53-Acre Switzerland County Paradise | Home, Barn, Tillable Ground, Ohio River Frontage & Private Boat Ramp
2889 E State Road 56
Vevay, IN 47043

$879,000
53± Acres
Switzerland County

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
2889 E State Road 56

City, State Zip
Vevay, IN 47043

County
Switzerland County

Type
Farms, Single Family, Riverfront, Timberland, Residential Property, Recreational Land, Hunting Land

Latitude / Longitude
38.696477 / -85.155513

Dwelling Square Feet
2,415

Bedrooms / Bathrooms
1 / 2

Acreage
53

Price
$879,000

Property Website
https://indianalandandlifestyle.com/property/53-acre-switzerland-county-paradise-home-barn-tillable-ground-ohio-river-frontage-private-boat-ramp-switzerland-indiana/115404/

PROPERTY DESCRIPTION

Overview

Welcome to one of **Switzerland County's** most unique and versatile properties. Nestled across **53 breathtaking acres**, this completely rebuilt home offers the perfect blend of comfortable living, working farm infrastructure, outdoor recreation, and stunning **Ohio River frontage**. Whether you are looking for a **full-time residence**, **weekend retreat**, **hunting getaway**, or **working farm**, this property checks every box. Just imagine sitting on your front porch enjoying a cup of coffee while you watch the sunrise over the river .

The Home

This is not your average remodel. In **2022**, this home was completely stripped down to the brick and entirely **rebuilt from the ground up**. Every detail was carefully thought out and executed with quality in mind. At approximately **2,415 square feet**, the home features **1 bedroom**, **1 full bath**, and **2 half baths** with plenty of room and potential to expand. A **shower drain is already in place**, making it easy to convert to a second full bath with minimal effort. Off the master bedroom sits a wonderful **all-season room** complete with a **wood stove**, perfect for enjoying the views and scenery year round. The large **game room and bar** area features a **Murphy bed** already in place, making it ideal for entertaining guests or hosting hunting buddies. Enjoy the outdoors from the large **front porch**, unwind at the **beautiful fire pit**, or relax on the **screened-in back deck**.

Systems and Mechanicals

One of the standout features of this property is the exceptional attention to **air and water quality** throughout the home. The HVAC system includes a **whole house humidifier** and a **UV light air filter**, along with an **ERV system** that continuously monitors and exchanges fresh air throughout the home. The water system features a **UV light filter** on the water line, as well as a **reverse osmosis water filter**, ensuring clean and pure drinking water straight from the tap. A **Generac natural gas whole house generator** provides peace of mind, keeping the home fully powered during any outage. A **brand new well** was installed in **2026**, rounding out an incredibly well thought out and reliable infrastructure package.

Farm Infrastructure

This property is well equipped for the working farmer or hobby enthusiast with **three barns** on site. The impressive **38x68 pole barn** received **all new metal in 2021**, keeping it in excellent condition for years to come. It provides massive space for **equipment storage** or **workshop use**. There is a small block barn and a corn crib that could make great storage area or workshop. The **corn crib** also received a **new roof**, adding to the list of recent updates and improvements across the property.

The Land

The property is divided perfectly for both function and recreation. The side with the home and barns is roughly 26 acres. The wooded acres is steep but has great potential to shoot mature deer. Just look at a few shed antlers the owner has found. There is a nice quad trail that runs up the side of the property back to the small pond.

Tillable Ground and River Frontage

Across the street, the remaining **27 acres** truly shine with some of the most valuable and rare features this property has to offer. The **27 acres of tillable ground** is currently being cash rented. Perhaps the crown jewel of the property is the remarkable **1,500 feet of Ohio River frontage**, offering breathtaking views and direct water access that is nearly impossible to find. A **private boat ramp** allows you to launch your boat anytime without the crowds or fees of a public ramp, making this an absolute dream for **boaters and fishermen** alike.

Final Thoughts

Properties like this simply do not come around often. With a home **completely rebuilt in 2022**, approximately **2,415 square feet** of living space, **top of the line air and water systems**, a **whole house generator**, multiple barns with recent updates, **27 acres of productive tillable ground**, **26 acres of wooded hunting terrain**, **1,500 feet of Ohio River frontage**, and a **private boat ramp**, all wrapped up in **53 stunning Switzerland County acres**, this is truly a **once-in-a-lifetime opportunity**. Schedule your **private showing** today before this one is gone. **Land Specialists:**

Dylan Badinghaus 513-508-6490 / mossyoakdylan@gmail.com

Katelyn Badinghaus 812-506-2892 / kbadinghaus@mossyoakproperties.com

Property Highlights at a Glance

The Home

- Completely rebuilt in 2022 down to the brick
- Approximately 2,415 square feet
- 1 bedroom, 1 full bath, 2 half baths
- Potential to add additional bedroom and full bath
- All-season room with wood stove off master bedroom
- Large game room and bar with Murphy bed
- Large front porch and screened-in back deck
- Beautiful fire pit

Systems and Mechanicals

- Whole house humidifier
- UV light air filter
- ERV air quality monitoring system
- UV light water filter on water line
- Reverse osmosis water filter
- Generac natural gas whole house generator
- Brand new well installed in 2026

Farm Infrastructure

- 38x68 pole barn with all new metal installed in 2021
- Concrete floor
- Water and electric in barn
- Small block barn
- Corn crib with new roof

The Land

- 53 total acres
- 26 +/- acres of wooded terrain with buildings
- 27 +/- acres of tillable ground across the street (Cash Rented)
- Steep, rugged terrain ideal for deer and turkey hunting
- Small pond at the top of the ridge
- Great for hunting or Trail riding

