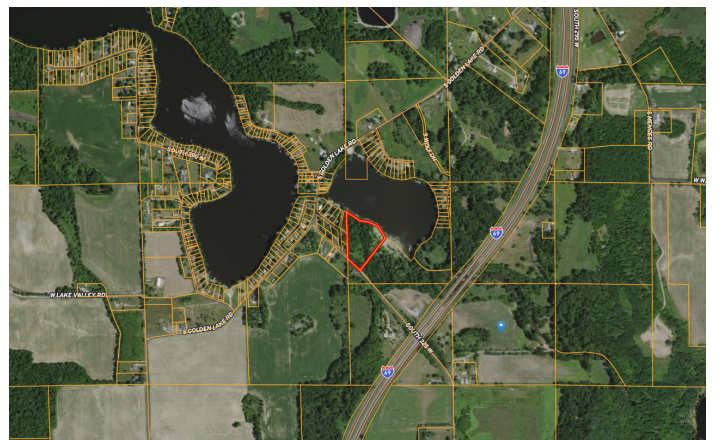


5.55 +/- Acres / Pleasant Lake, IN /  
Steuben County / Big Bower Lake /  
Hunting / Vacant Land  
S 325 W  
Pleasant Lake, IN 46779

**\$69,900**  
5.550 +/- acres  
Steuben County







# 5.55 +/- Acres / Pleasant Lake, IN / Steuben County / Big Bower Lake / Hunting / Vacant Land

## Pleasant Lake, IN / Steuben County

### SUMMARY

#### Address

S 325 W

#### City, State Zip

Pleasant Lake, IN 46779

#### County

Steuben County

#### Type

Recreational Land, Residential Property, Hunting Land, Lakefront, Timberland

#### Latitude / Longitude

41.5738855 / -85.0516817

#### Taxes (Annually)

94

#### Acreage

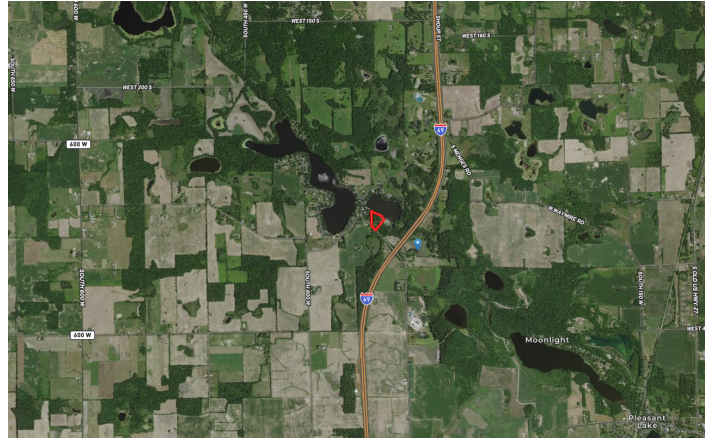
5.550

#### Price

\$69,900

#### Property Website

<https://indianalandandlifestyle.com/property/5-55-acres-pleasant-lake-in-steuben-county-big-bower-lake-hunting-vacant-land-steuben-indiana/22517/>



**5.55 +/- Acres / Pleasant Lake, IN / Steuben County / Big Bower Lake / Hunting / Vacant Land**

**Pleasant Lake, IN / Steuben County**

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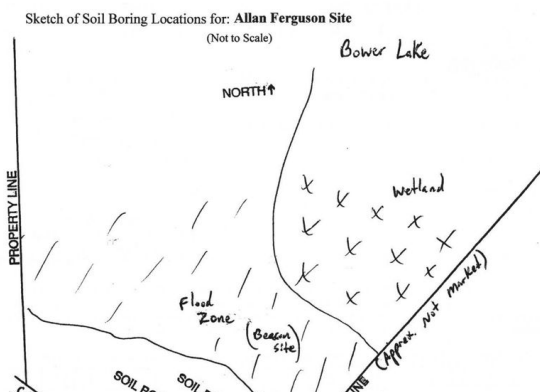
## **PROPERTY DESCRIPTION**

Looking for 5.5 +/- secluded wooded acres with 650 +/- feet of Big Bower Lake frontage? Sitting in Pleasant Lake, Indiana in Steuben County close to I69 access, this property offers a great place to build your future home. Fishing, hunting, bird watching, and lake life are some activities this property has to offer. For you deer hunters, this property sits in an Indiana Deer Reduction Zone, allowing you to shoot 2 bucks in the state of Indiana. Current owner has had a soil test done, and the property does meet the standards to have a septic installed for future builders. For more information, contact listing agent Brecken Kennedy at (260) 578-7661 or by email at mossyoakbrecken@gmail.com



**5.55 +/- Acres / Pleasant Lake, IN / Steuben County / Big Bower Lake / Hunting / Vacant Land**  
**Pleasant Lake, IN / Steuben County**

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Soil Survey for On-Site Waste Disposal prepared for:

Allan Ferguson  
7737 N CR 250 W  
Rossville, IN 46065

Phone: 765-670-9420 Fax: allanferguson52@icloud.com

Site Information:	Date: 12/26/2019
County: Steuben	Twp: Steuben
Legal description: Section 8	T36N R13E
Site Address: 5.55 Acre site across the road from #3235 S 325 W.	
Status of System: Proposed	Structure: 2 Bedroom
Subject to pending: None	
Evidence of soil disturbance:	
None	
Notes/Additional Information:	
Parent material is glacial outwash.	
Vegetation: lightly wooded	
Flood Zone & wetland mapped nearby, see sketch.	

