

Land For Sale In Spencer County, Indiana
New Boston, IN 47531

\$297,500
41 +/- acres
Spencer County



Land For Sale In Spencer County, Indiana New Boston, IN / Spencer County

SUMMARY

City, State Zip

New Boston, IN 47531

County

Spencer County

Type

Recreational Land

Latitude / Longitude

38.0590813 / -86.8107822

Taxes (Annually)

1200

Bedrooms / Bathrooms

1 / 1

Acreage

41

Price

\$297,500

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-in-spencer-county-indiana-spencer-indiana/19476/>



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PROPERTY DESCRIPTION

Diverse Recreational Retreat

41+/- acres with 6-acre private lake and cabin.

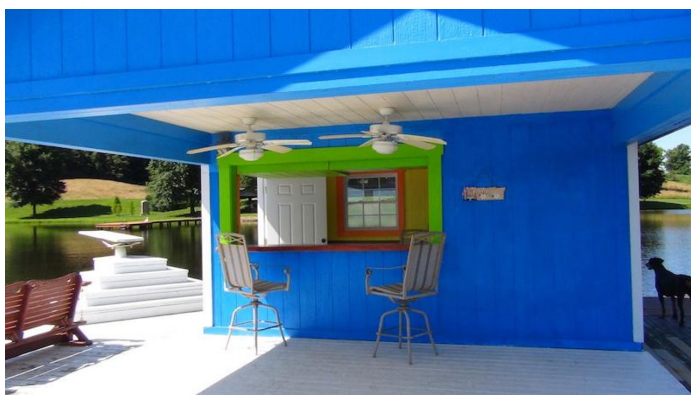
High wooded hills, a large lake, cabin, and abundant wildlife make this an ideal diverse recreational property. The property consists of approximately 8.5 acres of woodlands, 6-acre stocked lake with two docks, 17 acres of pasture in hay production, a cabin, a 34' x 36' pole barn, and a 28' enclosed tower deer stand. The pasture is perfectly situated for food plots, horse grazing or potential vineyard, and future winery. This property is located within the vineyards and wineries that are networked into the "wine trails" of Southern Indiana. The three hills surrounding the lake would be great for growing grapes. The floating pier, complete with electric, bar, and elevated diving board, provides the ideal summer recreational experience. The lake is stocked with bass, bluegill, and channel catfish. All improvements are in exceptional working condition. The cabin is situated on a hill overlooking much of the property. (Living Room 15.6 x 15, Kitchen 8.6 x 11.6, Bath 6.6 x 7.6, Loft on 2nd level is 15.6 x 11.6.) This remarkable property is located just outside of New Boston, IN and 9 miles South of Saint Meinrad, IN on SR545. The property is 15 minutes South of I64, approximately 1-hour West of Louisville, KY and 45 minutes from Evansville, IN. If you are looking for a diverse property for a family get-away or retreat, don't let this opportunity pass you up! (Sellers request pre-approved buyers before showing the property) **For more details or to see this property, contact Charlie Garrison at [812-480-6265](tel:812-480-6265).**

Property Features:

- Private lane with gated entrance.
- 6-acre lake.
- Hunting.
- Cabin with screened in porch and deck.
- Pavilion with picnic tables.
- Beach.
- Two docks.
- Floating dock with bar, table and storage.
- Secluded.
- Additional equipment for purchase.
- Enclosed tower hunting stand.



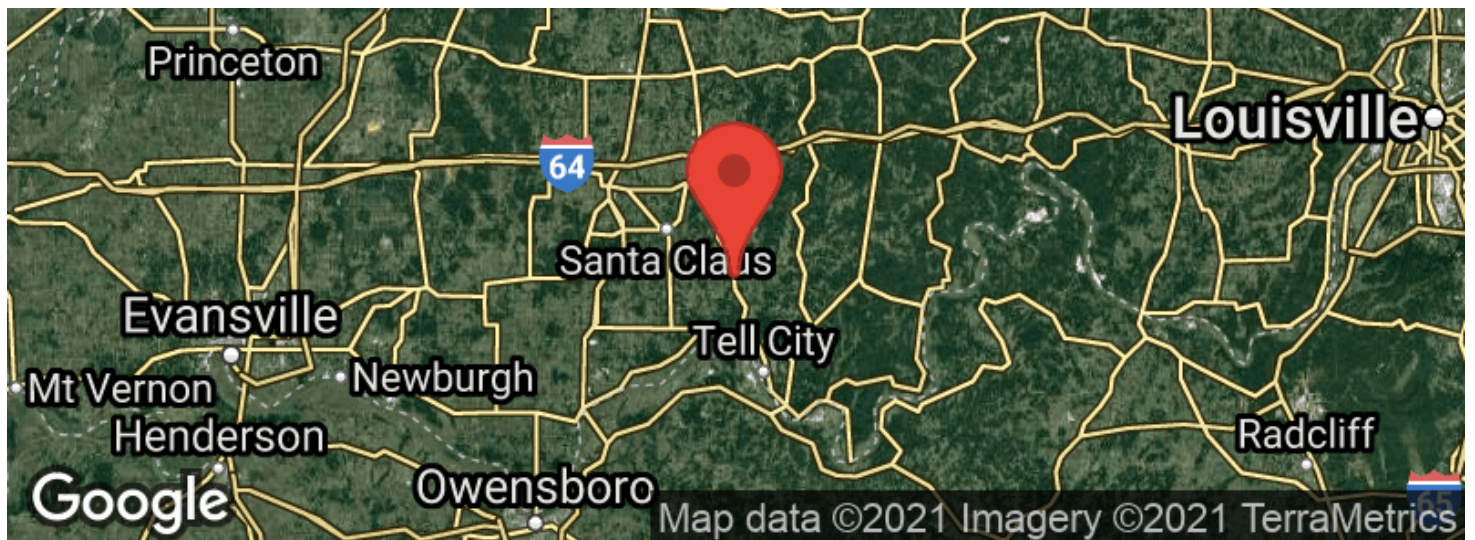
Land For Sale In Spencer County, Indiana New Boston, IN / Spencer County



Locator Maps



Aerial Maps



Land For Sale In Spencer County, Indiana
New Boston, IN / Spencer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Charlie Garrison

Mobile

(812) 480-6265

Email

charlieg@mossyoakproperties.com

Address

921 North US 41

City / State / Zip

Rockville, IN 47842

NOTES

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.



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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