

**Supreme Recreational Morgan County Property**  
5245 Upper Patton Park Road  
Martinsville, IN 46151

**\$280,000**  
34.940± Acres  
Morgan County



## Supreme Recreational Morgan County Property Martinsville, IN / Morgan County

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### **SUMMARY**

#### **Address**

5245 Upper Patton Park Road

#### **City, State Zip**

Martinsville, IN 46151

#### **County**

Morgan County

#### **Type**

Recreational Land, Hunting Land, Timberland

#### **Latitude / Longitude**

39.50215 / -86.517875

#### **Acreage**

34.940

#### **Price**

\$280,000

#### **Property Website**

<https://indianalandandlifestyle.com/property/supreme-recreational-morgan-county-property-morgan-indiana/89371/>



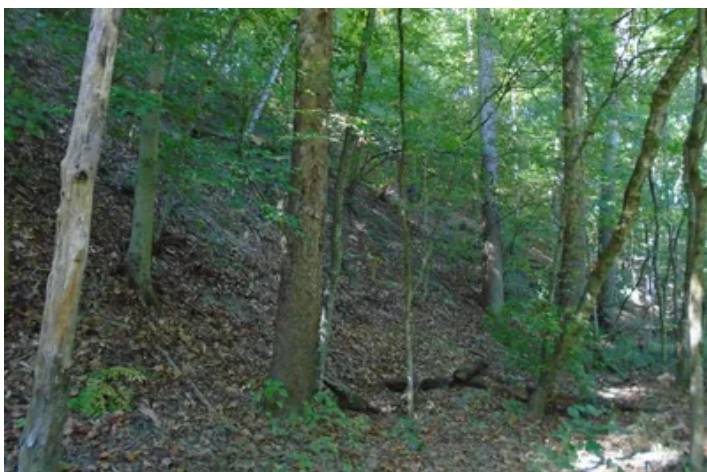
**PROPERTY DESCRIPTION**

What a pleasure to introduce you to this beautiful tract of recreational real estate in the heart of Morgan County! Consisting of 3 parcels totaling 35 acres +/- and located very near Patton Lake, this property will provide the new owner an incredible opportunity to build a new cabin or cottage to take advantage of all the wildlife that calls this area home. From whitetail deer to turkey to waterfowl to small game, this property has it all. Evidence of deer migration is everywhere. The woodlands situated on the south end of the tract, beyond providing important hard mast, also provides both secure and thermal cover for the deer herd. The network of creeks traversing the property provides much needed water, and the basin area on the north half provides ample browse. The property also serves as premier habitat for Spring turkey hunting. Well and septic are already on-site and complements a beautiful 3-acre building site for a seasonal cabin or cottage. Perhaps even a new dwelling! The wetlands situated on the east end of the tract could be eligible for USDA's WRP Program, as well as Indiana's Wetland Program Plan (IWPP). A barn and a utility shed already exist on-site. An aging, long-abandoned dwelling is also present, but due to its current condition, could prove to present danger and risk if entered. Hence, the property is being sold in "As-Is" condition. Book your personal tour of this property soon! The changing leaves will turn this property into something very special.

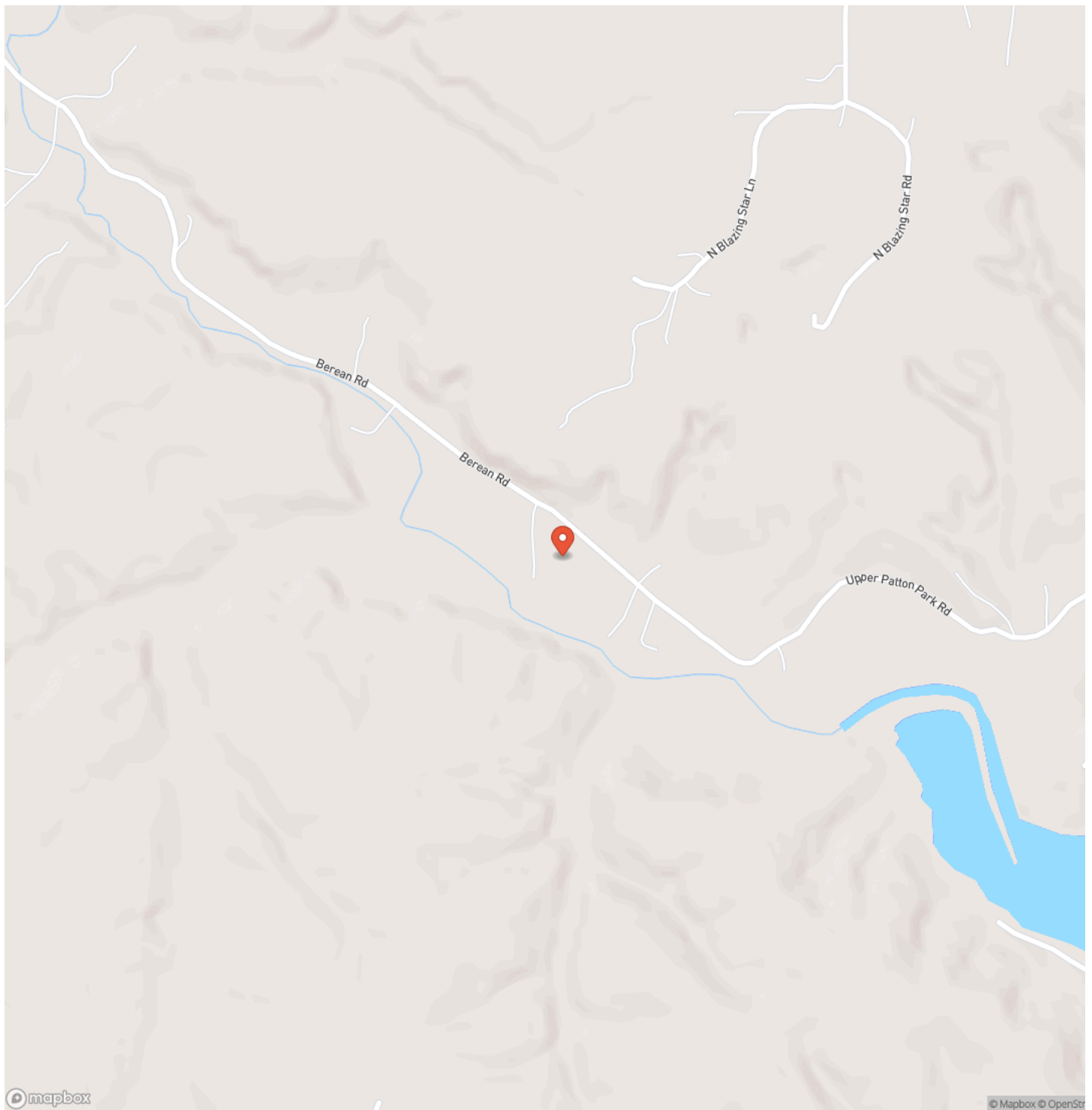
For additional information or a private showing, contact Land Specialist Mark Boswell at 765.720.2166.