Dear Client: The soil survey for on-site waste disposal has been completed at your request. A copy of this report has been forwarded to the county health department. For an interpretation of this report or for information about obtaining a septic system permit contact the health department at (260)668-1000 X1500. Sites for potential septic systems should be protected from construction activity other than system installation. Thank you, Soil Scientist at the site: Tom Eickholtz, CPSS #3327 IRSS #26

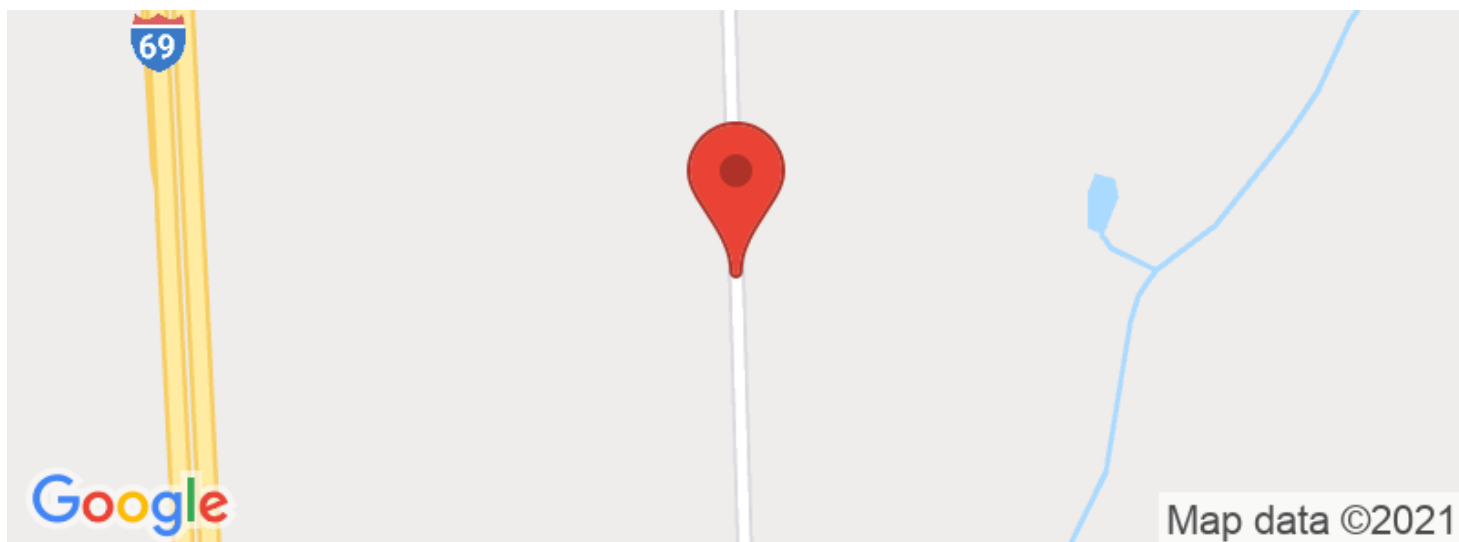
Data For Boring #1										Depth to Compact till: >60"	Depth to Poor Filter: >60"	Depth to Wetness Characteristics: 31"
Horizon	USDA	Grade	Shape	Consistence	Matrix Color	Mottled Color	Coarse Fragments	Effervescence	Notes			
1												

5.55 +/- Acres / Pleasant Lake, IN / Steuben County / Big Bower Lake / Hunting / Vacant Land

