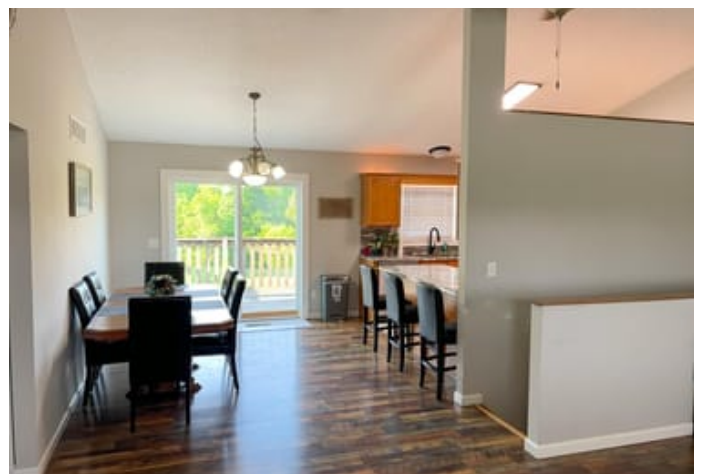


Land for sale 13 acres with nice spacious home in
Switzerland County, IN.
11791 McCrearys Ridge Rd
Florence, IN 47040

\$450,000
13± Acres
Switzerland County



**Land for sale 13 acres with nice spacious home in Switzerland County, IN.
Florence, IN / Switzerland County**

SUMMARY

Address

11791 McCrearys Ridge Rd

City, State Zip

Florence, IN 47040

County

Switzerland County

Type

Hunting Land, Residential Property, Horse Property

Latitude / Longitude

38.853508 / -84.96877

Taxes (Annually)

1500

Dwelling Square Feet

3400

Bedrooms / Bathrooms

3 / 3

Acreage

13

Price

\$450,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-13-acres-with-nice-spacious-home-in-switzerland-county-in-switzerland-indiana/40729/>



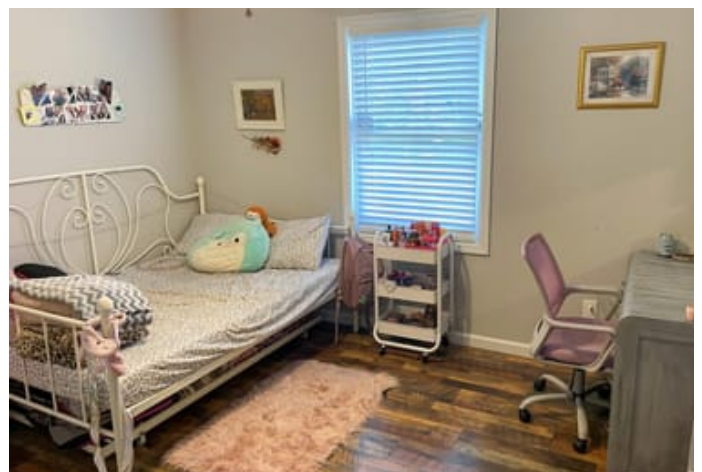
**Land for sale 13 acres with nice spacious home in Switzerland County, IN.
Florence, IN / Switzerland County**

PROPERTY DESCRIPTION

Land for sale in Switzerland County, IN. This 13 acres has a great spacious, approx. 3600 sq ft home with a walkout basement. The 3 bedroom, 3 bathroom house offers vaulted ceilings and plenty of space to hang out with friends or family on the main level or in the basement. Updated almost everything including a less than 1 year old roof, allows for a turnkey, move in ready opportunity. The house is about 400 ft off of McCrearys Ridge Road down a tree lined driveway. The space allows for a large lawn and plenty of seclusion each way. Out back sets a nice pond and several open acres for riding or hiking. The almost 4 acres of pasture land could also be put in hay or food plots. Plenty of wildlife live on and near the property, so hunting and fishing are right out back. For any questions or a private showing call or text Matt Springmeyer at [812-614-0159](tel:812-614-0159) or email mspringmeyer@mossyoakproperties.com.

