

109 ± Acres with 2,891 Sq Ft Home | 3 Beds, 2.5 Baths |  
Pond, Hunting & Fishing | 18568 6th Rd, Plymouth, IN  
18568 6th Rd  
Plymouth, IN 46563

**\$1,375,000**  
109± Acres  
Marshall County



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Plymouth, IN / Marshall County**

**SUMMARY**

**Address**

18568 6th Rd null

**City, State Zip**

Plymouth, IN 46563

**County**

Marshall County

**Type**

Hunting Land, Recreational Land, Residential Property, Timberland

**Latitude / Longitude**

41.391538 / -86.417057

**Taxes (Annually)**

\$2,633

**Dwelling Square Feet**

2,891

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

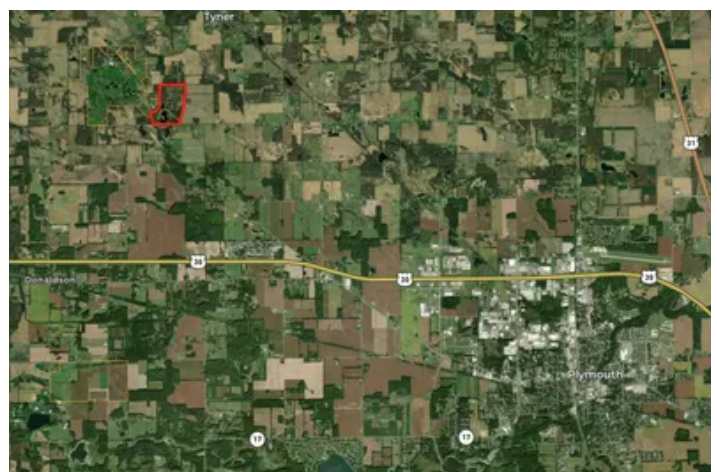
109

**Price**

\$1,375,000

**Property Website**

<https://indianalandandlifestyle.com/property/109-acres-with-2-891-sq-ft-home-3-beds-2-5-baths-pond-hunting-fishing-18568-6th-rd-plymouth-in/marshall/indiana/107355/>



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### **PROPERTY DESCRIPTION**

Inside pics coming soon\*\*\*

Located at 18568 6th Road in Plymouth, Indiana, Marshall County, this one-of-a-kind 109 ± acre property offers a rare combination of recreation, wildlife habitat, timber value, and country living. Conveniently situated near Plymouth and within reach of Valparaiso, this property provides both privacy and accessibility.

The property features a custom-designed 2,891-square-foot home with 3 bedrooms, 2.5 bathrooms, and a full basement. Designed by the family, the home offers comfortable living with beautiful views of the surrounding landscape.

A network of well-maintained trails winds throughout the property, providing easy access for hiking, ATV riding, wildlife viewing, and exploring. One of the property's most impressive features is the approximately 8-acre man-made pond, created by the family. The pond offers outstanding opportunities for fishing, swimming, kayaking, paddleboarding, and other water recreation.

The land is home to mature oak and walnut trees, adding significant timber value while enhancing the property's natural beauty. Outdoor enthusiasts will appreciate the excellent hunting opportunities for whitetail deer, turkey, waterfowl, and small game. Several areas could easily be developed into food plots, tower blind locations, or additional wildlife habitat improvements.

Adding to the property's unique character, a resident pair of swans has called the pond home for years and successfully hatched six cygnets this year (see photos).

There are also several potential future building sites located throughout the property. A wildlife conservation program helps preserve the land's natural appearance and habitat. The property offers extensive road frontage and is located just down the road from Swan Lake Resort & Country Club in Plymouth, Indiana.

A power line easement runs through a portion of the property.

Properties offering this combination of acreage, water features, recreational opportunities, timber value, and a custom home are seldom available.

