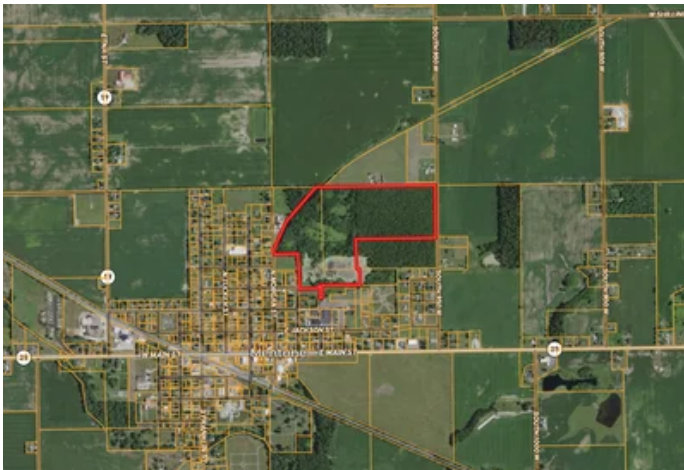


63 +/- Acres / Mentone, IN / Kosciusko County / CRP
Income / Land for Sale
North Yale St
Mentone, IN 46539

\$399,900
63± Acres
Kosciusko County



63 +/- Acres / Mentone, IN / Kosciusko County / CRP Income / Land for Sale
Mentone, IN / Kosciusko County

SUMMARY

Address

North Yale St

City, State Zip

Mentone, IN 46539

County

Kosciusko County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

41.178441 / -86.029961

Taxes (Annually)

120

Acreage

63

Price

\$399,900

Property Website

<https://indianalandandlifestyle.com/property/63-acres-mentone-in-kosciusko-county-crp-income-land-for-sale-kosciusko-indiana/35085/>



PROPERTY DESCRIPTION

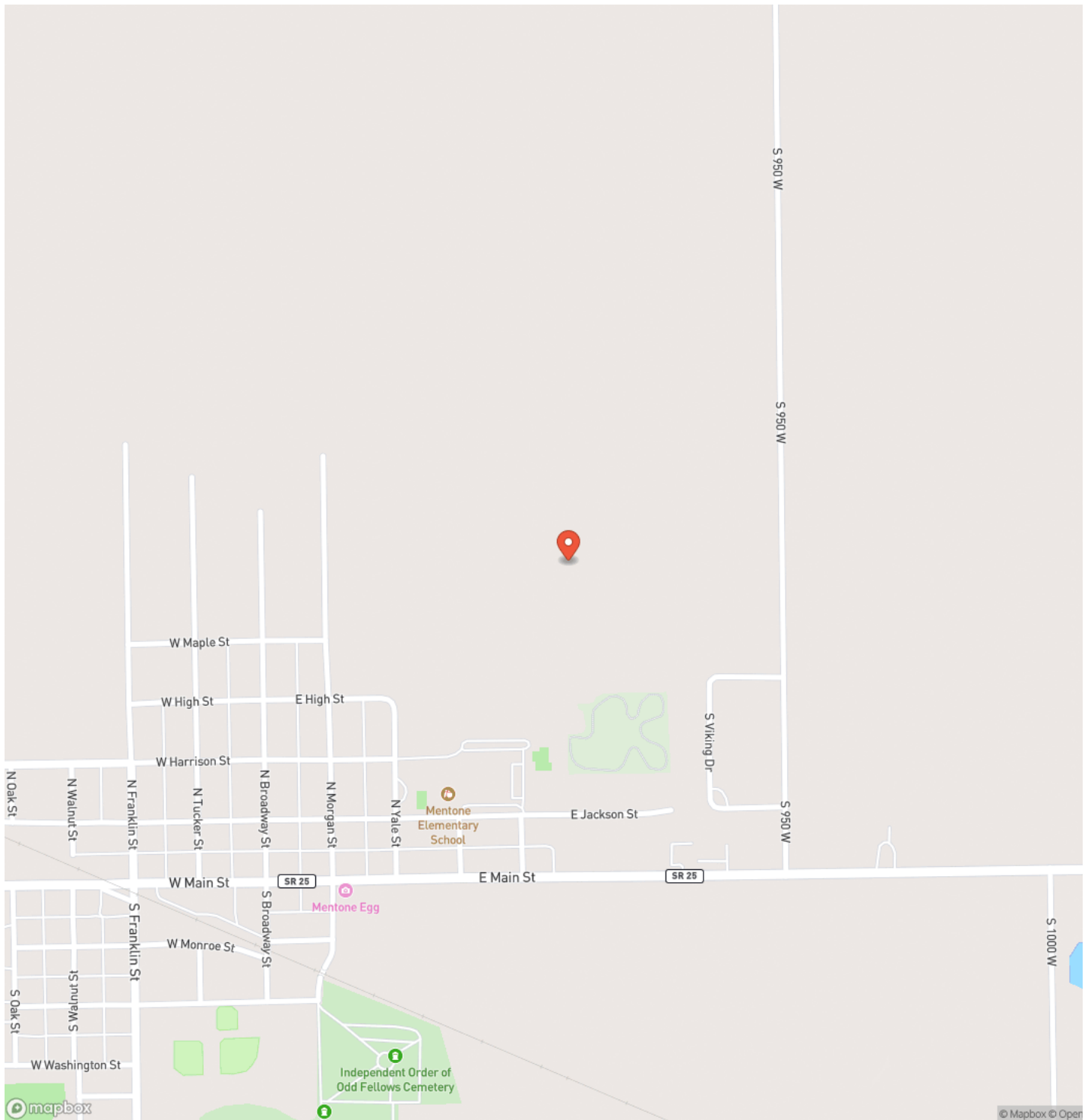
Check out this 63 +/- acre property located just outside of Mentone, IN in Kosciusko County. This property consists of mostly wooded acreage that offers an abundance of wildlife. Whitetail deer, turkey, squirrel, rabbits, ducks, geese and other wildlife are frequently seen on the property. The property generates a CRP income of about \$3500/yr. The land has been used for wildlife sanctuary for years and is hardly ever disturbed. Looking to build your dream home? This property does offer some buildable areas on it, making it a beautiful homestead. For more information, contact Land Specialist, Brecken Kennedy, at [\(260\)578-7661](tel:2605787661) or by email at mossyoakbrecken@gmail.com.