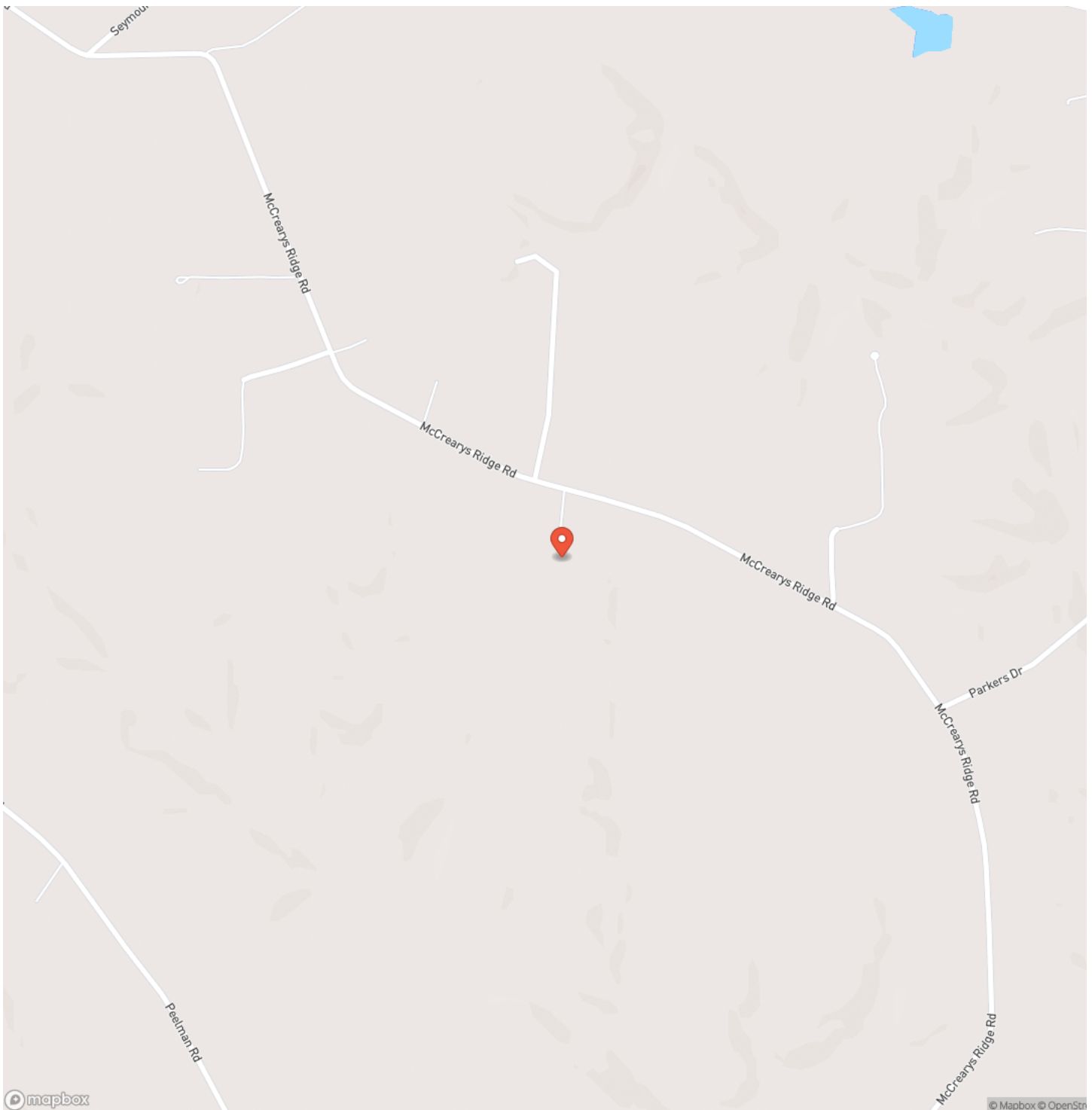


Land for sale 13 acres with nice spacious home in Switzerland County, IN.
Florence, IN / Switzerland County



