

30+/- Acres Hunting / Recreation / Weekend Retreat
2 Sand Ridge Road
Patriot, IN 47038

\$171,000
30± Acres
Switzerland County



30+/- Acres Hunting / Recreation / Weekend Retreat
Patriot, IN / Switzerland County

SUMMARY

Address

2 Sand Ridge Road

City, State Zip

Patriot, IN 47038

County

Switzerland County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

38.810687 / -84.848855

Acreage

30

Price

\$171,000

Property Website

<https://indianalandandlifestyle.com/property/30-acres-hunting-recreation-weekend-retreat-switzerland-indiana/112576/>



30+/- Acres Hunting / Recreation / Weekend Retreat Patriot, IN / Switzerland County

PROPERTY DESCRIPTION

Discover your own private getaway with this **30+/- acre tract (subject to survey)** in beautiful **Switzerland County near Patriot, Indiana**. Located at the **end of a quiet dead-end road**, this secluded property is ready for weekend adventures or year-round enjoyment.

The property includes a **camper hookup with electric already on-site**, making it easy to start enjoying the outdoors immediately. A couple of **storage sheds** provide space for ATVs, hunting gear, tools, and equipment. Bring your side-by-sides and explore the established trail system that winds through the wooded acreage, offering endless opportunities for riding, hiking, and wildlife watching.

Hunters will appreciate the **excellent deer and turkey hunting**, while everyone can enjoy the peaceful setting, scenic views, and abundant wildlife. Whether you're looking for a hunting camp, recreational retreat, or a place to unplug and relax, this tract offers everything you need to enjoy southern Indiana's outdoors.

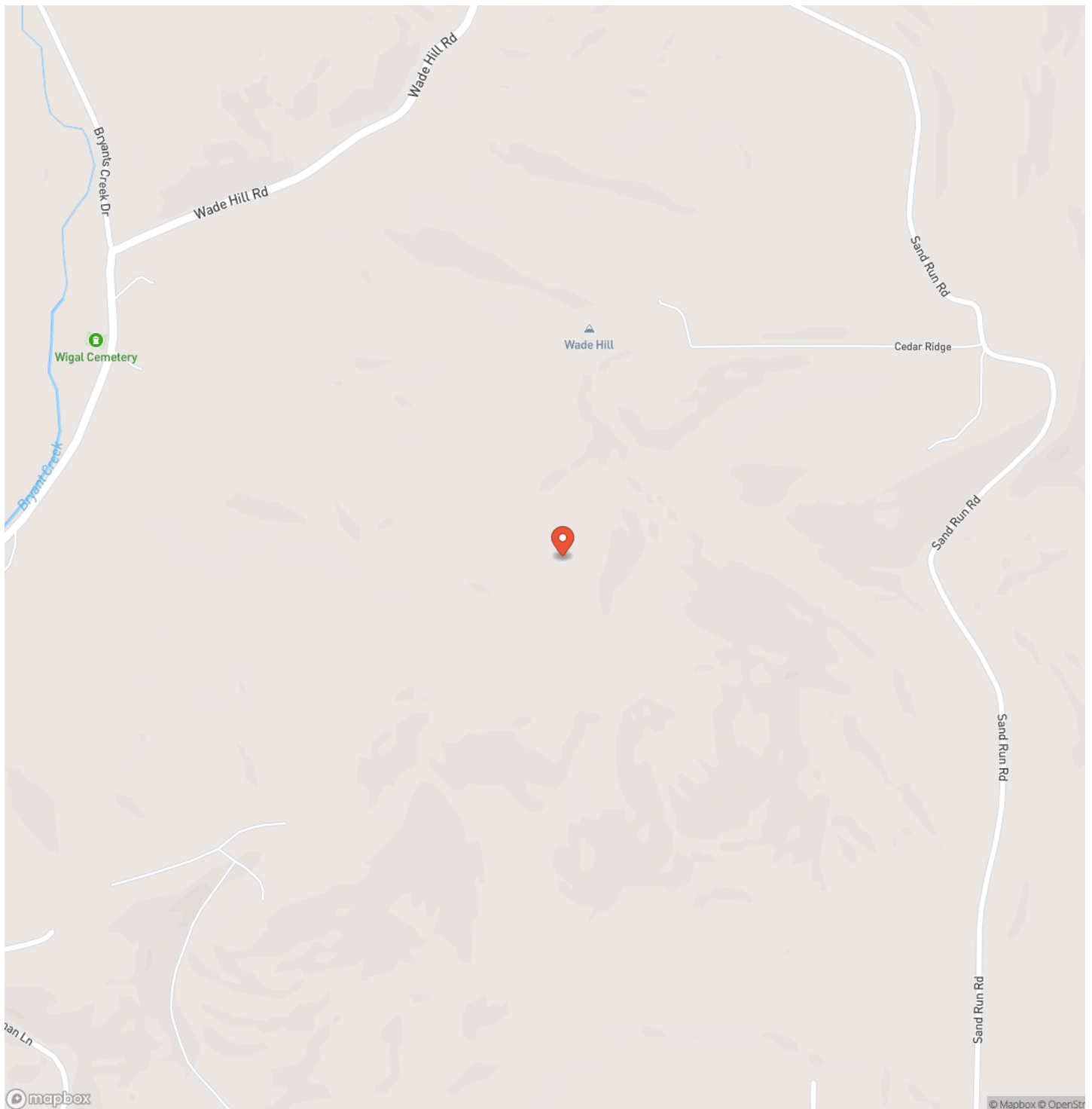
Don't miss this opportunity to own an affordable recreational property with existing improvements in the heart of Switzerland County. **Subject to survey.**

