

**154 +/- Acres / Mentone, IN / Kosciusko  
County / Hunting / Tillable / Land For  
Sale**  
Tinkley Rd  
Mentone, IN 46539

**\$960,000**  
154 +/- acres  
Kosciusko County



**154 +/- Acres / Mentone, IN / Kosciusko County / Hunting / Tillable / Land For Sale**  
**Mentone, IN / Kosciusko County**

## SUMMARY

## Address

Tinkley Rd

## City, State Zip

Mentone, IN 46539

## County

## Kosciusko County

## Type

## Farms, Recreational Land, Timberland

## Latitude / Longitude

41.1964 / -85.9727

## Acreage

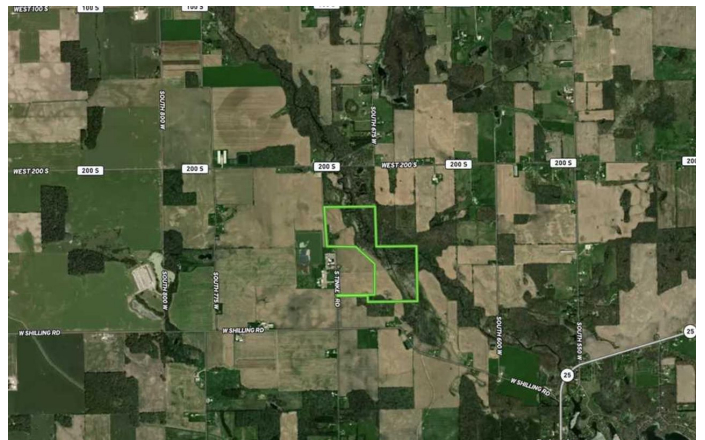
154

## Price

\$960,000

## Property Website

<https://indianalandandlifestyle.com/property/154-acres-mentone-in-kosciusko-county-hunting-tillable-land-for-sale-kosciusko-indiana/12018/>





## **PROPERTY DESCRIPTION**

PENDING!!

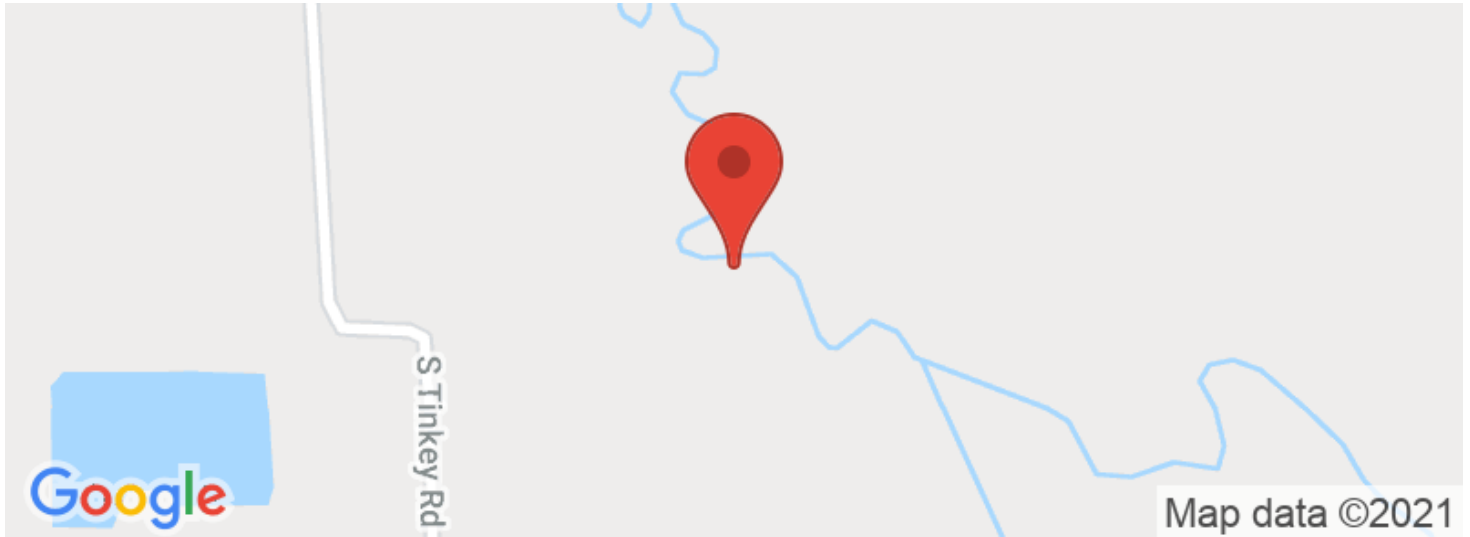
This 112 +/- acres of mixed tillable and recreational land is located just between Mentone and Warsaw, Indiana in Kosciusko County. Road frontage on the west side of the property offers great property access, and if you're looking to build a new home and enjoy country living, this property offers a couple of great building sites just for that. This property offers some of the best waterfowl hunting I've seen in northern Indiana and has a creek running through the property. A dense population of whitetail deer, turkey, and other small game call this place home. Timber on this property consists of mostly walnut and maple trees. Tillable acreage offers a source of income to the property with 32 +/- total acres. A property like this one won't last long! For more information, contact agent Brecken Kennedy at (260) 578-7661 or by email at [Email listed above].

