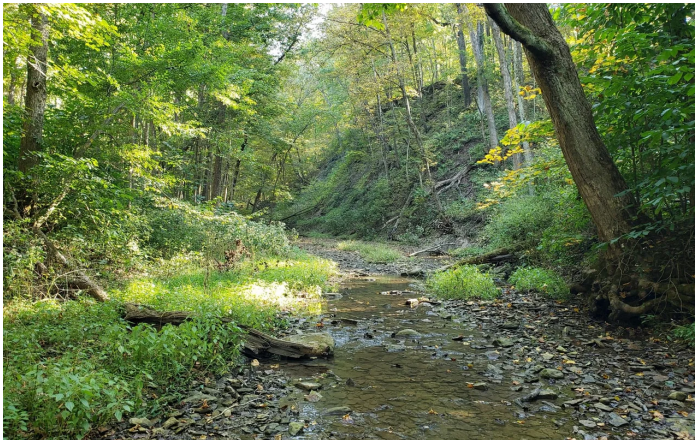


2967 E Flint Road
2967 E. Flint Road
Attica, IN 47918

\$602,500
53 +/- acres
Fountain County



2967 E Flint Road
Attica, IN / Fountain County

SUMMARY

Address

2967 E. Flint Road

City, State Zip

Attica, IN 47918

County

Fountain County

Type

Hunting Land, Recreational Land, Residential
Property, Timberland, Single Family

Latitude / Longitude

40.3409559 / -87.1174902

Taxes (Annually)

1357

Dwelling Square Feet

2904

Bedrooms / Bathrooms

5 / 2.5

Acreage

53

Price

\$602,500

Property Website

<https://indianalandandlifestyle.com/property/2967-e-flint-road-fountain-indiana/22594/>



PROPERTY DESCRIPTION

THIS LISTING IS AT APPRAISED VALUE. ALL OFFERS WILL BE CONSIDERED. 2967 E. Flint Road is a 2904 square foot home with 5 bedrooms, 2 and half baths, and a 2 car attached garage. Located in northeast Fountain County on 53.6 beautiful wooded acres, this home features a large covered front porch for watching the sunrise and rear deck for watching the sunset. The family room and dining room overlook the rear deck with a large bay window and patio door. These large areas of glass give the feeling of being outdoors while indoors. A full brick fireplace rounds out that cozy feel in the family room. The kitchen features custom countertops, oak cabinets, and stainless steel appliances, including an Electrolux gas cook top, Whirlpool dishwasher, and Frigidaire refrigerator. Off of the kitchen is the laundry room with access to the garage. The home's foyer features a staircase to the second floor. The formal living room has gorgeous views of the front porch and surrounding woods. The den is located just off of the living room and could be a convenient space in which to work from home. On the second floor is a large master suite, which includes a spacious sitting room and master bath. The other 4 bedrooms are on the second floor, along with the other full bath. The woods surrounding this family home is park-like, and the home's entrance is very unique. Upon turning into the driveway, you enter the property through a turn of the century railroad bridge. The 53 acres is an outdoorsman's paradise. Grindstone Creek cuts through the property, and is the main source of water for the resident wildlife. The wooded acres are steep 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 trees for the resident turkeys. A good interior road system provides access to most of the property.

Other features:

2 car attached garage

Storage room above garage

Work shop

15 Miles to West Lafayette

6 Miles to Attica

1 Hour 20 minutes to downtown Indianapolis

For more information, contact Listing Agent, Jeff Michalic, at 812.230.4503 or via email at mossyoakpropertiesjeff@gmail.com.



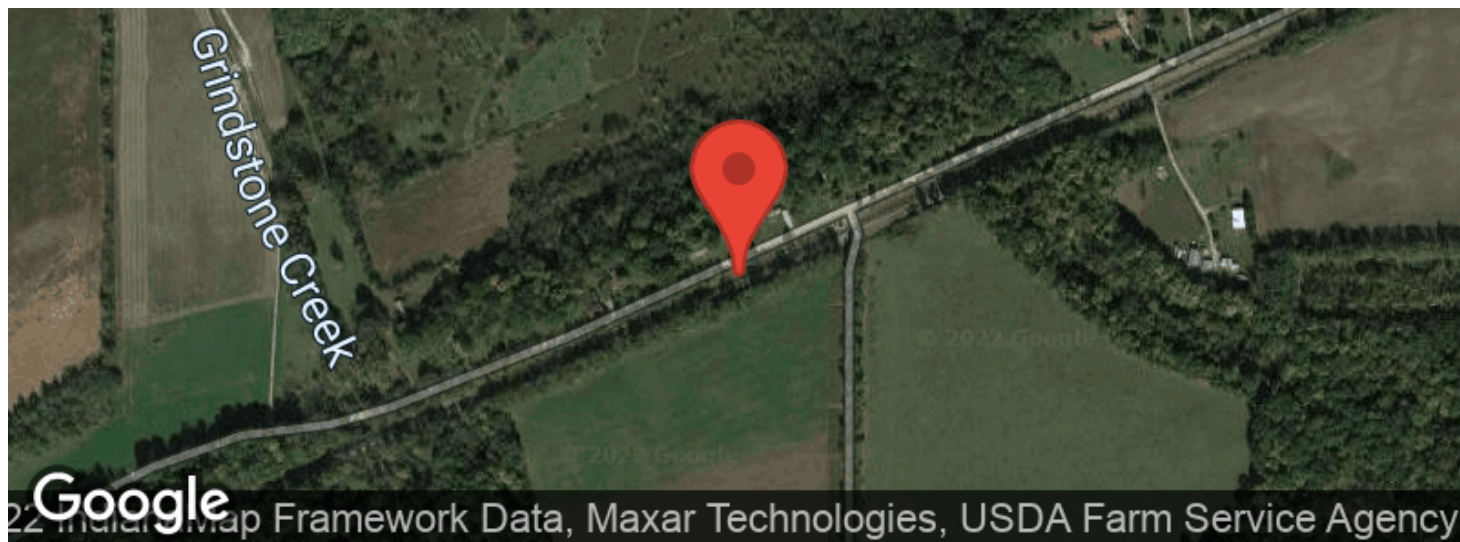
2967 E Flint Road
Attica, IN / Fountain County



Locator Maps



Aerial Maps



2967 E Flint Road
Attica, IN / Fountain County

LISTING REPRESENTATIVE

For more information contact:



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(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

City / State / Zip

Clinton, IN 47842

NOTES

This image shows a blank 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

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(765) 505-4155

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