For a private showing contact **Land Specialists Dylan Badinghaus** at 513.508.6490 or mossyoakdylan@gmail.com or **Katelyn Badinghaus** at 812.506.2892 or kbadinghaus@mossyoakproperties.com

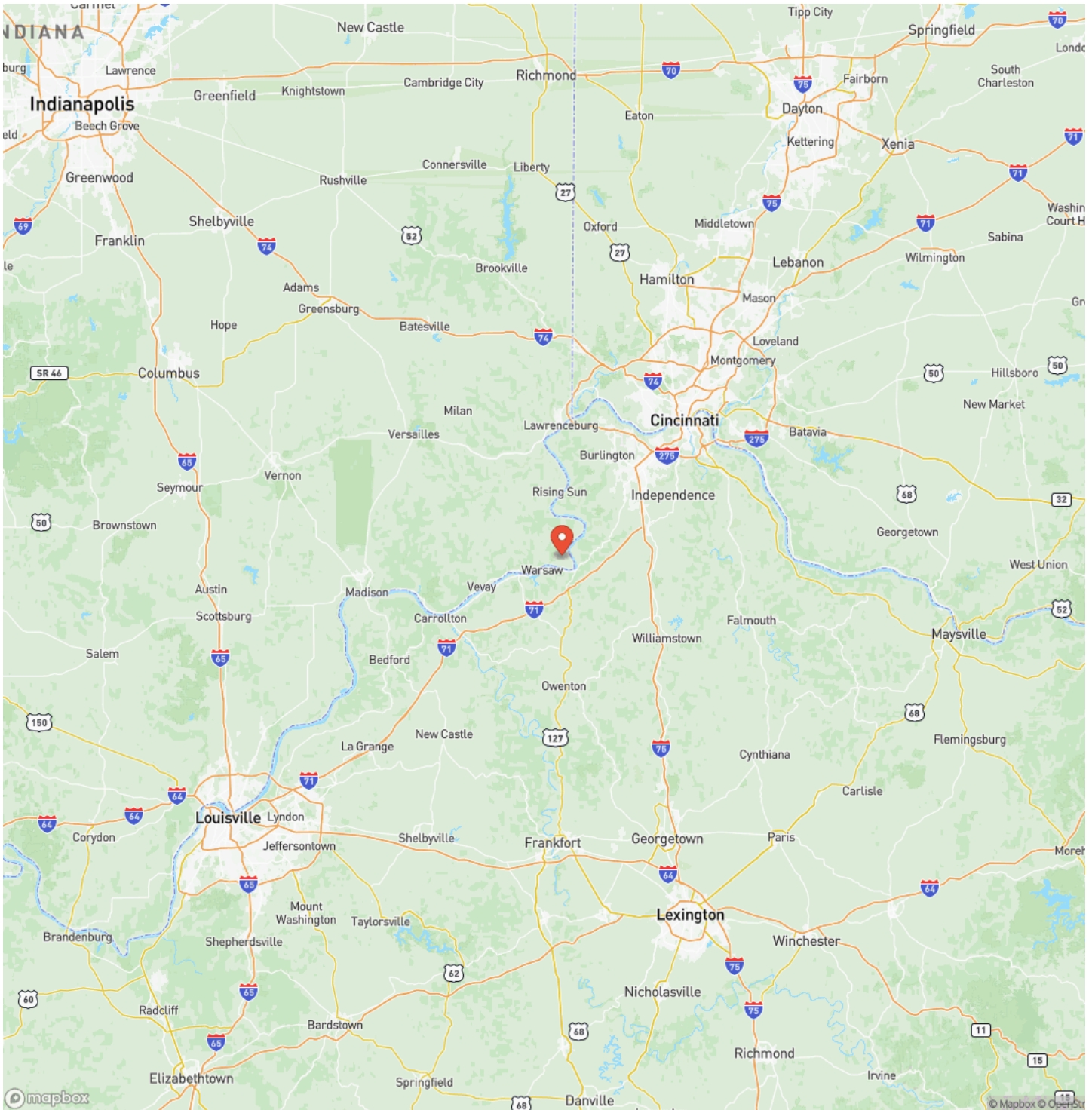
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Patriot, IN / Switzerland County



