

**Land for sale - 50 acres in Dearborn  
County, IN is a turn key gentleman's  
farm.**

**15595 Patties Lane  
Moore's Hill, IN 47032**

**\$399,000**

**50 +/- acres  
Dearborn County**





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Moore's Hill, IN / Dearborn County**

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**SUMMARY**

**Address**

15595 Patties Lane

**City, State Zip**

Moore's Hill, IN 47032

**County**

Dearborn County

**Type**

Farms, Recreational Land, Residential Property

**Latitude / Longitude**

39.1006 / -84.9886

**Dwelling Square Feet**

2044

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

50

**Price**

\$399,000

**Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-50-acres-in-dearborn-county-in-is-a-turn-key-gentleman-s-farm-dearborn-indiana/10197/>



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### **PROPERTY DESCRIPTION**

Land for sale. Turn key gentleman's farm located in Dearborn County, IN. This 50 acres is a sprawling farm reaching from Patties Lane all the way to North Hogan Creek. The house is an old farm house ready for some TLC or there's multiple excellent building locations overlooking the nearly 1 acre pond with a fountain and the beautiful Dearborn County countryside. Looking for seclusion and privacy? This farm has it, as it rests at the end of a dead end road, located only 45 minutes from Cincinnati, OH. This area is known for its dense wildlife populations. There's approx 8 acres that are put into row crops each year, which offers plenty of food for the local wildlife. There is not a lot of agriculture in the area, therefore these farm fields are a major draw for wildlife, especially whitetail deer and turkey during the late fall and winter months. North Hogan Creek meanders through the north side of the property and is accessible through a maintained lane. A large tobacco barn could be restored and used as a residence or rustic house or cabin, as the main beams are beautiful and still in good shape. A 784 sq ft pole building, built in 1984, also is available for storage and a work space. The nice fenced garden loaded with thorn-less blackberries sits by the pole building.

Don't miss out on this opportunity to own a turn key gentleman's farm close to Cincinnati. For a private showing or an questions call or text Biologist Matt Springmeyer at 812-614-0159 or email [Email listed above].



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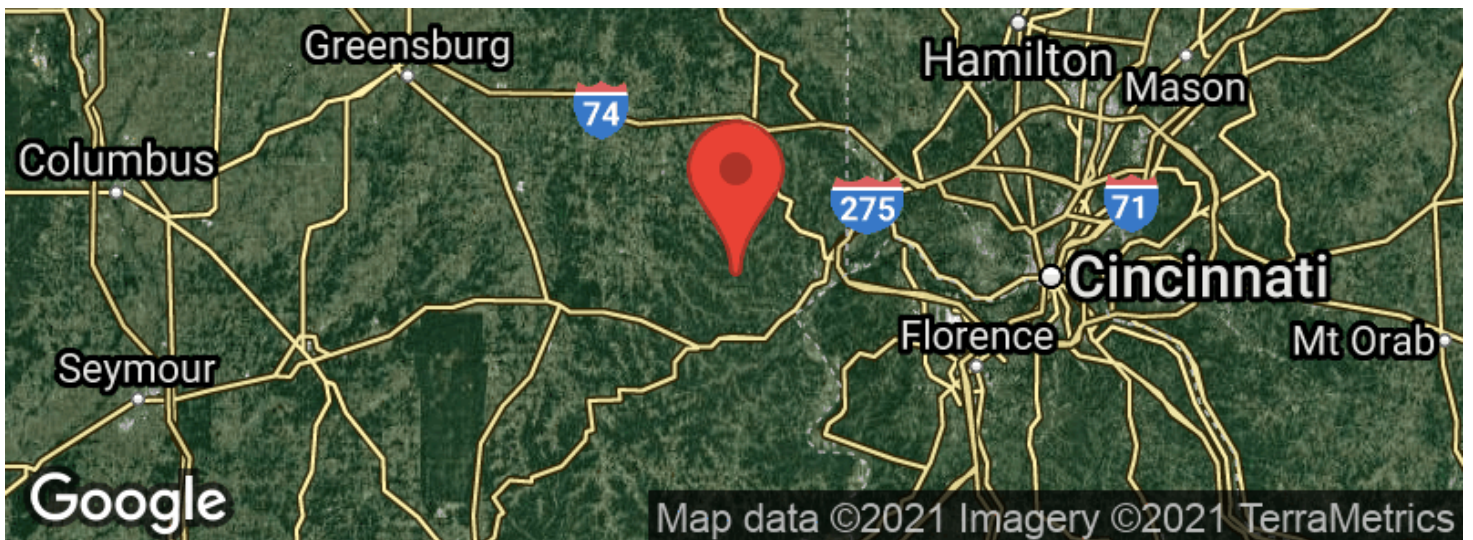
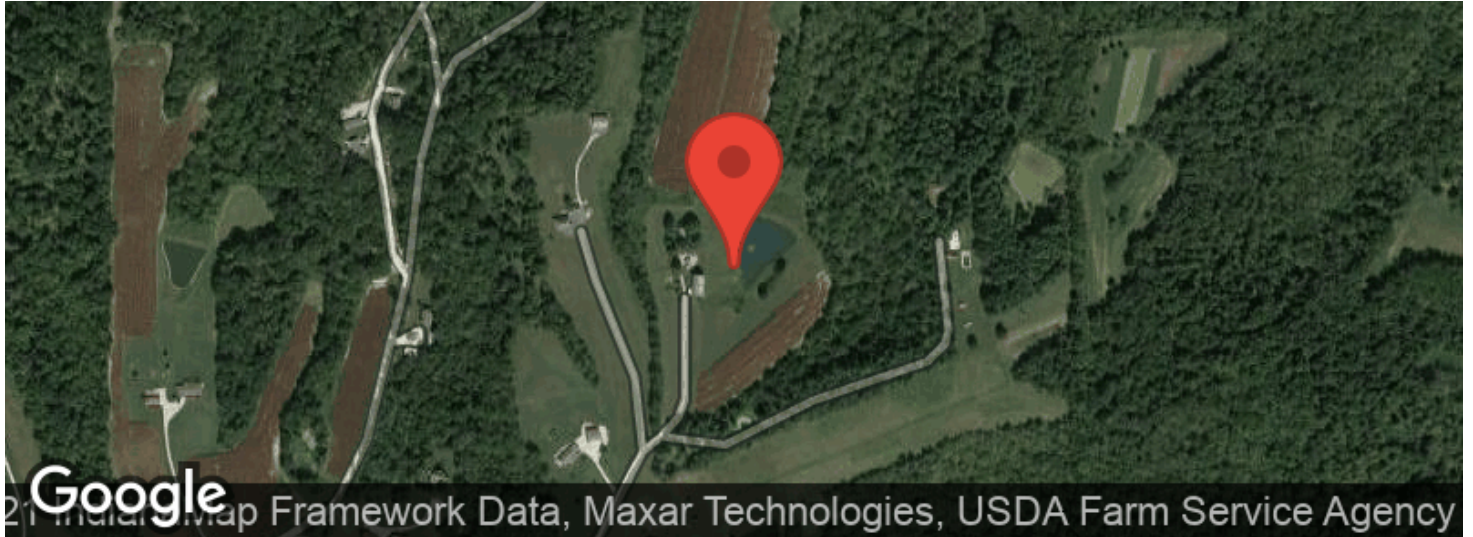
## Locator Maps



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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**  
Matthew Springmeyer

**Mobile**  
(812) 614-0159

**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**

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

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