

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



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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/>



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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:

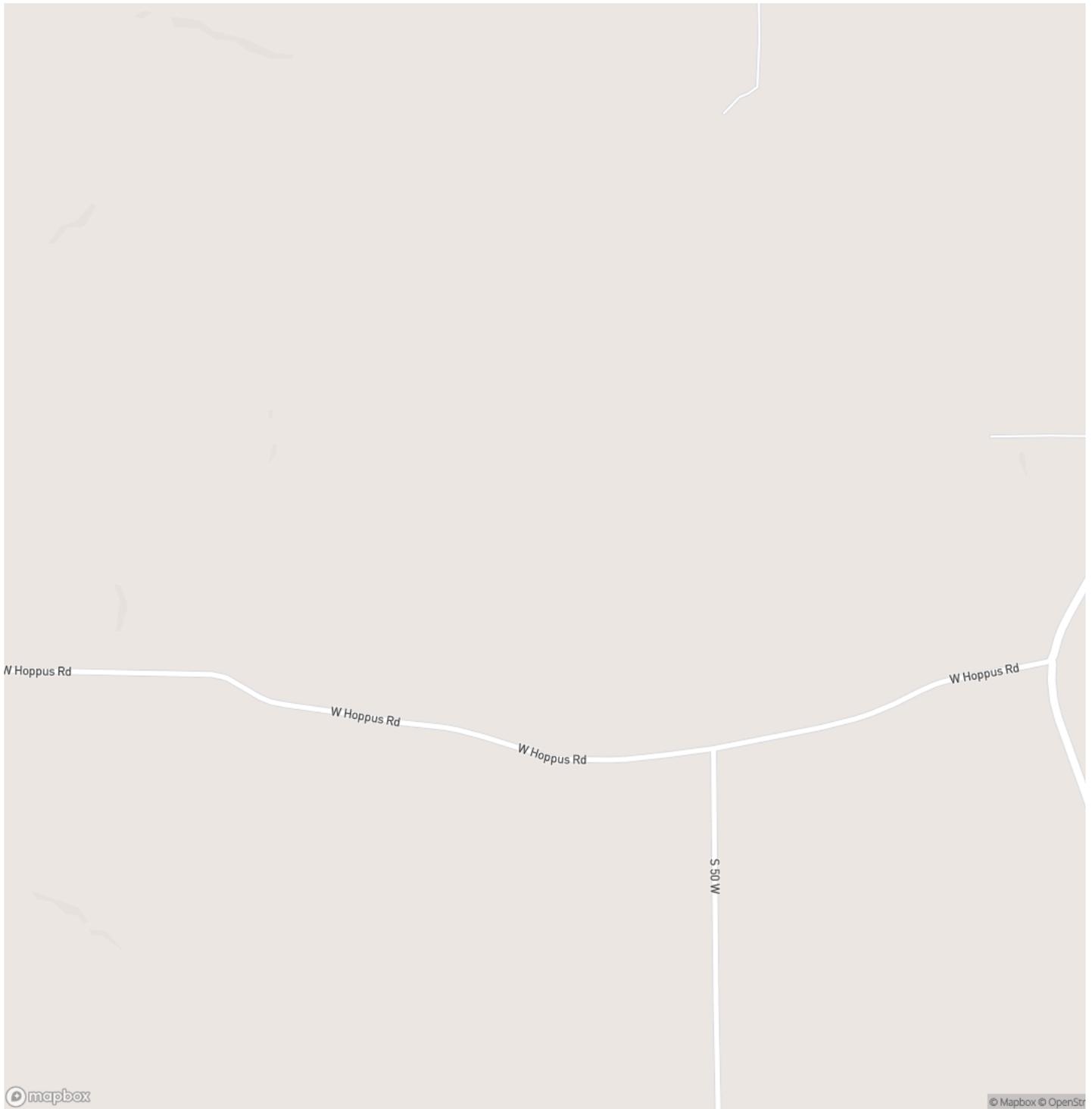
- Long gravel drive leading to Lake Muskellunge, a private lake with excellent fishing (pike, muskie, and bass)
- Two ponds, one of which is stocked and has stone imported from Pennsylvania, making the waterfall and going all the way around the pond for beauty and ease to fish!
- Pavilion with fireplace, 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.

