

Land for sale in Ripley County, IN with an old farm house,
2 grain bins, and large barn.
2604 Legion Rd
Batesville, IN 47006

\$525,000
3± Acres
Ripley County



**Land for sale in Ripley County, IN with an old farm house, 2 grain bins, and large barn.
Batesville, IN / Ripley County**

SUMMARY

Address

2604 Legion Rd

City, State Zip

Batesville, IN 47006

County

Ripley County

Type

Farms, Residential Property

Latitude / Longitude

39.2554327 / -85.2269268

Dwelling Square Feet

1768

Bedrooms / Bathrooms

3 / 1

Acreage

3

Price

\$525,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-in-ripley-county-in-with-an-old-farm-house-2-grain-bins-and-large-barn-ripley-indiana/34477/>



**Land for sale in Ripley County, IN with an old farm house, 2 grain bins, and large barn.
Batesville, IN / Ripley County**

PROPERTY DESCRIPTION

Land for sale just outside of Batesville, IN 47006 in Ripley County. This 3 acres is close to town yet still country living. There's a 3 bedroom bathroom 1768 ft sq farmhouse situated right off Legion Rd. The house is currently being rented out for \$200/week and the renter has been there for 27 years. The house has a new roof, new dehumidifier, new water softener, and is heated with electric baseboard heat. A huge 99ft x 54ft barn can store multiple pieces of large farm machinery. The barn has a lime base and 14ft walls with poured 8-inch concrete on the bottom 4ft of the walls. The barn offers 2 sliding doors on both sides that are 14ft x 28ft and a service walk-in door for easier access. Two different 20,000 bushel capacity grain bins sit behind the barn. The grain bins are standard 8 rings, with each ring being 36 inches high. Both bins are heavy gauge steel and both have 25 horsepower Baldor centripetal fans. Both bins also have stirrators and sweeps with 15 horsepower 8-inch vertical augers. A single electrical meter is used for both bins. The house is on its own meter. For any questions or a private showing, call or text Biologist, Matt Springmeyer, at [812-614-0159](tel:812-614-0159) or email mspringmeyer@mossyoakproperties.com

