

Land for sale in Ohio County, IN. 48 acre property has 3 separate pastures, stocked pond, and cedar sided house.

Must See!

3741 Coyhill Rd

Rising Sun, IN 47040

\$429,000

48 +/- acres

Ohio County



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Rising Sun, IN / Ohio County

SUMMARY

Address

3741 Coyhill Rd

City, State Zip

Rising Sun, IN 47040

County

Ohio County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

38.9294 / -84.9363

Dwelling Square Feet

1120

Bedrooms / Bathrooms

2 / 2

Acreage

48

Price

\$429,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-in-ohio-county-in-48-acre-property-has-3-separate-pastures-stocked-pond-and-cedar-sided-house-must-see-ohio-indiana/12902/>



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PROPERTY DESCRIPTION

48 acres of magnificence located in Ohio County near Rising Sun, IN 47040 is a must see! An 1120 Sq. Ft. house built in 2011 sports cedar siding and a gas fireplace gives that rustic feel. There are 2 bedrooms, 2 bathrooms and it's located in the Rising Sun school district. The back windows and back deck overlook the nearly 1.5 acre stocked pond and the beautiful Ohio County countryside. The pond has a one-of-a-kind island and offers good fishing for bass, bluegill, redear, crappie, and catfish. A smaller pond, also stocked with fish, greets you out front as you make your way some 500ft down the driveway from the road. The driveway continues out to the 30' x 48' barn, which has sliding doors on both sides and a couple of rooms framed up for family and guests. The barn also contains a bathroom, however the plumbing is available but needs hooked up. Beyond the barn is an all purpose 60' diameter round pen used for training and exercising livestock. Near the round pen is a small lean-to barn for livestock as well. There are 3 fenced in pastures on this property totaling approximately 13 acres, which include a 5.5 acre pasture, 3 acre pasture, and 4 acre pasture. Gates are set up between the pastures, allowing easy livestock pasture rotations. Not to be overlooked, this area holds a good amount of whitetail deer, turkey, and plenty of other game for excellent hunting and / or wildlife viewing. The yard is massive, and plenty of the mowed pastures or yard could be put towards wildlife habitat or food plots. This property is located less than 5 miles from at the Rising Star Resort and Casino, so gambling and golfing are just minutes away. This super unique property will not last long on today's market! For questions or a private showing, call or text Biologist Matt Springmeyer at 812-614-0159 or email [Email listed above].



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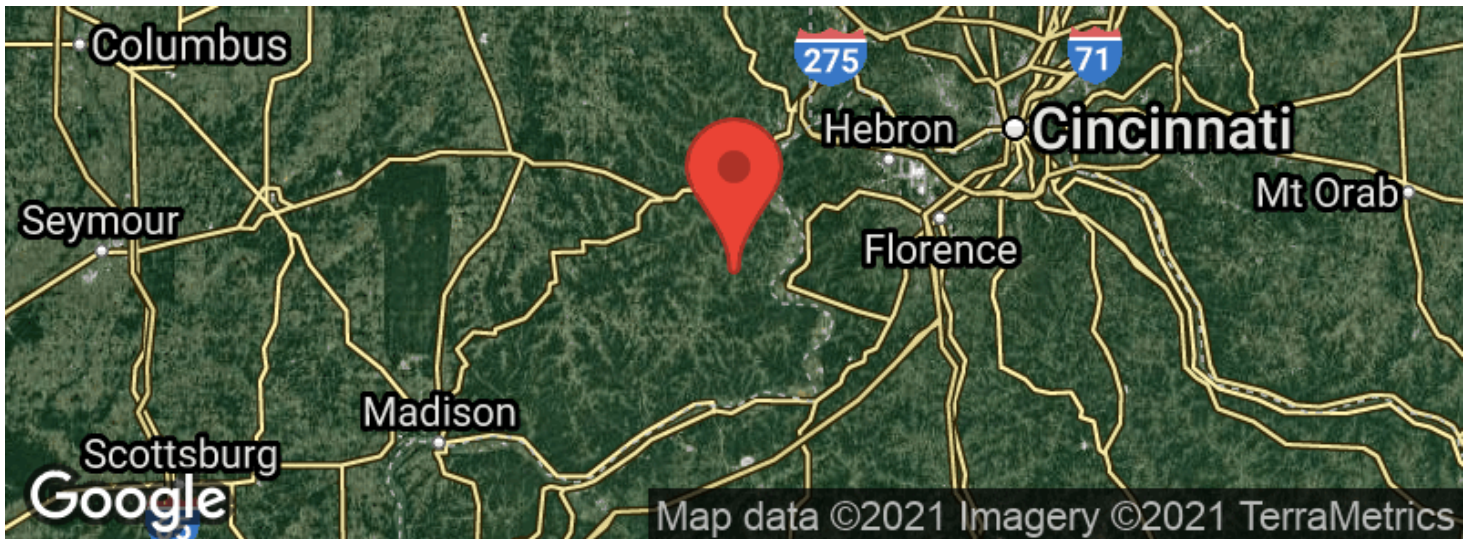
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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



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.



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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