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## Locator Maps

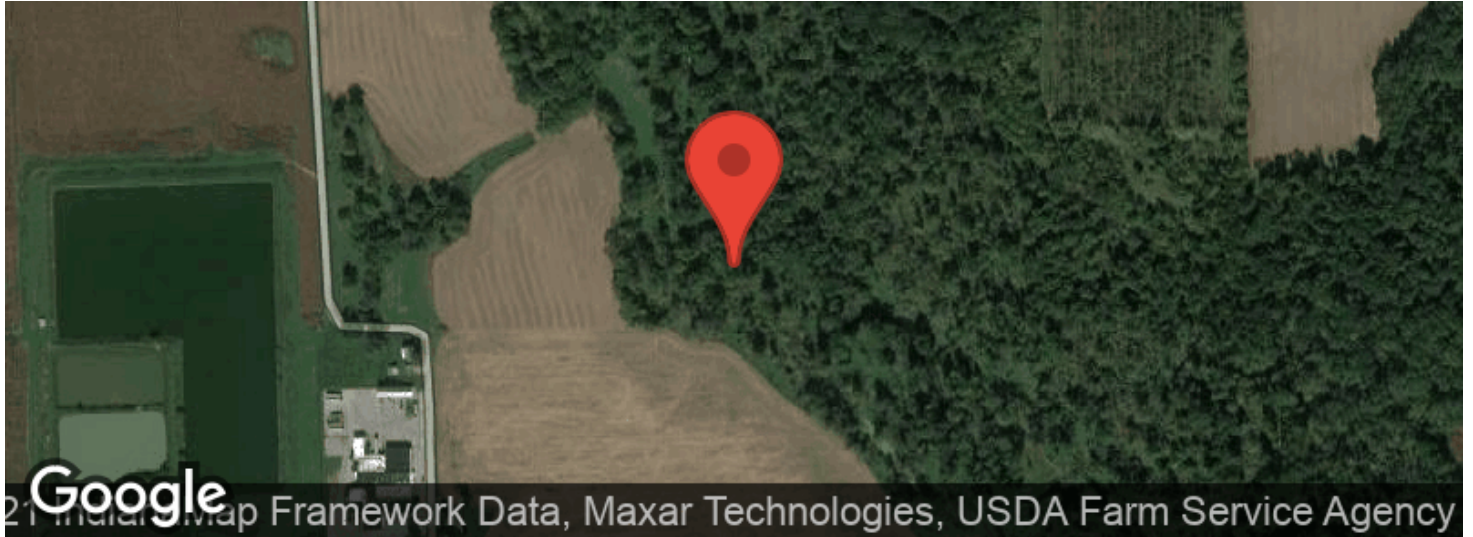




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## Aerial Maps



154 +/- Acres / Mentone, IN / Kosciusko County / Hunting / Tillable / Land For Sale  
Mentone, IN / Kosciusko County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Brecken Kennedy

**Mobile**

(260) 578-7661

**Email**

bkenedy@mossyoakproperties.com

**Address**

2814 W 1150 N

**City / State / Zip**

North Manchester, IN 46962

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**NOTES**

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## 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.



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**Mossy Oak Properties Indiana Land and Lifestyle**

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**Clinton, IN 47842**

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**<https://indianalandandlifestyle.com/>**

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