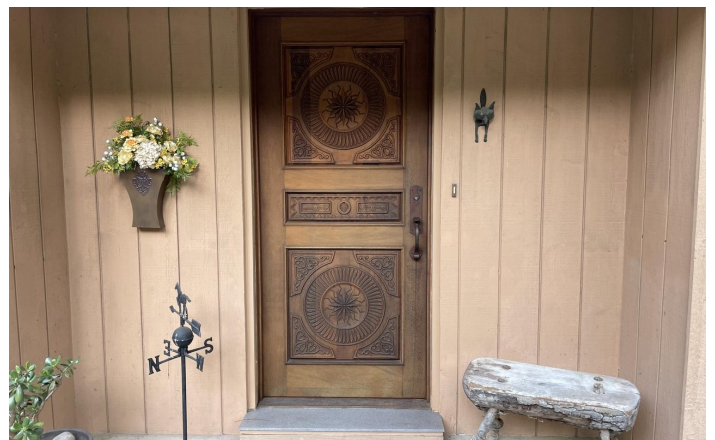


**Land for sale 10 acres with residence  
near Perfect North Slopes by  
Lawrenceburg, IN!  
3075 Backwoods Lane  
Lawrenceburg, IN 47025**

**\$399,000**  
**10 +/- acres**  
**Dearborn County**







# Land for sale 10 acres with residence near Perfect North Slopes by Lawrenceburg, IN! Lawrenceburg, IN / Dearborn County

## **SUMMARY**

### **Address**

3075 Backwoods Lane

### **City, State Zip**

Lawrenceburg, IN 47025

### **County**

Dearborn County

### **Type**

Residential Property, Horse Property, Recreational Land, Hunting Land

### **Latitude / Longitude**

39.1677127 / -84.8765416

### **Taxes (Annually)**

1435

### **Dwelling Square Feet**

1592

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

10

### **Price**

\$399,000

### **Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-10-acres-with-residence-near-perfect-north-slopes-by-lawrenceburg-in-dearborn-indiana/22414/>



## Land for sale 10 acres with residence near Perfect North Slopes by Lawrenceburg, IN! Lawrenceburg, IN / Dearborn County

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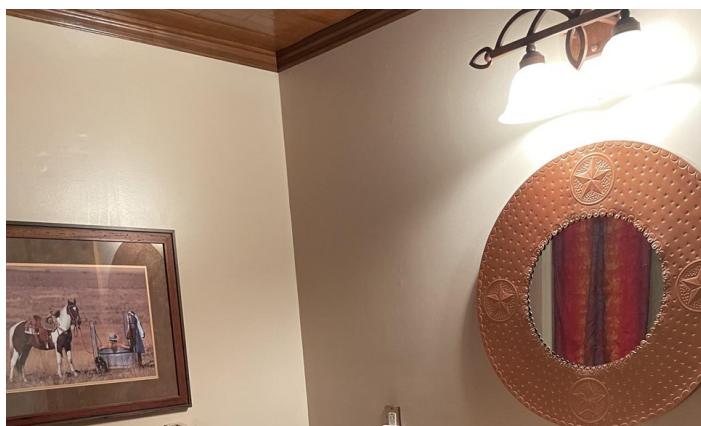
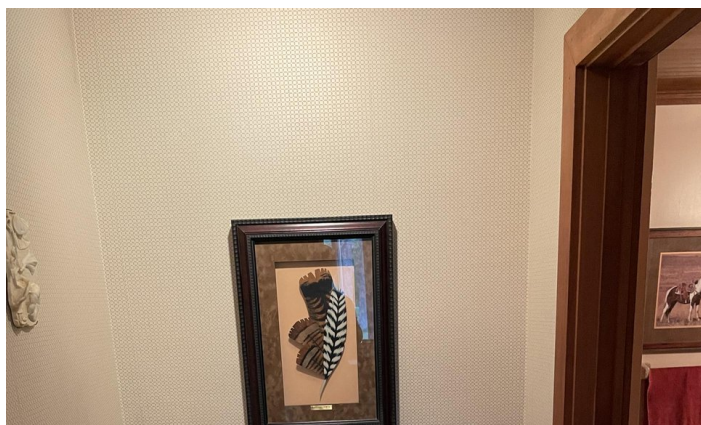
### **PROPERTY DESCRIPTION**

