

6473 Towpath Road
6473 N Towpath Road
Montezuma, IN 47862

\$569,000
14.4± Acres
Parke County



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Montezuma, IN / Parke County

SUMMARY

Address

6473 N Towpath Road

City, State Zip

Montezuma, IN 47862

County

Parke County

Type

Residential Property, Hunting Land, Single Family

Latitude / Longitude

39.861667 / -87.338081

Dwelling Square Feet

3,972

Bedrooms / Bathrooms

4 / 2

Acreage

14.4

Price

\$569,000

Property Website

indianalandandlifestyle.com



PROPERTY DESCRIPTION

14.4 Acres with Beautiful Home, Wooded Acreage & Large Workshop - Montezuma, Indiana 6473 N Towpath Road | Montezuma, IN 47862

If you're looking for a well-maintained country home with acreage, privacy, abundant wildlife, and plenty of room for your hobbies, this beautiful 14.4-acre property in Montezuma, Indiana, deserves your attention!

The property offers an excellent combination of open space and wooded acreage, with nearly **8 acres of woods** and the remaining acreage consisting of a spacious yard and open ground. Whether you enjoy hunting, watching wildlife, gardening, or simply relaxing in the country, this property offers something for everyone.

The Home

This meticulously maintained home features **4 bedrooms and 2 full bathrooms**, with two bedrooms conveniently located on the main floor and two additional bedrooms upstairs.

The living room and kitchen feature large windows that fill the home with natural light while providing beautiful views of the surrounding property. The kitchen is a standout feature, offering **beautiful hickory cabinets, granite countertops, and a farmhouse-style sink**. The combination of natural wood cabinetry and quality finishes creates a warm, inviting space that perfectly complements the home's country setting.

Imagine enjoying your morning coffee while watching deer and turkeys make their way across the yard!

A wood-burning fireplace in the living room provides a warm and inviting gathering space during the colder months. The home also features a **full basement with an exterior exit**, offering additional usable space and a second wood-burning fireplace.

The pride of ownership is evident throughout this property. The home has been meticulously cared for, making it an excellent opportunity for someone looking to enjoy country living.

Outbuildings & Additional Features

One of the standout features of this property is the amount of additional storage and workspace available.

- **20' x 24' Detached Garage** - Ideal for vehicles, equipment, or additional storage.
- **32' x 50' Garage/Workshop** - A spacious building with an oil furnace for heat, providing an excellent place for working on projects, storing equipment, or pursuing hobbies year-round.
- **Additional Storage Shed** - Extra space for lawn equipment, tools, and outdoor essentials.
- **Home Generator** - An added feature providing backup power capability.
- **Hot Tub** - A great place to unwind and enjoy the peaceful country setting.

Land, Wildlife & Outdoor Recreation

For those who enjoy the outdoors, the 14.4 acres are a major attraction. With nearly 8 acres of wooded ground, the property provides natural cover and habitat for local wildlife.

Deer and wild turkeys are frequent visitors, often seen feeding in neighboring fields or traveling across the yard as they move between wooded areas. The combination of timber, open ground, and surrounding agricultural fields creates an excellent setting for wildlife viewing and recreational opportunities.

The spacious yard provides plenty of room for outdoor activities, while the wooded acreage offers opportunities to explore, establish trails, or simply enjoy nature right outside your back door.

A Country Property with Something for Everyone

Properties offering this combination of a meticulously maintained home, 14.4 acres, wooded habitat, abundant wildlife, and substantial outbuildings don't come along every day.

