

PENDING / Tract 6: 30 +/- Acres Recreational Land with
Lake and Ponds
V/L 30 Acres Hoppus Rd
Warsaw, IN 46581

\$300,000
30± Acres
Kosciusko County



PENDING / Tract 6: 30 +/- Acres Recreational Land with Lake and Ponds
Warsaw, IN / Kosciusko County

SUMMARY

Address

V/L 30 Acres Hoppus Rd

City, State Zip

Warsaw, IN 46581

County

Kosciusko County

Type

Hunting Land, Recreational Land, Lakefront, Business Opportunity

Latitude / Longitude

41.165045 / -85.849617

Acreage

30

Price

\$300,000

Property Website

<https://indianalandandlifestyle.com/property/pending-tract-6-30-acres-recreational-land-with-lake-and-ponds-kosciusko-indiana/67375/>



PENDING / Tract 6: 30 +/- Acres Recreational Land with Lake and Ponds
Warsaw, IN / Kosciusko County

PROPERTY DESCRIPTION

Tract 6: 30 +/- Acres Recreational Land with Lake and Ponds

This scenic 30-acre tract is perfect for recreation or building your dream home. Highlights include:

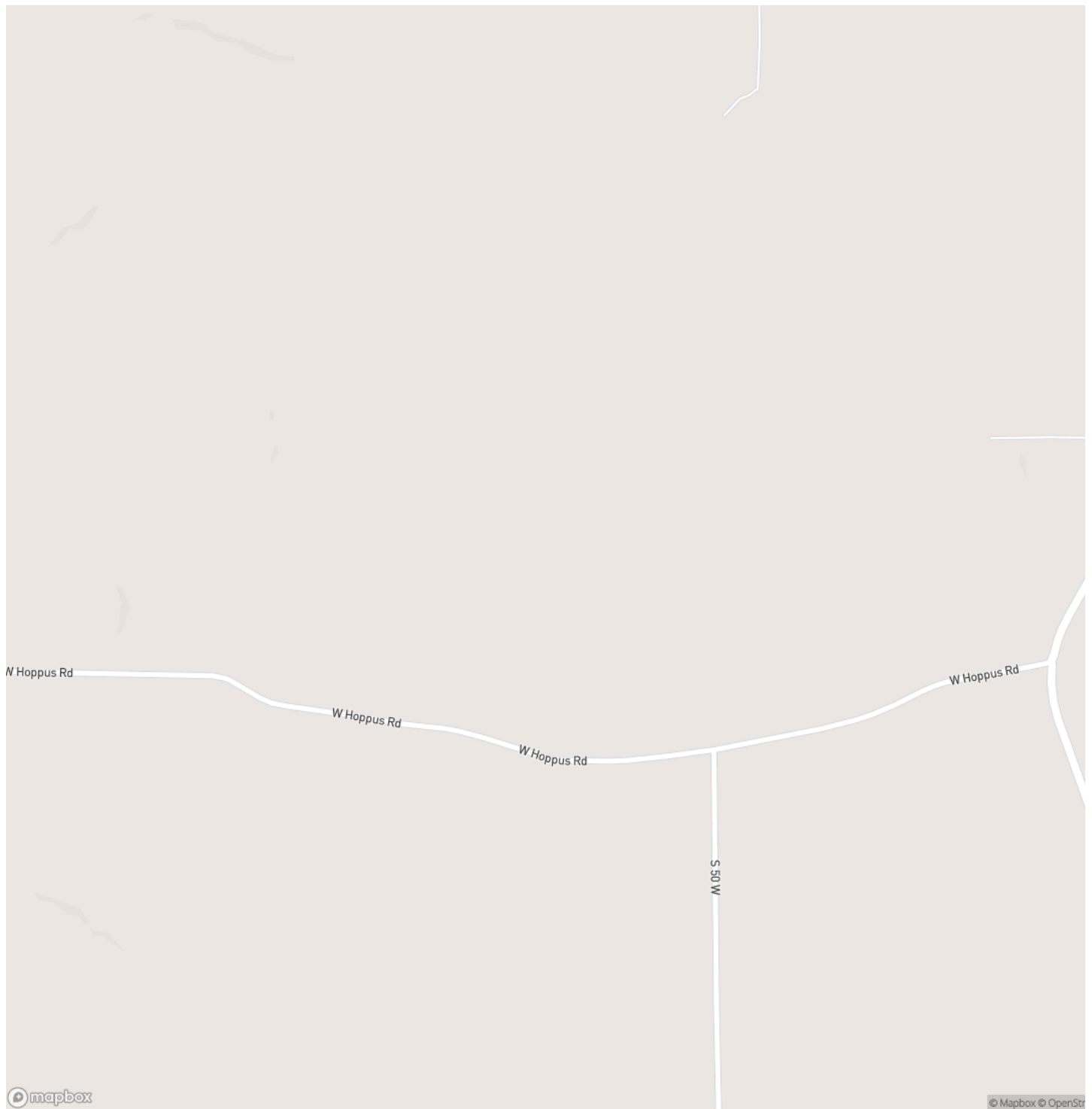
- Long gravel drive leading to Lake Muskellunge, a private lake with excellent fishing (pike, muskie, and bass)
- Two ponds, one of which is stocked and has stone imported from Pennsylvania, making the waterfall and going all the way around the pond for beauty and ease to fish!
- Pavilion with fireplace, bathroom, parking spaces, playground, well, septic, and underground utilities
- Event-ready site, having hosted weddings and other events
- Multiple tree species planted native to Indiana

This tract offers a unique opportunity with its bridge over a creek, giving access to the eastern side of the lot, and an ideal setting for a private, off-the-road home with lakefront views.

