

52 Acres Perry County, IN -Land For Sale
8715 Gerald Rd
Cannelton, IN 47520

\$429,000
52± Acres
Perry County



52 Acres Perry County, IN -Land For Sale

Cannelton, IN / Perry County

SUMMARY

Address

8715 Gerald Rd

City, State Zip

Cannelton, IN 47520

County

Perry County

Type

Hunting Land, Residential Property, Recreational Land, Horse Property

Latitude / Longitude

37.969797 / -86.646775

Taxes (Annually)

2000

Dwelling Square Feet

1296

Bedrooms / Bathrooms

2 / 2

Acreage

52

Price

\$429,000

Property Website

<https://indianalandandlifestyle.com/property/52-acres-perry-county-in-land-for-sale-perry-indiana/37962/>



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PROPERTY DESCRIPTION

8715 Gerald Rd, Cannelton, IN 47520

Welcome to Deer Creek! This 52± acre recreational retreat in Cannelton, Indiana, is an outdoor enthusiast's paradise. Rolling wood hills, 2,600 feet of Deer Creek, a home, and abundant wildlife make this a diverse recreational property. The property consists of approximately 25 acres of woodland with a good mixture of timber, and the rest in open pasture, creek, home, Ultralight grass runw and hanger/pole barn. The 1,296 sq ft home was built in 1988. It has two bedrooms, two baths, and two carports attached to the house. You will find an entry door from each carport, laundry/mud room, and a full bath on the main floor. The beautiful staircase with the bay window will lead you to the second floor, which has an open-concept living room and kitchen, two bedrooms, and another full bath. The home is well insulated and has 48 windows, giving it great natural sunlight and panoramic views of the property. The property has a great mixture of habitat for hunting and recreational purposes. The cement bridge that crosses Deer Creek will lead you to some open pasture and a larger timber section. Several pinch points, travel corridors, and terrain features make this a great hunting tract. Planting switchgrass, warm-season grasses, and food plots would improve this hunting farm. The home is on one side of the property, giving you more land to hunt without spooking or disrupting the wildlife. Due to Deer Creek being a wet-weather creek that comes from Walk-In Lake's overflow, the home is situated on a higher piece of ground. The property is located at the top end of a FEMA floodplain, and there are approximately 5.4 miles of Deer Creek from the Ohio River to the southwest corner of the property. The property offers all amenities of quiet country living, with the convenience of the Hoosier National Forest (German Ridge Recreation Area) and Rocky Point Marina minutes away. (Sellers request pre-approved or qualified buyers before showing the property). To schedule a property visit, contact Land Specialist, Charlie Garrison, at the above email or [812-480-6265](tel:812-480-6265).

Key Features

- Hoosier National Forest
- Rocky Point Marina
- Rural living
- Horses
- Comfort and convenience
- Hunting (whitetail deer, turkey, small game)
- Pole Barn 40x24
- Creek with cement bridge
- Camping
- ATV riding



-Ultralight hanger/pole barn

-Multiple food plot locations

-Taxes 2,000/yr



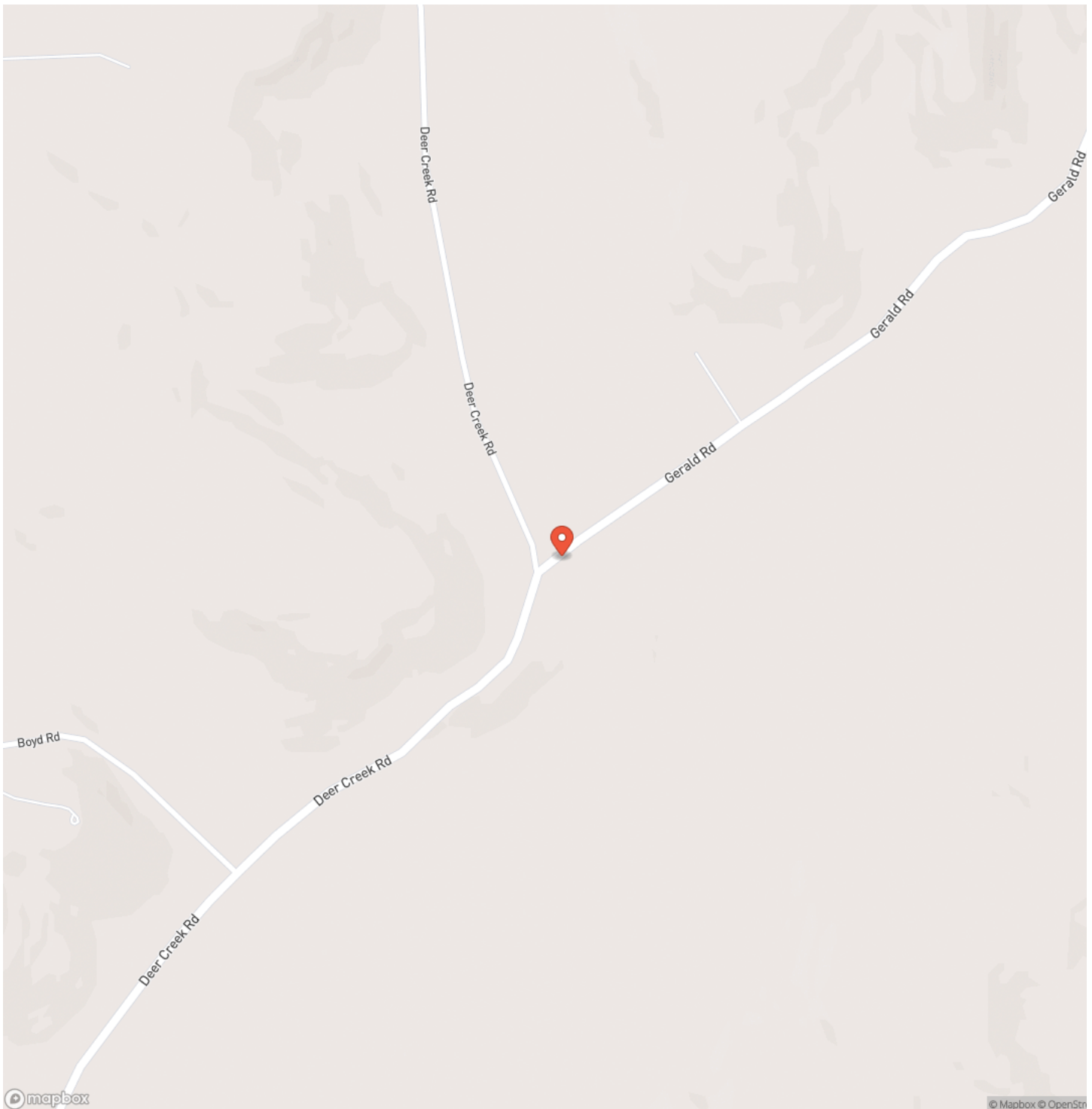
MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