Whether you're searching for a peaceful country residence, a place to enjoy the outdoors, or a property with the garage and workshop space you've always wanted, **6473 N Towpath Road is worth a closer look!**

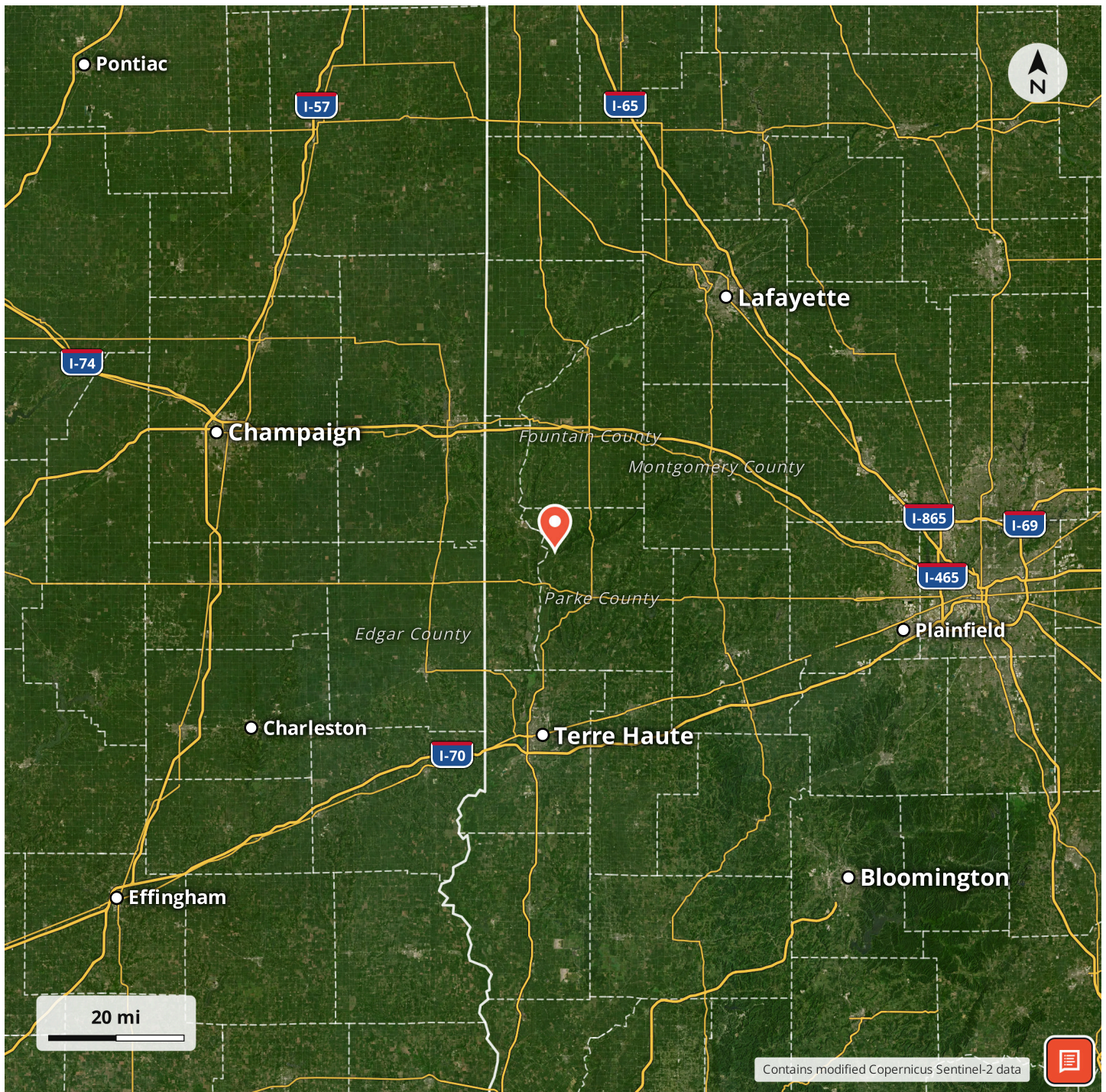
Contact **Jeff "The Ground Guy" Michalic** with Mossy Oak Properties Indiana Land & Lifestyle to schedule your private property showing.

Roots of Trust. Branches of Possibilities.