Pleasant Lake, IN / Steuben County

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## Locator Maps

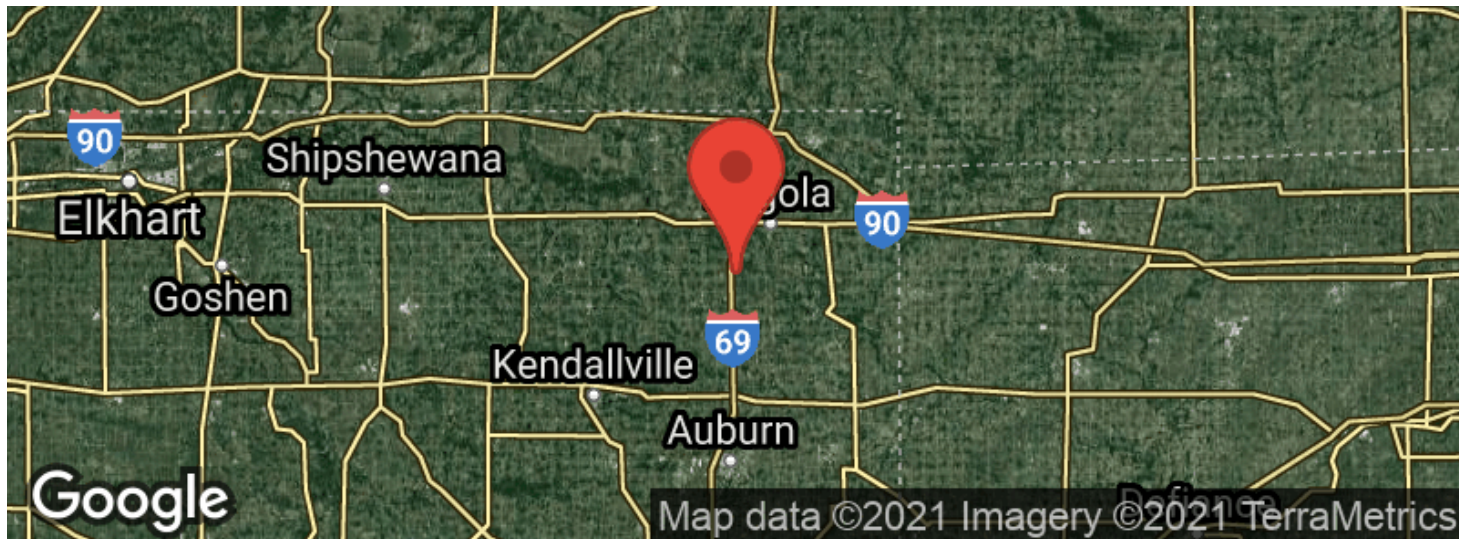
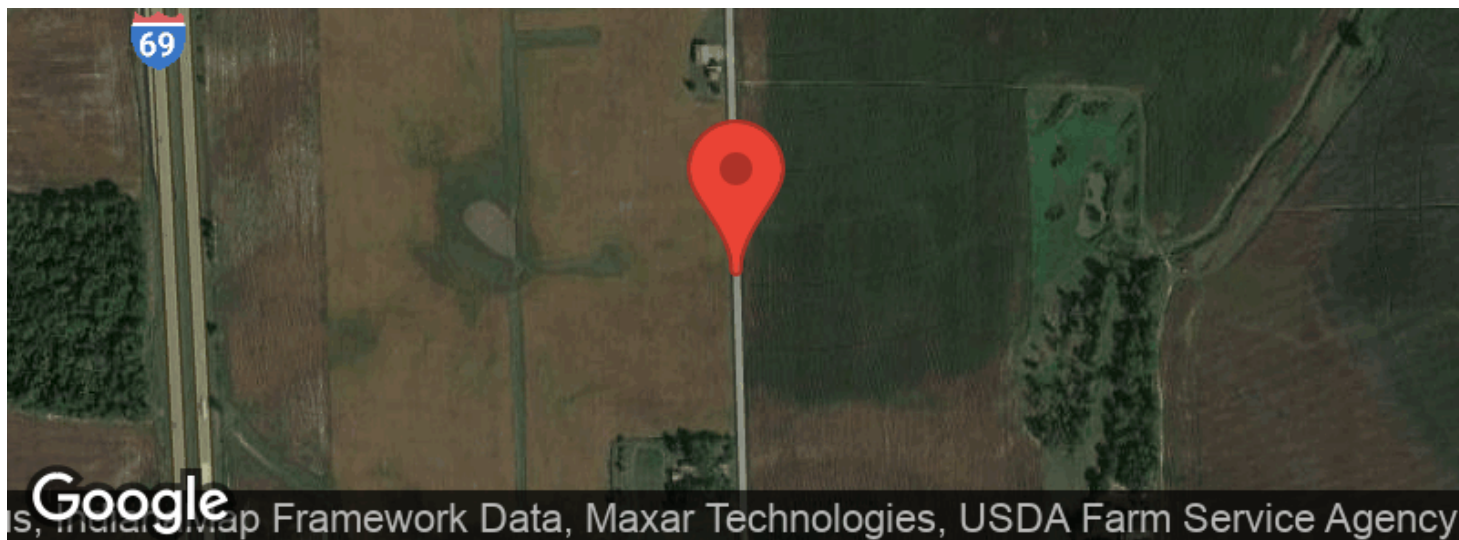




5.55 +/- Acres / Pleasant Lake, IN / Steuben County / Big Bower Lake / Hunting / Vacant Land  
Pleasant Lake, IN / Steuben County

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## Aerial Maps



5.55 +/- Acres / Pleasant Lake, IN / Steuben County / Big Bower Lake / Hunting / Vacant Land  
Pleasant Lake, IN / Steuben 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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[illegible]



## **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**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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

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