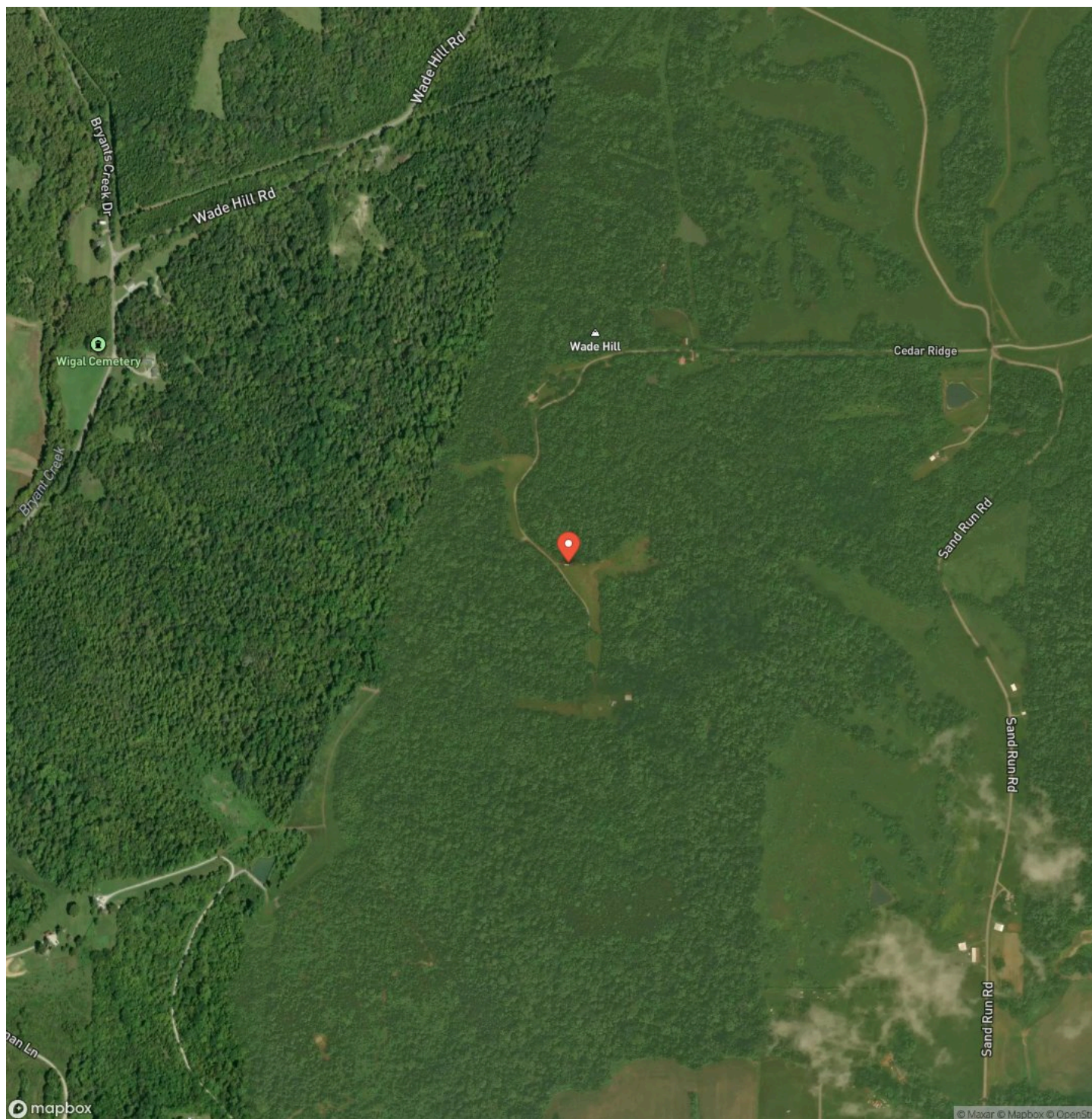
Locator Map



Locator Map



Satellite Map



30+/- Acres Hunting / Recreation / Weekend Retreat Patriot, IN / Switzerland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dylan Badinghaus

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(765) 505-4155

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Address

2449 E St Rd 163

City / State / Zip

Clinton, IN 47842

NOTES

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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/>

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
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