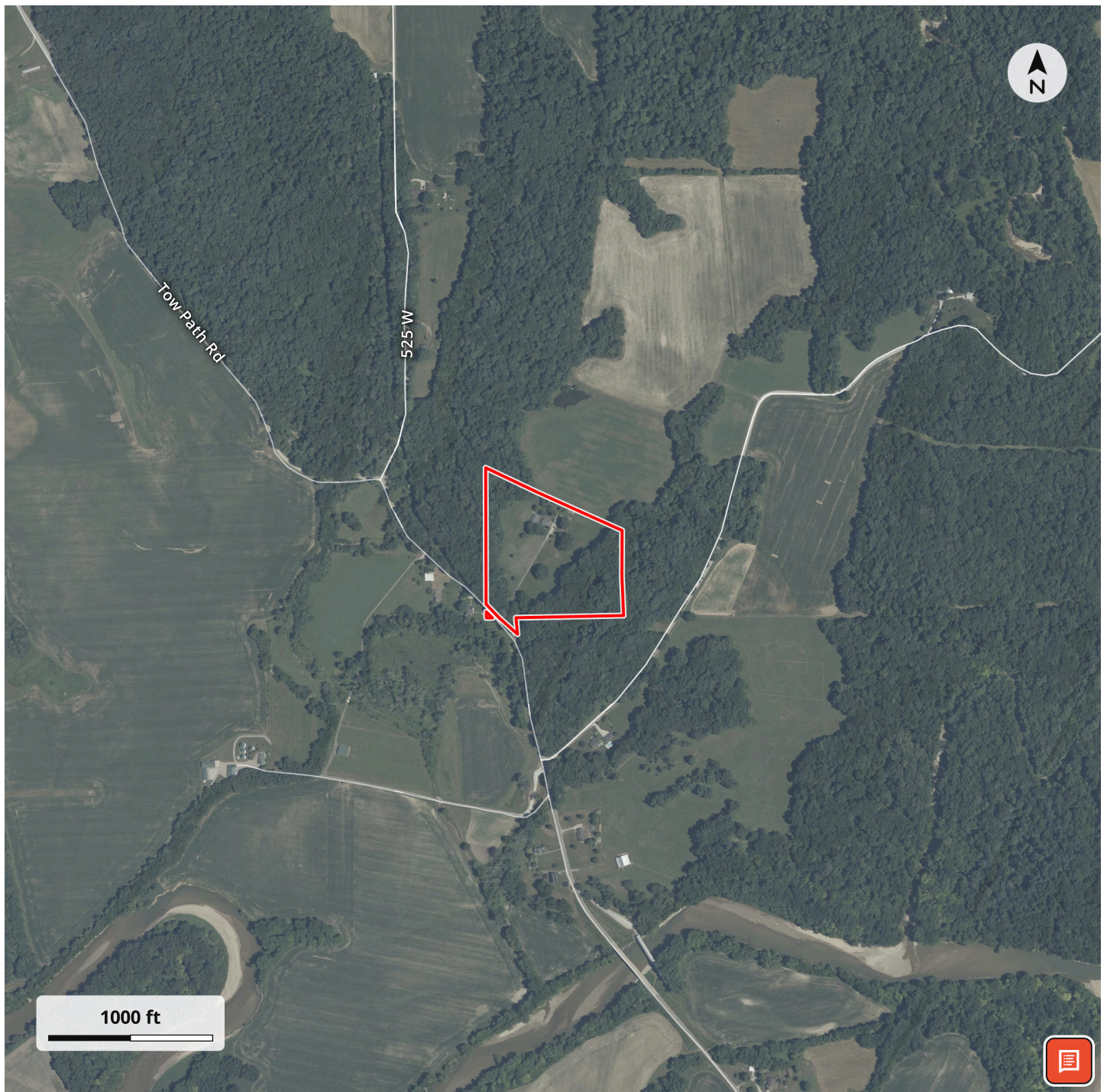
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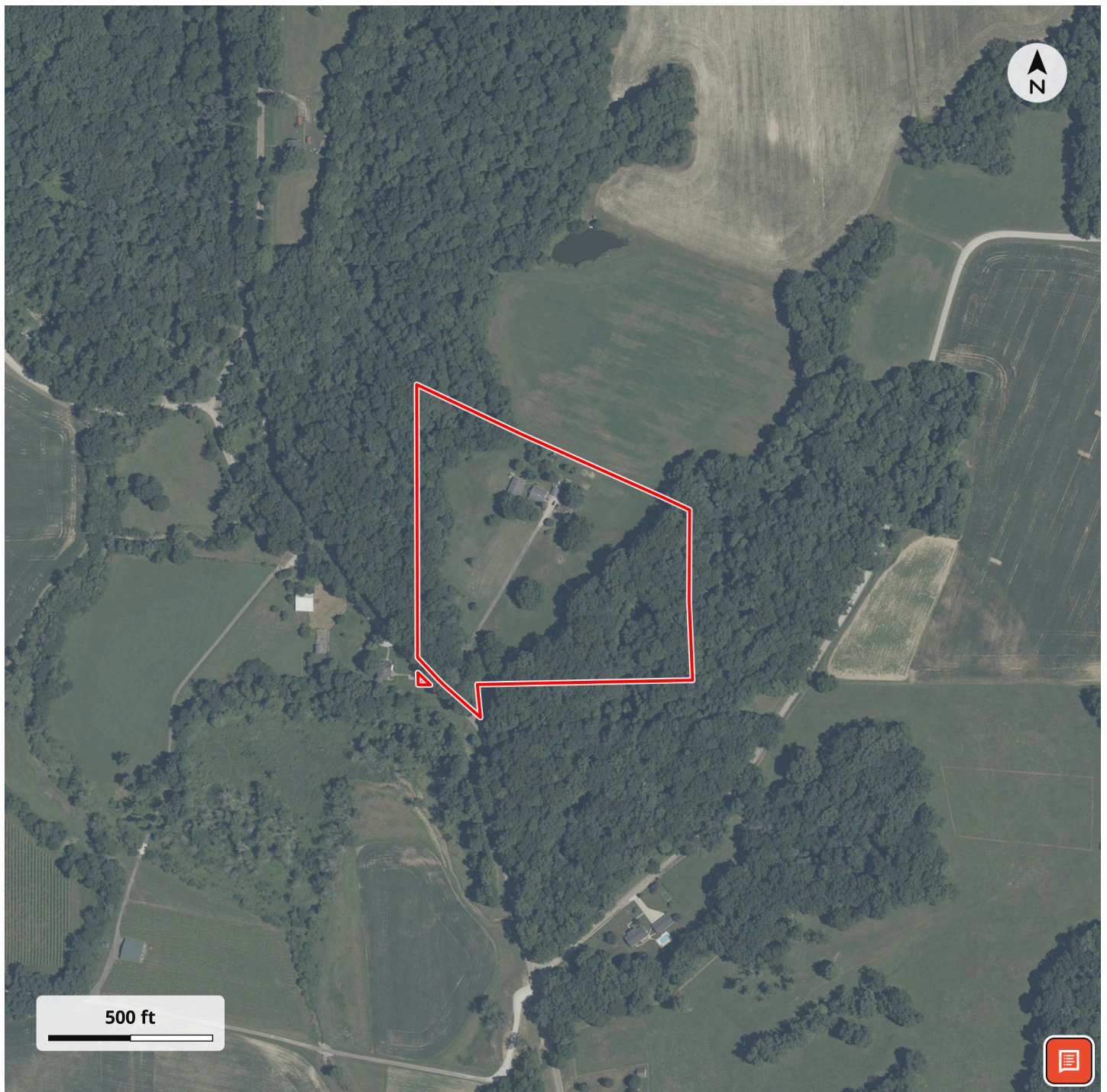
Regional Map



Locator Map



Aerial Map



6473 Towpath Road
Montezuma, IN / Parke County

LISTING REPRESENTATIVE

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NOTES

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<https://indianalandandlifestyle.com/>

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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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