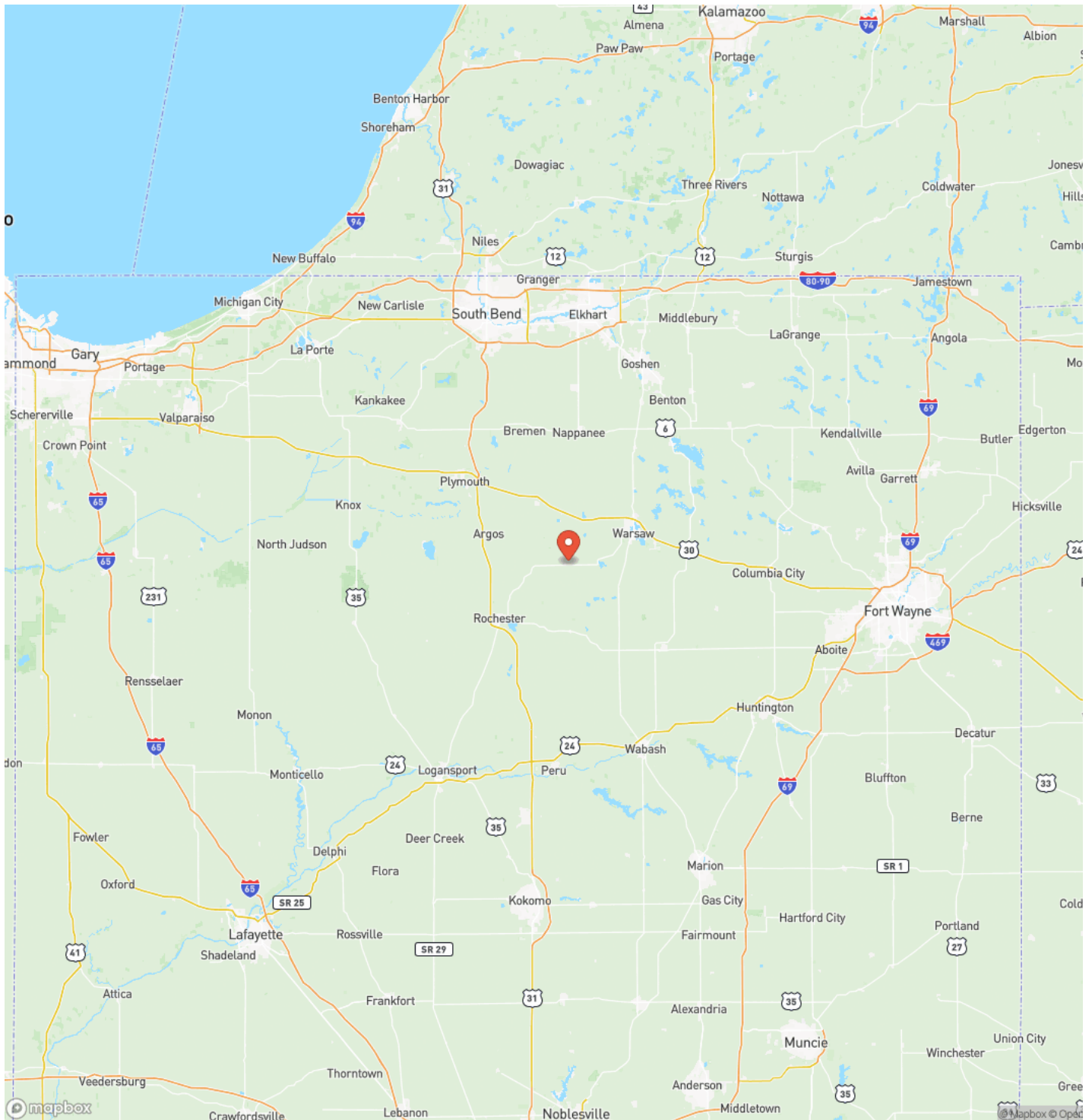
63 +/- Acres / Mentone, IN / Kosciusko County / CRP Income / Land for Sale
Mentone, IN / Kosciusko County