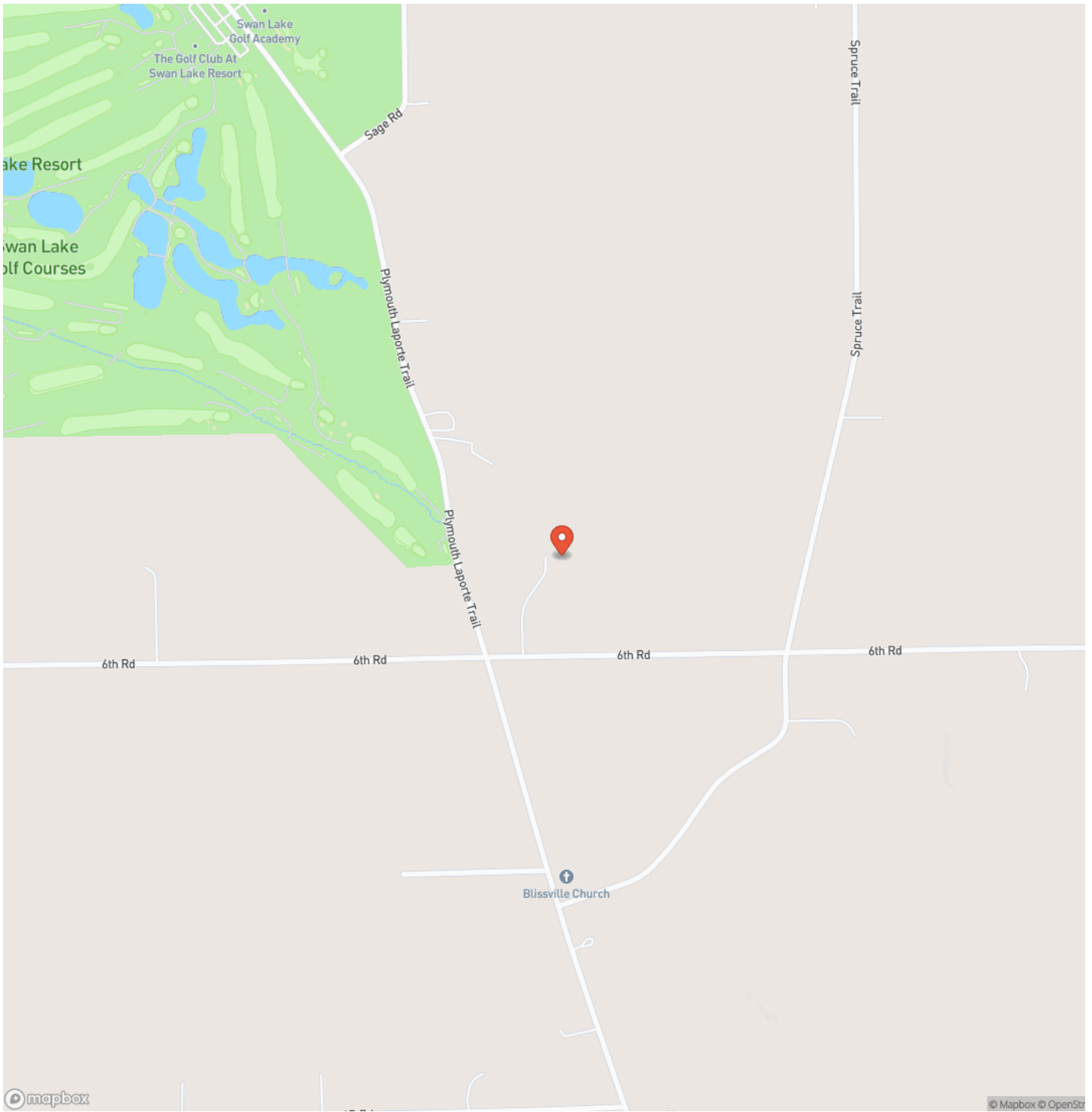
For more information or to schedule a private showing, contact Land and Home Specialist Brecken Kennedy at [\(260\) 578-7661](tel:2605787661) or email [mossyoakbrecken@gmail.com](mailto:mossyoakbrecken@gmail.com).

