

Land for sale Ohio County, IN 125 acres with 2700 sq ft home.
4405 Nixon Rd
Rising Sun, IN 47040

\$799,000
125± Acres
Ohio County



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Rising Sun, IN / Ohio County**

SUMMARY

Address

4405 Nixon Rd

City, State Zip

Rising Sun, IN 47040

County

Ohio County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Horse Property, Riverfront, Timberland

Latitude / Longitude

38.949505 / -84.853838

Taxes (Annually)

762

Dwelling Square Feet

2704

Bedrooms / Bathrooms

4 / 3

Acreage

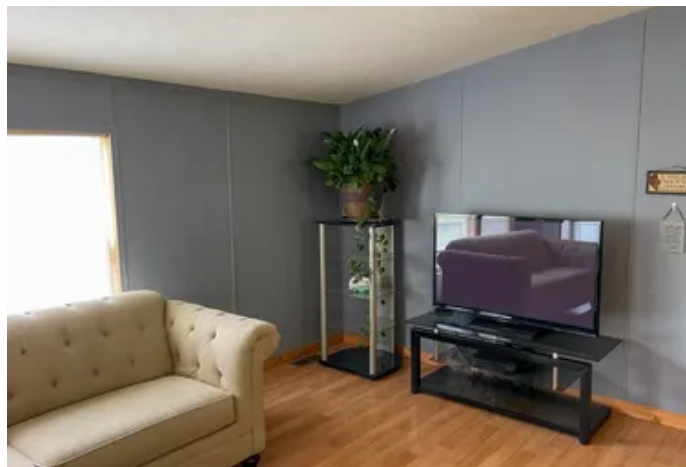
125

Price

\$799,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-ohio-county-in-125-acres-with-2700-sq-ft-home-ohio-indiana/40165/>



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PROPERTY DESCRIPTION

Welcome to your dream property for sale in Rising Sun, Indiana! Nestled on a vast expanse of 125 acres, this property offers an array of features that will captivate both nature enthusiasts and those seeking a peaceful countryside retreat.

Situated atop a gentle hill, the property boasts a charming 15-acre hay field, providing a picturesque backdrop and plenty of space for agricultural pursuits. The surrounding area teems with wildlife, making it a haven for various species that call this farm home. With its wooded grounds, this property offers an ideal habitat for wildlife, making it a paradise for deer and turkey hunters.

Beyond its natural beauty, the property caters to outdoor enthusiasts with a small trail system in place, however plenty of area to create some new trails. Whether you enjoy horseback riding, ATV adventures, hiking, biking, or bird watching, the vastness of the property offers endless opportunities for exploration and enjoyment.

The residence on the property is a spacious 2,704 square foot home, accompanied by a full walkout basement. With four bedrooms and three baths, there's plenty of room for family and guests. The house features a wrap-around deck which leads to a refreshing 24-foot round swimming pool, perfect for cooling off during warm summer days.

For equestrian enthusiasts, this property includes a well-maintained horse barn boasting six stalls and a round training pen. Approximately five acres of the land are dedicated to a fenced-in horse area, ensuring ample space for your beloved equine companion to graze and roam freely.

There are two creeks that flow beneath the access bridge and along the east side of the property. A short hike up the creek from the house will unveil a stunning waterfall. Just above the creek rests a covered deck with several electric hook ups for some campers, and offers a great place to relax.

As you journey to the sprawling hay field on top of the ridge, you'll be captivated by the breathtaking views of Ohio County, Indiana. The rock-bottom access road leading to the field showcases the area's stunning scenery, allowing you to appreciate the beauty of the landscape at every turn.

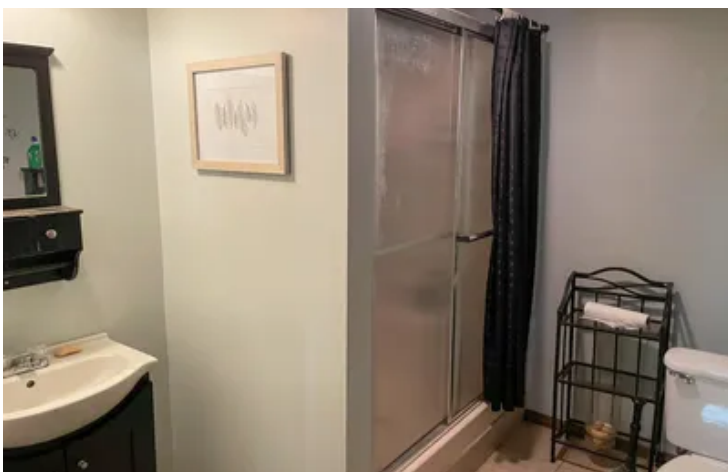
Conveniently located just minutes away from Rising Sun, Indiana, you'll have easy access to local amenities, including the renowned Rising Star Casino and Golf Course. For golf enthusiasts, the Belterra Golf Course, offering championship-level play, is a short 20-minute drive away. Additionally, the Sportsman Golf Course, situated on Highway 250, provides a true Southeast Indiana outdoor experience where wildlife and recreation intersect.