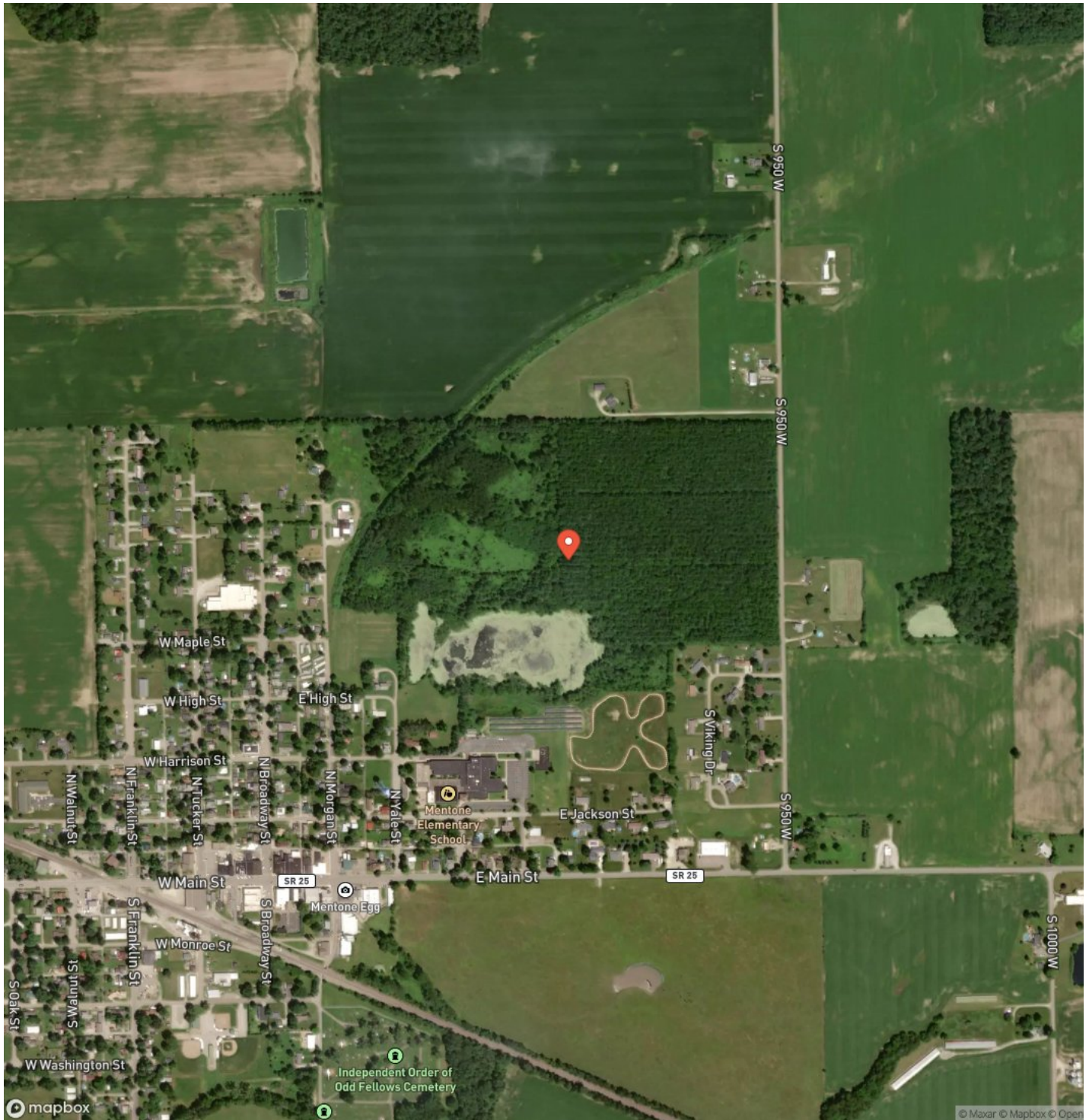
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Brecken Kennedy

Mobile
(260) 578-7661

Office
(260) 578-7661

Email
bkennedy@mossyoakproperties.com

Address
2814 W 1150 N

City / State / Zip
North Manchester, IN 46962

NOTES

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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