River Frontage

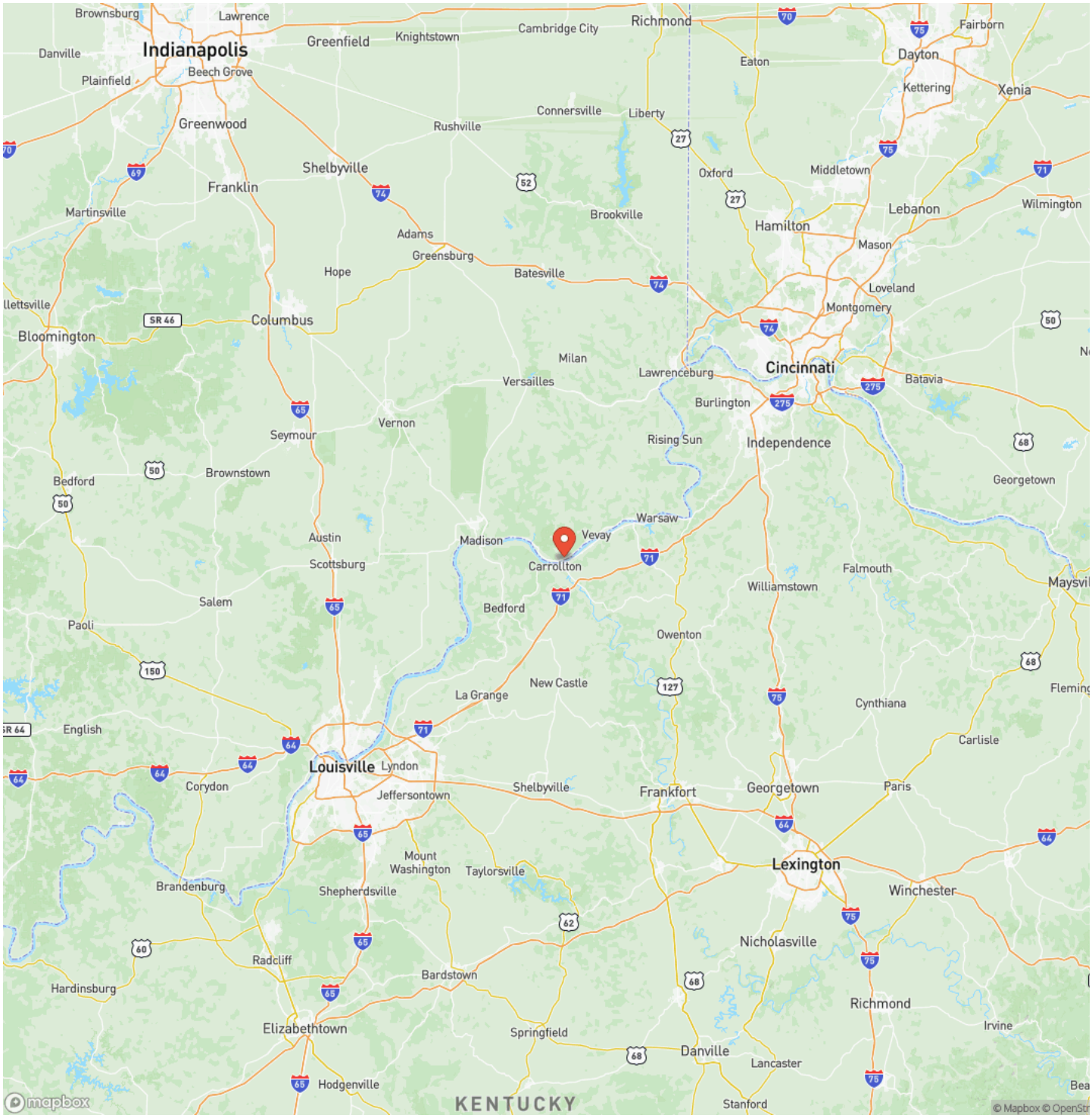
- 1,500 feet of Ohio River frontage
- Private boat ramp
- Fishing and boating access

House is not in floodplain

Locator Map

Patton Hollow Rd
Patton Hollow Rd
Patton Hollow Rd
SR 56
SR 56
Firth Rd
Ohio River
Ohio River
Ohio River
Ohio River
Highland Ave
Highland Ave
42
PMC Organometallix
mapbox
© Mapbox © OpenStr

Locator Map


Brownsburg
Lawrence
Indianapolis
Greenfield
Knightstown
Cambridge City
Richmond
Fairborn
Danville
Plainfield
Beech Grove
Eaton
Dayton
Kettering
Xenia
Greenwood
Rushville
Connersville
Liberty
Shelbyville
Franklin
Oxford
Middletown
Martinsville
Brookville
Hamilton
Lebanon
Wilmington
Adams
Greensburg
Mason
Hope
Batesville
Loveland
Montgomery
Columbus
Bloomington
Milan
Lawrenceburg
Cincinnati
Versailles
Batavia
Burlington
Vernon
Seymour
Rising Sun
Independence
Brownstown
Bedford
Georgetown
Warsaw
Austin
Madison
Vevay
Scottsburg
Carrollton
Falmouth
Williamstown
Salem
Bedford
Paoli
Owenton
New Castle
La Grange
Cynthiana
English
Carlisle
Louisville
Lyndon
Corydon
Jeffersontown
Shelbyville
Frankfort
Georgetown
Paris
Mount Washington
Taylorsville
Lexington
Brandenburg
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Radcliff
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Satellite Map

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