Land for sale - 10 acres located just over 1 mile from Perfect North Slopes near Lawrenceburg, IN! A 1592 sq ft house with 2 bedrooms and 2 full baths rests right in the center of this property. The house also has a partially finished basement with a walk out and a 2 car garage. The main floor and top floor both have double glass doors for access to the decks and the top floor balcony sports a hot tub. The house is well maintained with lots of upgrades including custom cabinetry and countertops, heated tile floor, and limestone hearth with a wood stove. A loft overlooking past trophies adds to the cabin atmosphere. An 800 sq ft barn has 3 stables and behind the barn are trails for hiking, horseback riding, or riding ATVs. Like wildlife? This property has plenty of it, and several nice bucks and turkeys have been taken off this 10 acres. Deer are present pretty much daily, and some can be seen in the pictures just off the back deck. There's over 600 ft of creek front meandering through this property in which to try your luck fishing or catching some crayfish. Don't miss out on this opportunity to own this natural and picturesque property in the countryside but close to town. For any questions or a private showing call or text Biologist Matt Springmeyer at 812-614-0159 or email [mspringmeyer@mossyoakproperties.com](mailto:mspringmeyer@mossyoakproperties.com).



**Land for sale 10 acres with residence near Perfect North Slopes by Lawrenceburg, IN!  
Lawrenceburg, IN / Dearborn County**

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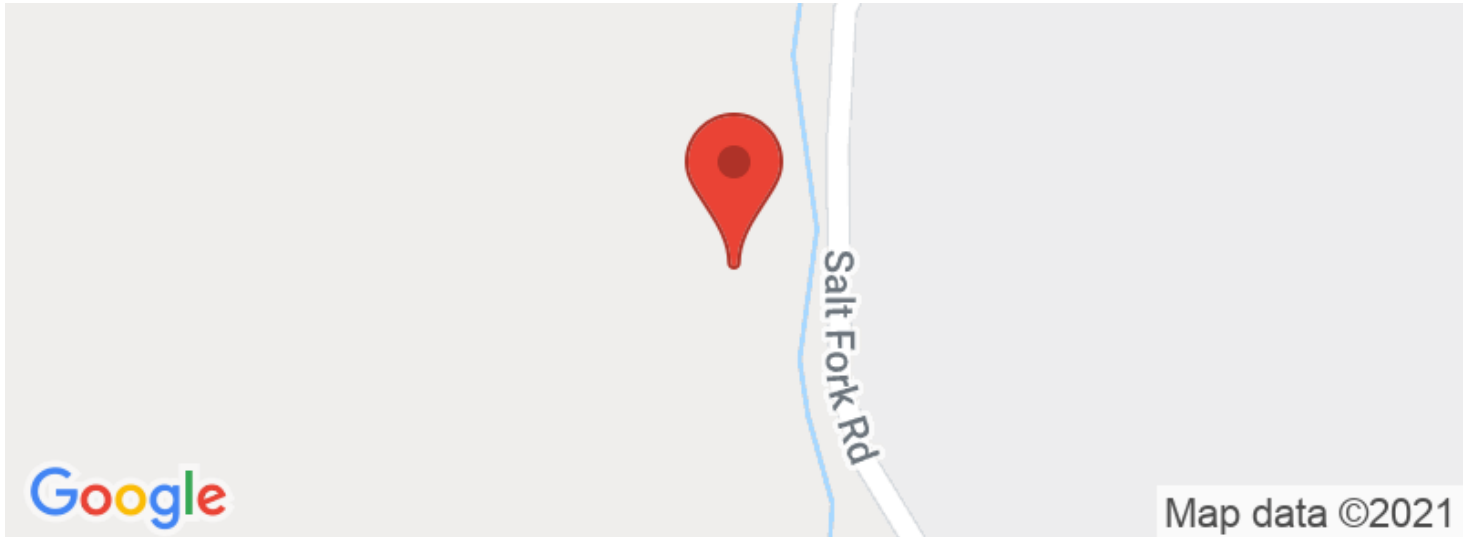




Land for sale 10 acres with residence near Perfect North Slopes by Lawrenceburg, IN!  
Lawrenceburg, IN / Dearborn County

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## Locator Maps



Land for sale 10 acres with residence near Perfect North Slopes by Lawrenceburg, IN!  
Lawrenceburg, IN / Dearborn County

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## Aerial Maps





Land for sale 10 acres with residence near Perfect North Slopes by Lawrenceburg, IN!  
Lawrenceburg, IN / Dearborn County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Matthew Springmeyer

**Mobile**

(812) 614-0159

**Office**

(765) 505-4155

**Email**

mspringmeyer@mossyoakproperties.com

**Address**

921 North US 41

**City / State / Zip**

Rockville, IN 47842

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**NOTES**

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## 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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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

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