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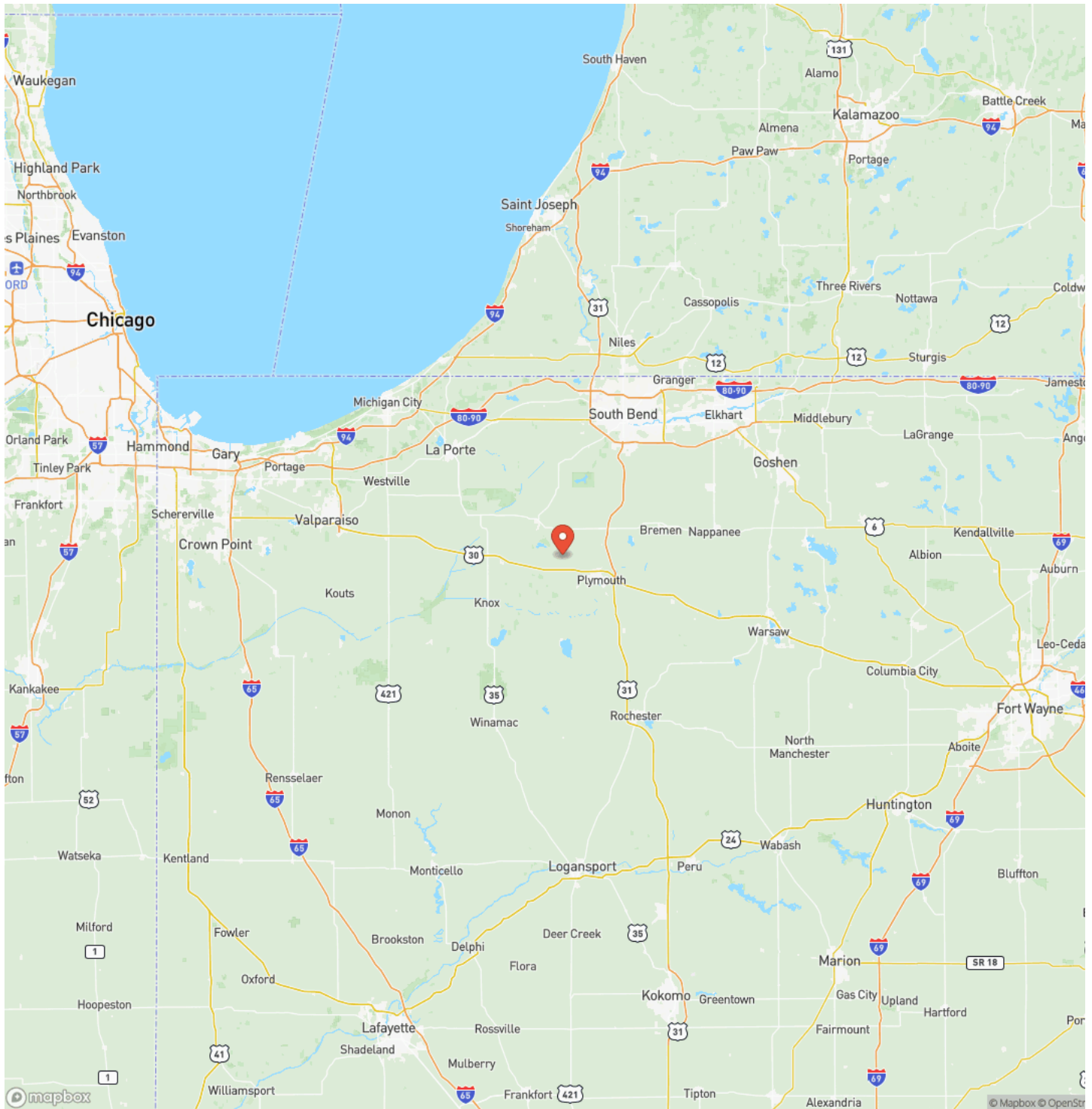
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## Locator Map



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## Satellite Map







## **DISCLAIMERS**

Property has a wildlife habitat program on 106 +/- of the 109.5 +/- acres.

Wetlands are present on the property

<https://id.land/tour/488d5a78-3309-4e62-82e8-d4926c9afe4a>

Ask agent for inside pictures

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**Mossy Oak Properties Indiana Land and Lifestyle**

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