

45+/- LAPORTE COUNTY / MILL CREEK / HUNTING /
RECREATIONAL / BUILDING SITE / LAND FOR SALE
SR 4
Mill Creek, IN 46365

\$450,000
45± Acres
LaPorte County



45+/- LAPORTE COUNTY / MILL CREEK / HUNTING / RECREATIONAL / BUILDING SITE / LAND FOR SALE

Mill Creek, IN / LaPorte County

SUMMARY

Address

SR 4

City, State Zip

Mill Creek, IN 46365

County

LaPorte County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

41.574419 / -86.57018

Taxes (Annually)

1906

Acreage

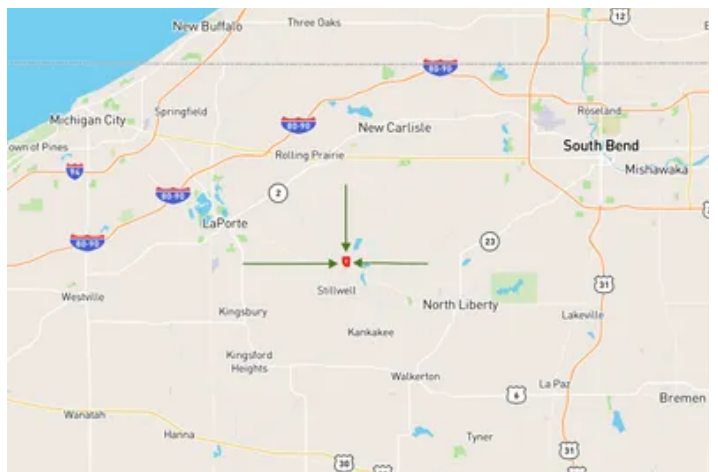
45

Price

\$450,000

Property Website

<https://indianalandandlifestyle.com/property/45-laporte-county-mill-creek-hunting-recreational-building-site-land-for-sale-laporte-indiana/70465/>



45+/- LAPORTE COUNTY / MILL CREEK / HUNTING / RECREATIONAL / BUILDING SITE / LAND FOR SALE
Mill Creek, IN / LaPorte County

PROPERTY DESCRIPTION

- **Location:** Situated on E SR 4 outside Mill Creek, IN in LaPorte County
- **Land Use:** Mixed use of tillable and recreational land with potential building sites
- **Hunting:** Great for whitetail deer and turkey hunting
-
- **Land Improvements:**
 - Timber Stand Improvement (TSI) work has been done to remove invasive species
 - Planting of Miscanthus grass and trees to enhance the land and wildlife habitat
 - Timber management in place for future harvest income potential
- **Future Potential:** Ideal for a future mini-farm or continued investment

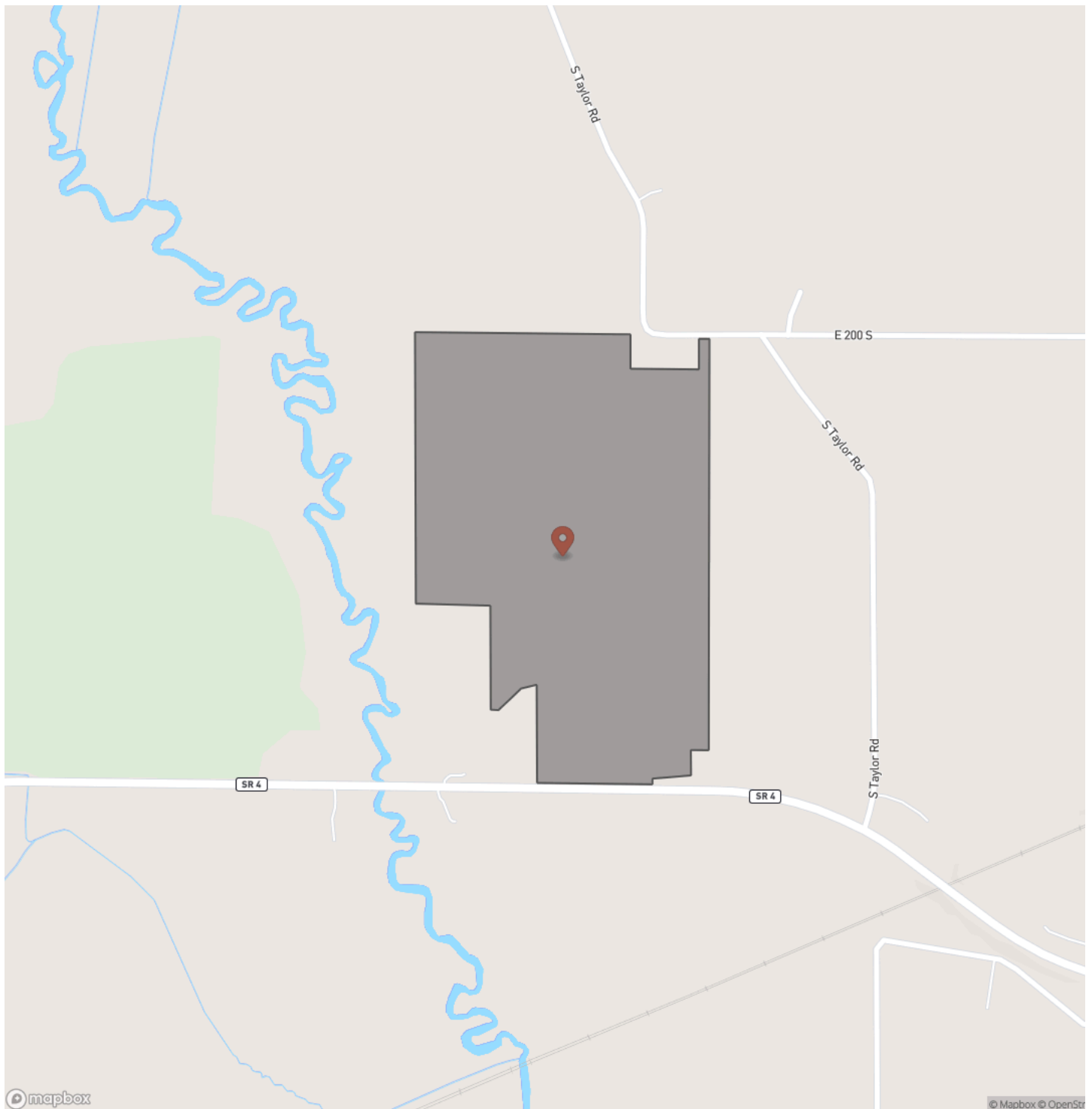
Prime Location: Conveniently located between South Bend, Indiana, and Chicago, Illinois, offering easy access to city amenities while maintaining rural appeal