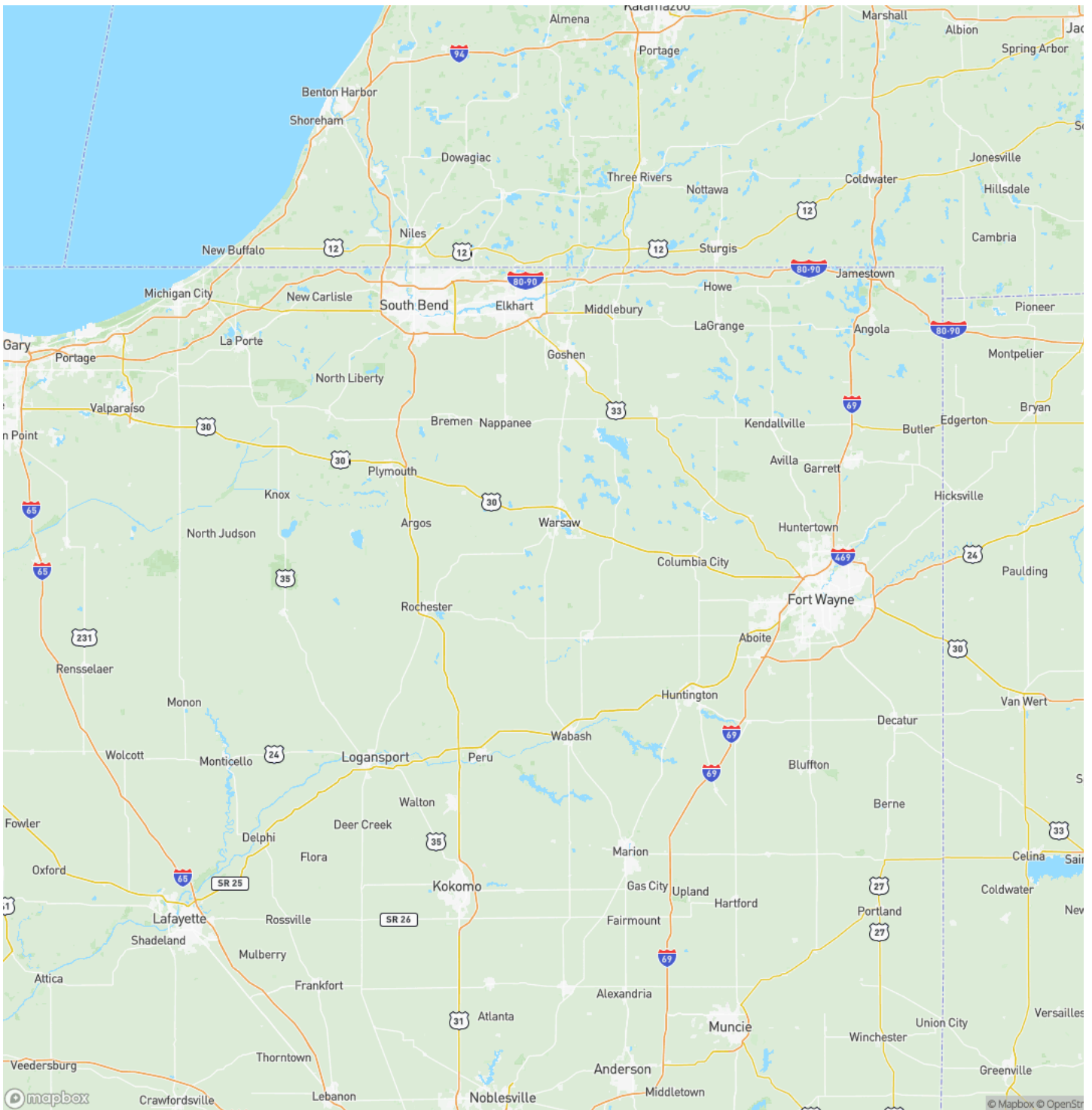
PENDING / Tract 6: 30 +/- Acres Recreational Land with Lake and Ponds
Warsaw, IN / Kosciusko County



Locator Map



Locator Map



Satellite Map



**PENDING / Tract 6: 30 +/- Acres Recreational Land with Lake and Ponds
Warsaw, IN / Kosciusko County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Brecken Kennedy

Mobile

(260) 578-7661

Office

(260) 578-7661

Email

bkennedy@mossyoakproperties.com

Address

13142 N 700 W

City / State / Zip

NOTES

[illegible]

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.



<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

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