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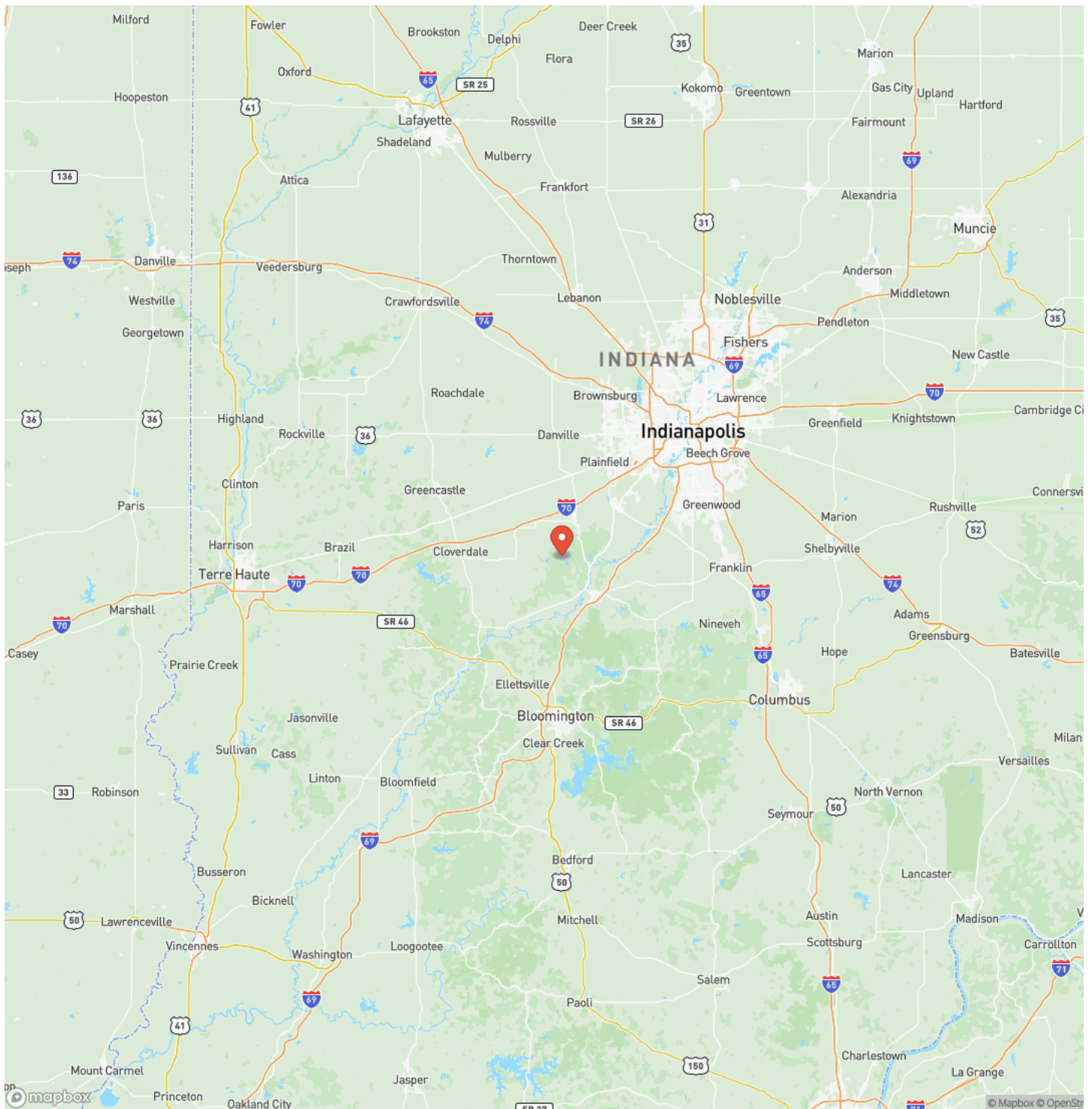
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## Locator Map



## Locator Map



## Satellite Map



## Supreme Recreational Morgan County Property Martinsville, IN / Morgan County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mark Boswell

## Mobile

(765) 720-2166

## Office

(765) 720-2166

## Email

mossyoakmark@gmail.com

## Address

6546 West CR 710 South

## City / State / Zip

## NOTES

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## This image shows a single sheet of white paper with horizontal blue 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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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