

Opossum Creek 14
7356 W. Brown Hill Road
Covington, IN 47932

\$285,000
14.149 +/- acres
Warren County



Opossum Creek 14
Covington, IN / Warren County

SUMMARY

Address

7356 W. Brown Hill Road

City, State Zip

Covington, IN 47932

County

Warren County

Type

Recreational Land, Residential Property, Hunting Land, Single Family

Latitude / Longitude

40.190881 / -87.459141

Taxes (Annually)

1926

Dwelling Square Feet

1282

Bedrooms / Bathrooms

2 / 2

Acreage

14.149

Price

\$285,000

Property Website

<https://indianalandandlifestyle.com/property/opossum-creek-14-warren-indiana/26529/>



PROPERTY DESCRIPTION

Opossum Creek 14 is a 14 acre property located in southern Warren County just north of Covington, Indiana. This small rural home is 1282 square feet with 2 bedrooms and 2 full baths. Hardwood floors in most of the home give it that warm country feel. The family room has large east facing windows to take in the morning sunrise as it rises over the neighboring hill tops and settles on Opossum Creek. The kitchen has painted cabinets, stainless steel appliances, and access to the covered screened in porch. The living room sits just off the kitchen and has a patio door that leads to a small wooded deck. Both of the bedrooms have hardwood floors, windows for plenty of natural light, and good storage. The basement is unfinished, but with a walk-out door and three east facing windows, it too has lots of natural light and offers plenty of room to build out whatever you need. The 2nd full bathroom is also located in the basement. Included with the home is the whole home power generator for those times when Mother Nature might have other plans. There is a great 2 car detached garage with built in work benches and a covered porch. A gazebo sits in the middle of the property on an isolated point. From this point, most of the property is visible and is perfect for sitting and relaxing with a cold drink. The lean-to offers great storage for all those extras that won't fit in the garage.

The property is mostly wooded with 2 large open areas. The property has neighboring properties that are in crop production, offering plenty of food for the local wildlife. The creek gives the resident wildlife plenty of places to drink year-round. 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. The whitetail deer show up in the yard almost every day. One even made an appearance in the property video. To see this one of a kind property, contact Jeff Michalic at Jeffm@mossyoakproperties.com or call him at 812-230-4503

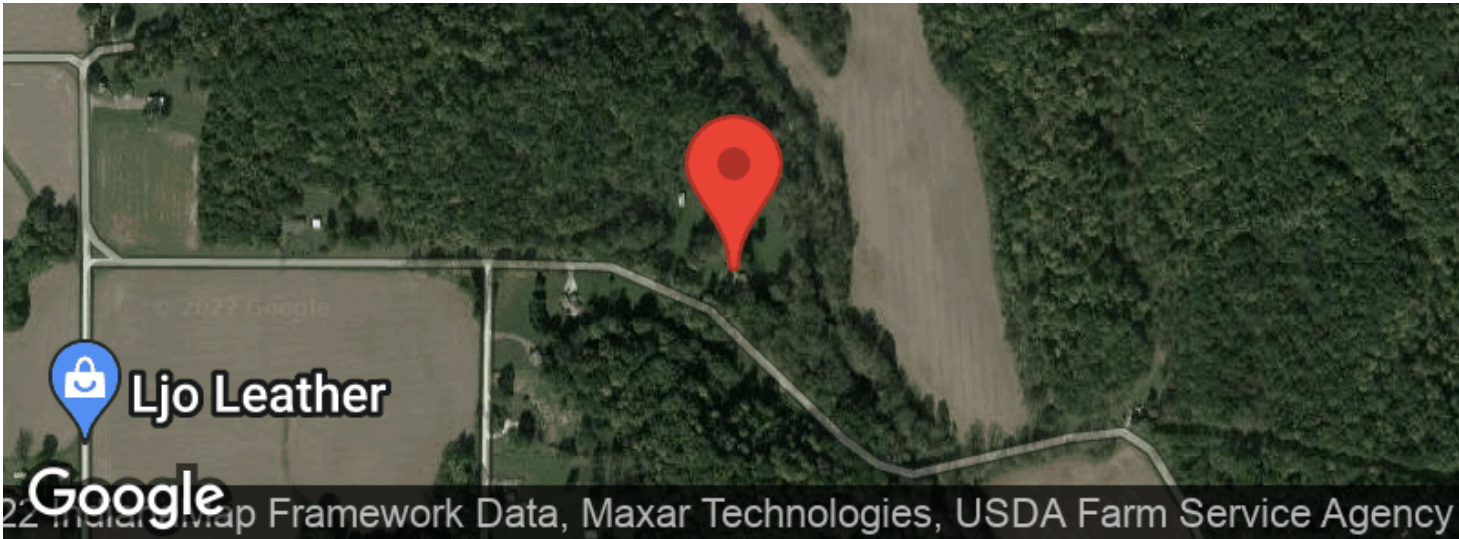
Opossum Creek 14
Covington, IN / Warren County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

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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

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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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