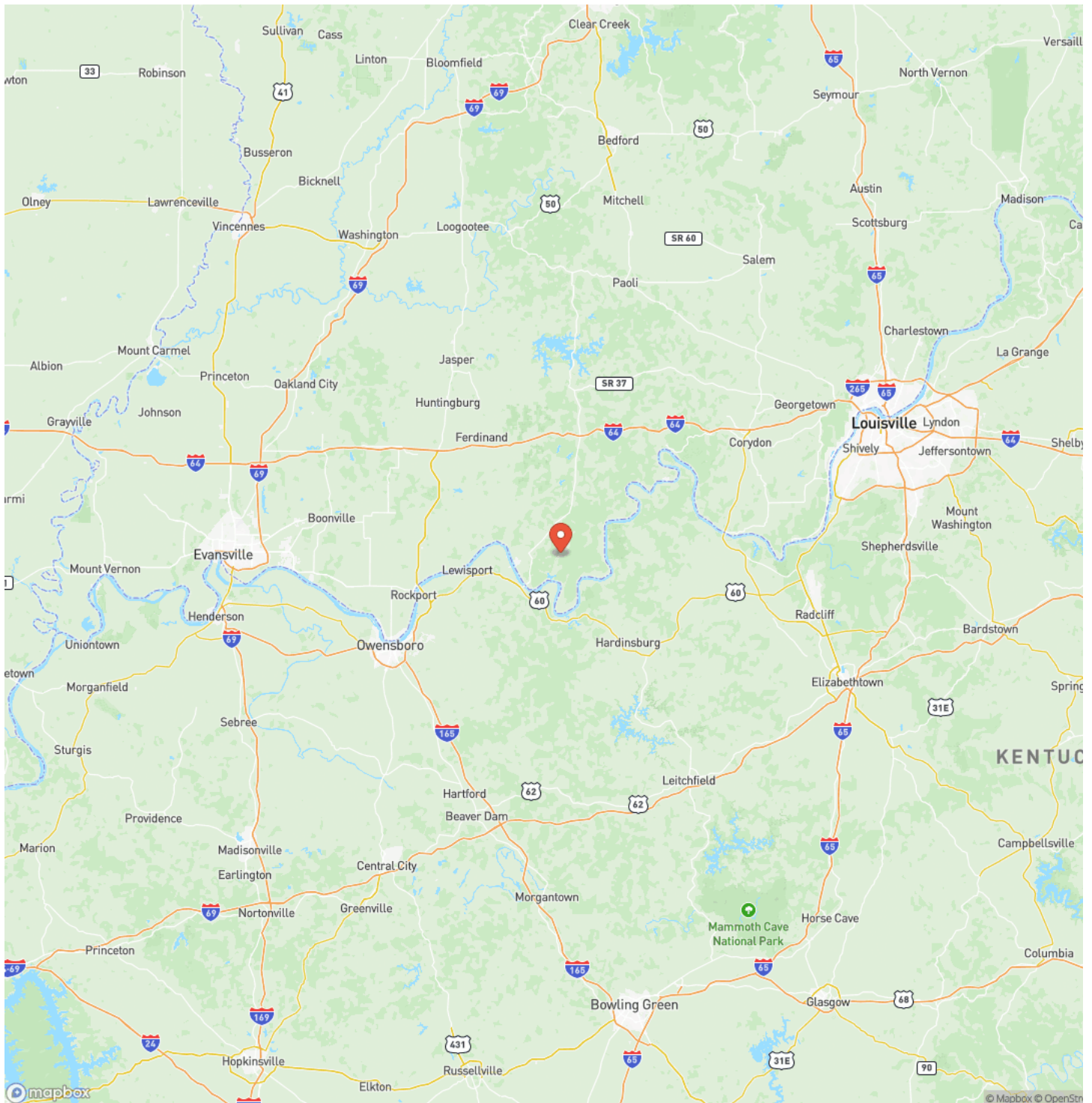
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Charlie Garrison

Mobile

(812) 480-6265

Office

(765) 505-4155

Email

charlieg@mossyoakproperties.com

Address

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City / State / Zip

Rockville, IN 47842

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a single 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/>

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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 relation 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

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