If you're a nature lover seeking a great hunting property which offers abundant wildlife and provides a spacious home, this estate in Rising Sun, Indiana, is an opportunity not to be missed. Embrace the tranquility and embark on a journey where nature and luxury coexist harmoniously.

For any questions or for a private showing call or text Biologist Matt Springmeyer at [812-614-0159](tel:812-614-0159). Or email mspringmeyer@mossyoakproperties.com.

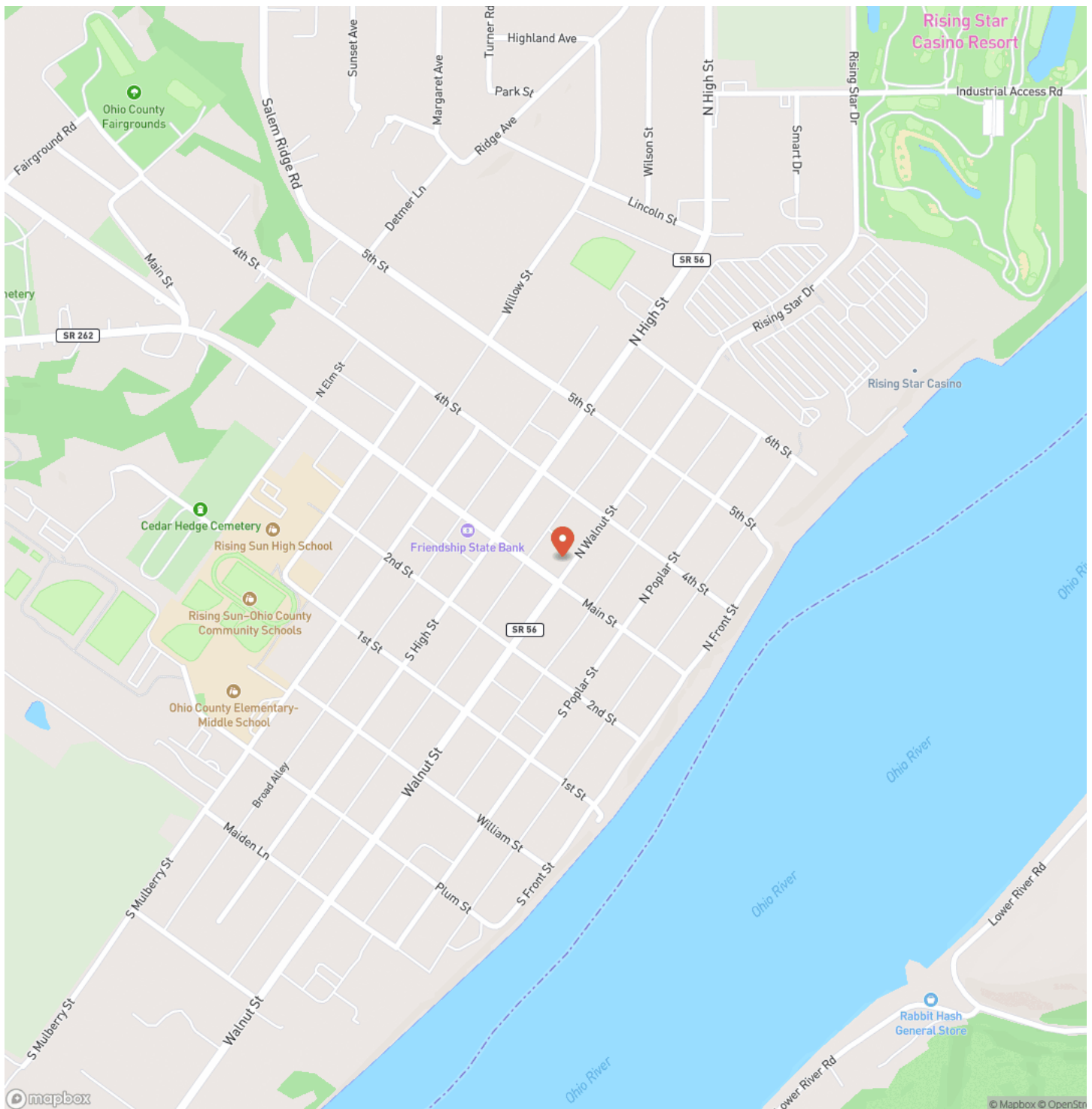


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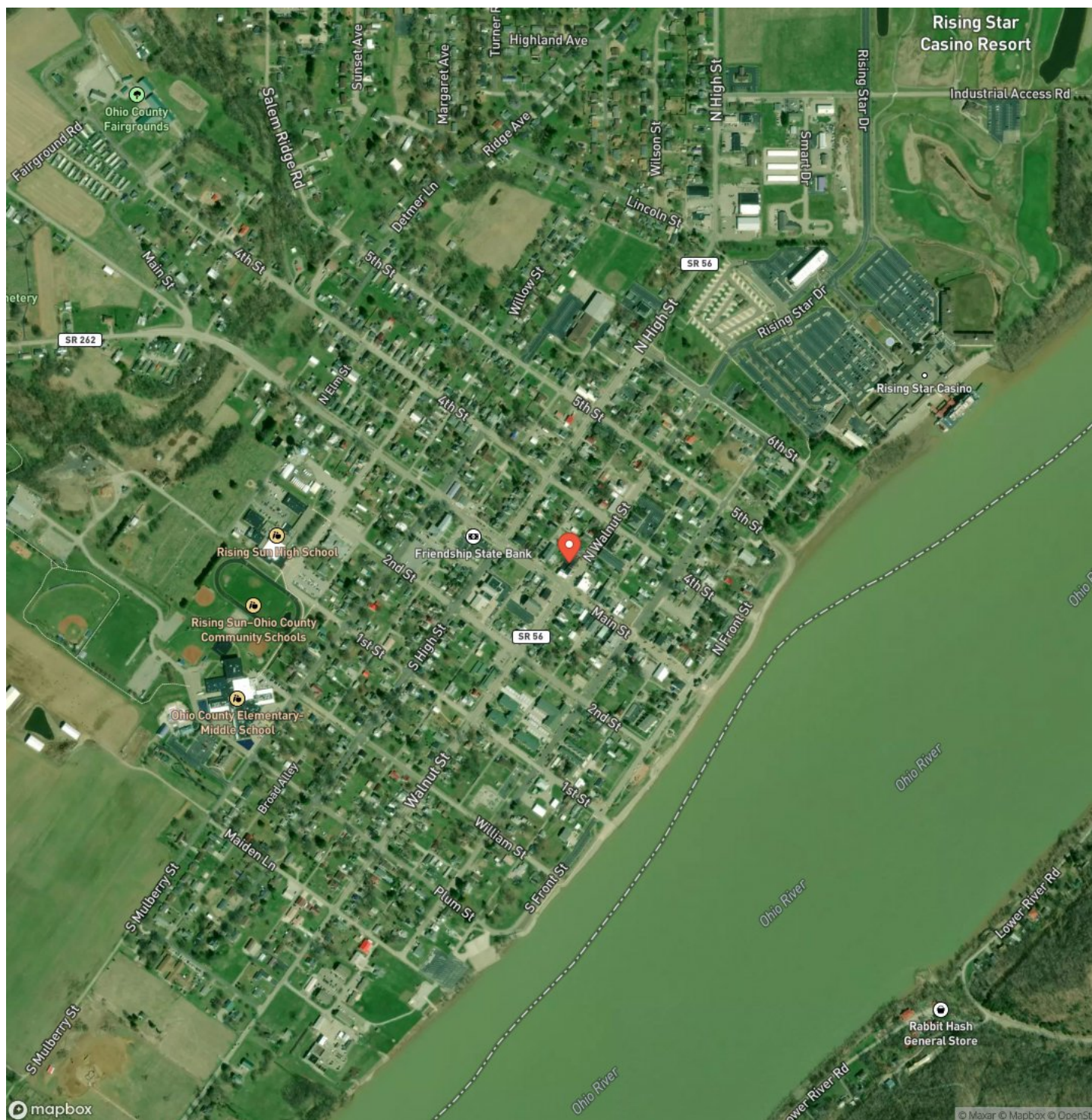
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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DISCLAIMERS

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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.



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