For more information contact Land Specialist, Brecken Kennedy, at (260) 578 -7661 or by email at mossyoakbrecken@gmail.com

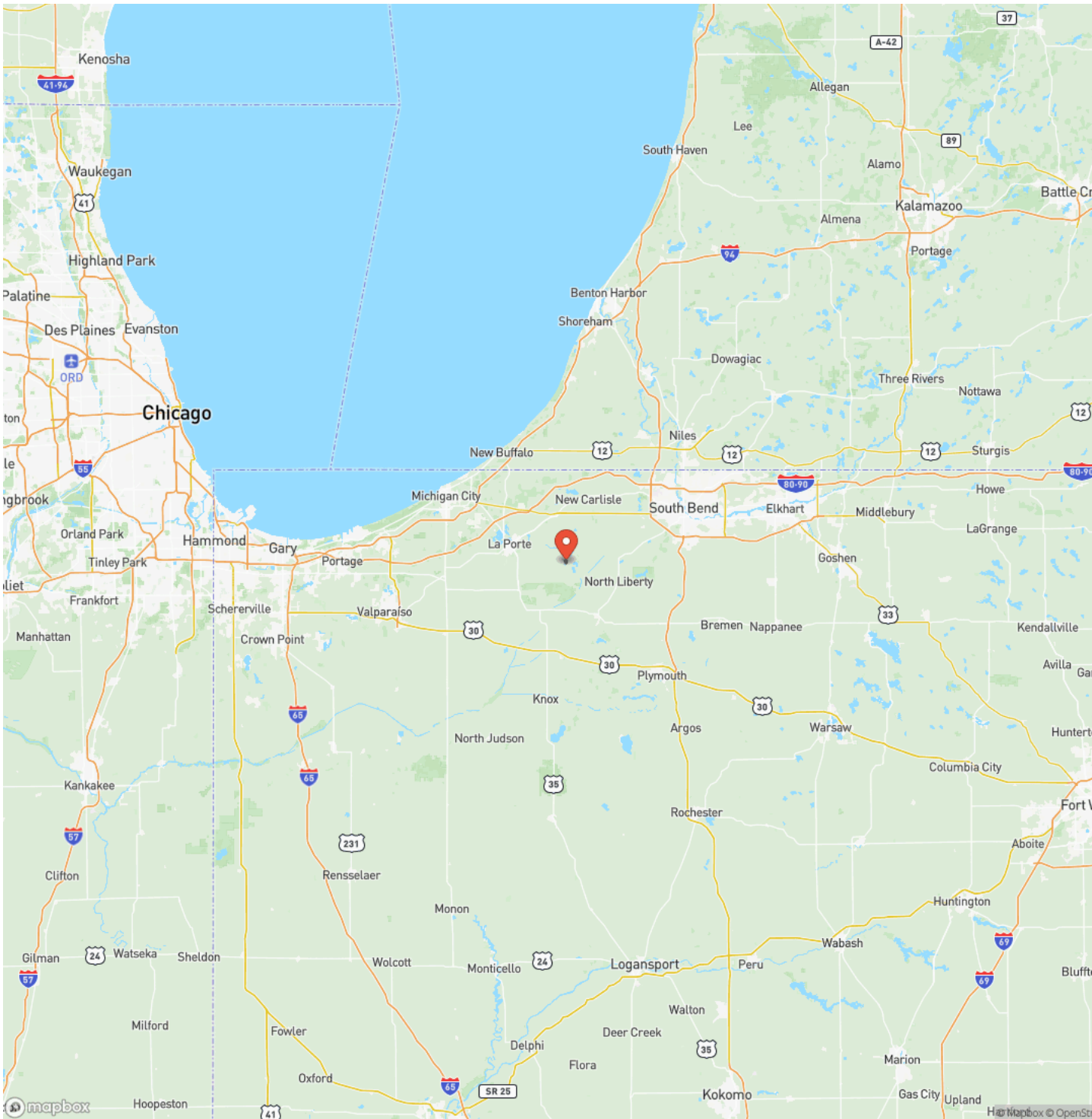
45+/- LAPORTE COUNTY / MILL CREEK / HUNTING / RECREATIONAL / BUILDING SITE / LAND FOR SALE
Mill Creek, IN / LaPorte County



Locator Map



Locator Map



Satellite Map



Mill Creek, IN / LaPorte County

For more information contact:



Brecken Kennedy

(260) 578-7661

(260) 578-7661

bkenedy@mossyoakproperties.com

13142 N 700 W

City / State / Zip

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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/>