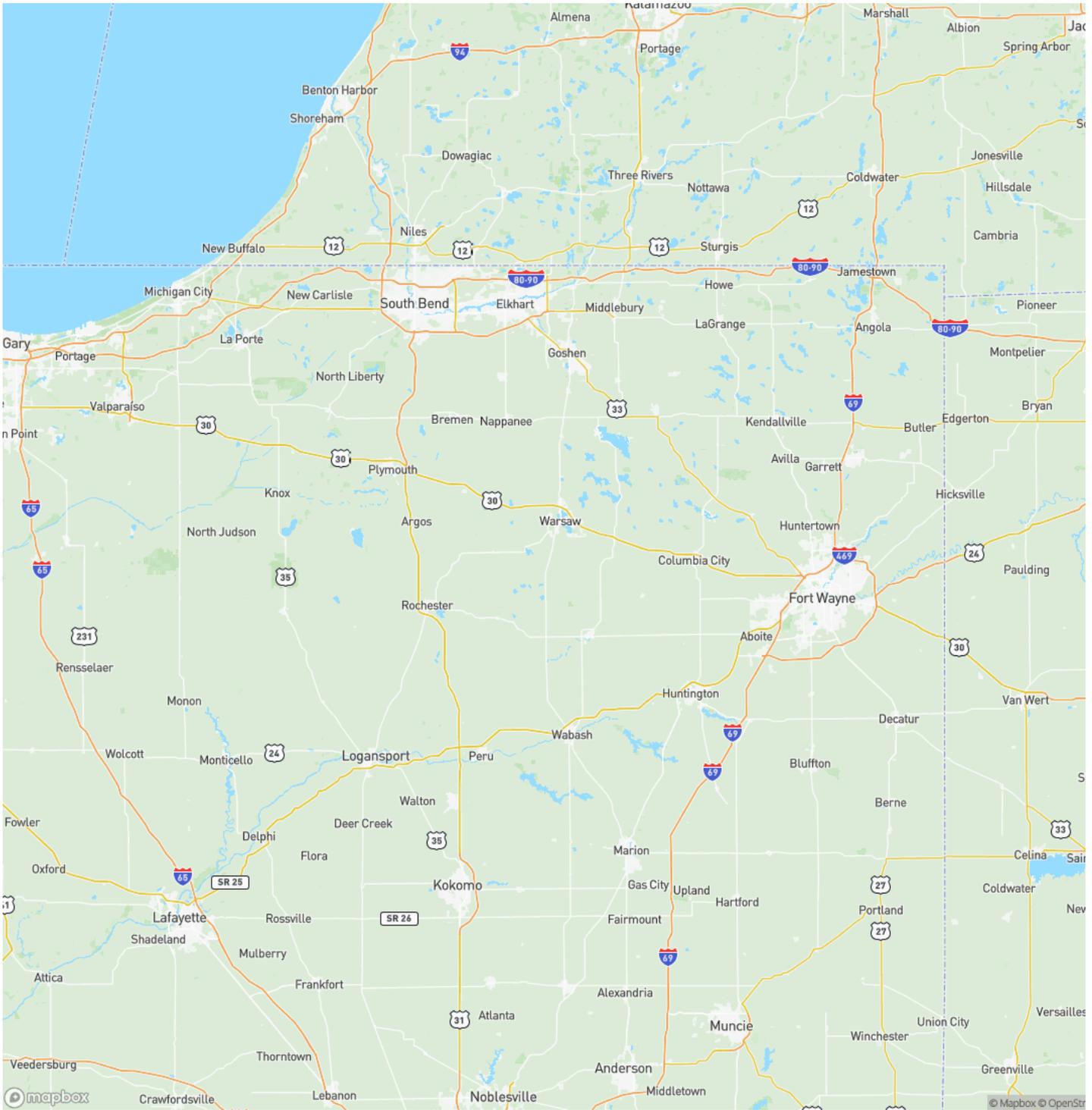
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Locator Map



Locator Map



Satellite Map



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.

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