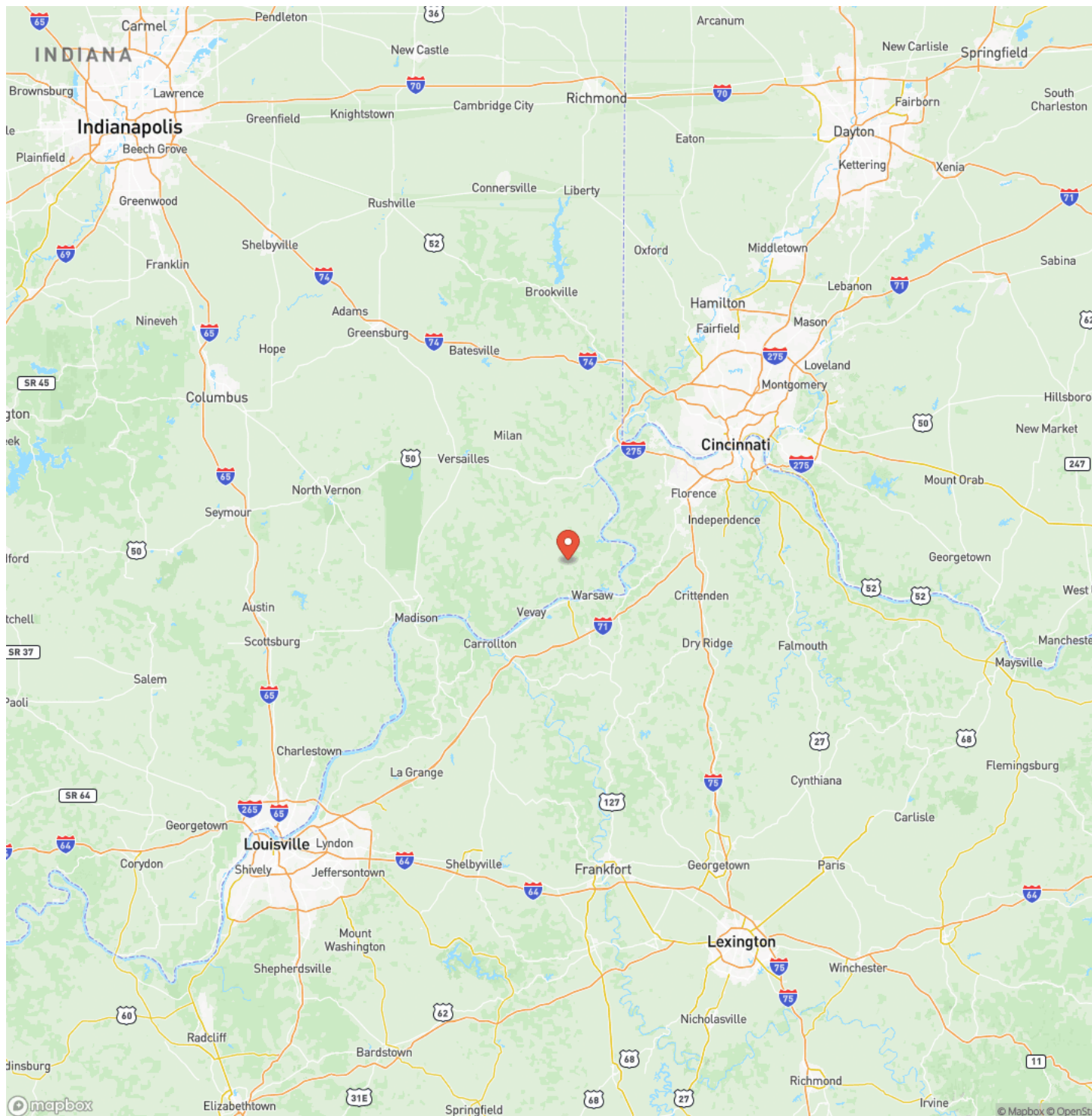
Land for sale 13 acres with nice spacious home in Switzerland County, IN.
Florence, IN / Switzerland County

Locator Map



Land for sale 13 acres with nice spacious home in Switzerland County, IN.
Florence, IN / Switzerland County

Locator Map



Land for sale 13 acres with nice spacious home in Switzerland County, IN.
Florence, IN / Switzerland County

Satellite Map



Land for sale 13 acres with nice spacious home in Switzerland County, IN. Florence, IN / Switzerland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matthew Springmeyer

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(812) 614-0159

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Address

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City / State / Zip

Rockville, IN 47842

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a blank 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.



MORE INFO ONLINE:

<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, 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 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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