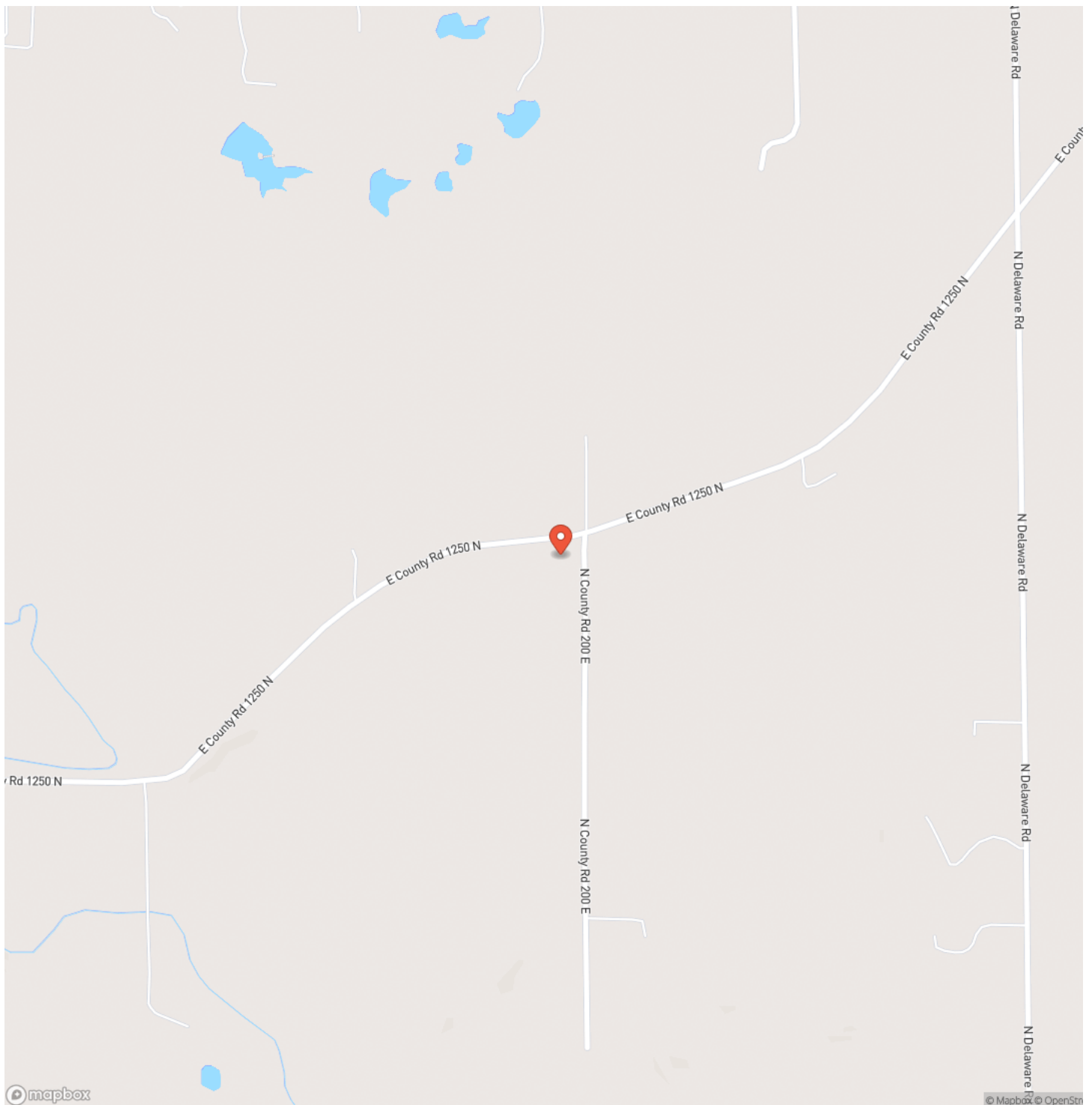


Land for sale in Ripley County, IN with an old farm house, 2 grain bins, and large barn.
Batesville, IN / Ripley County



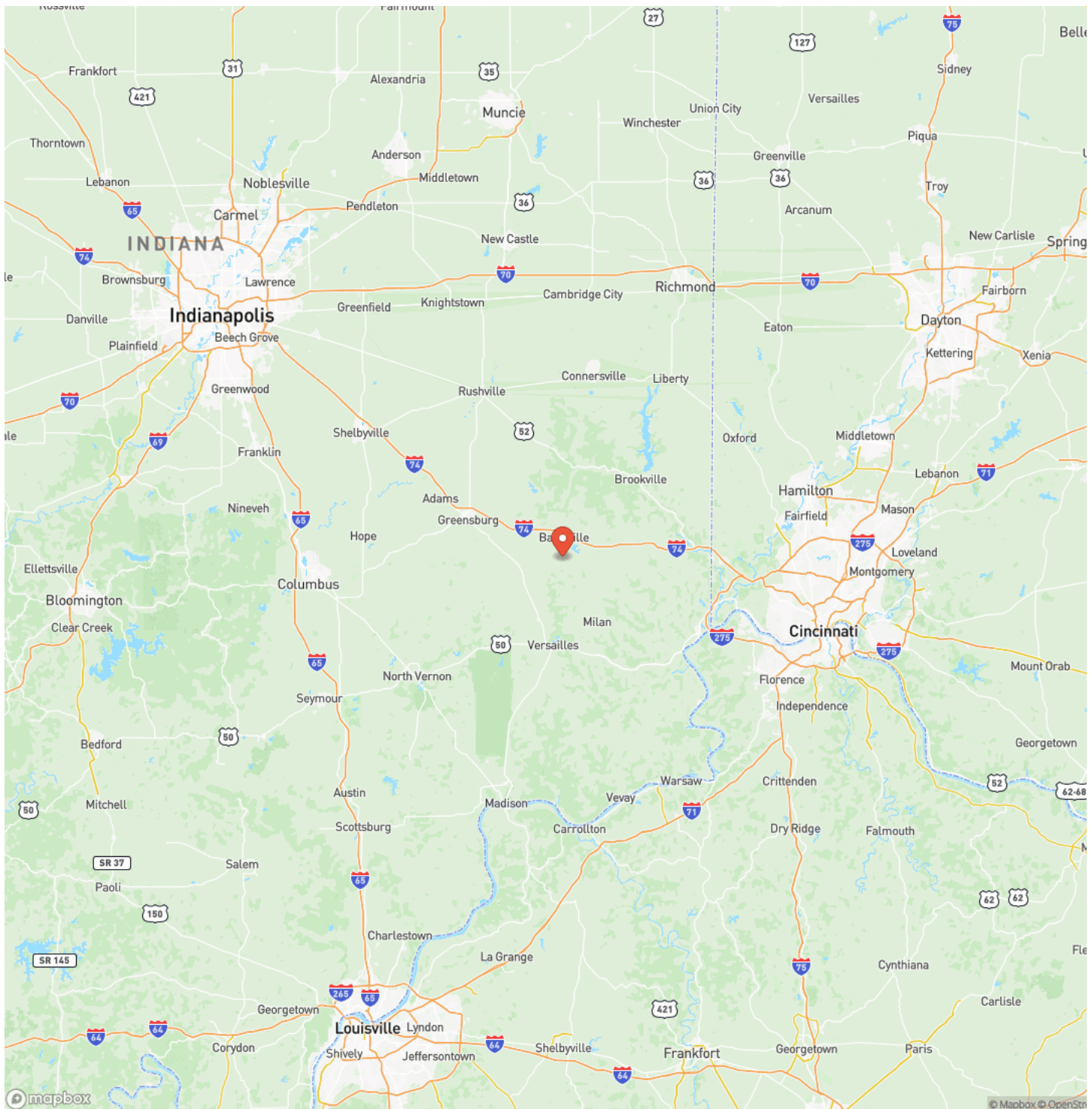
Land for sale in Ripley County, IN with an old farm house, 2 grain bins, and large barn.
Batesville, IN / Ripley County

Locator Map



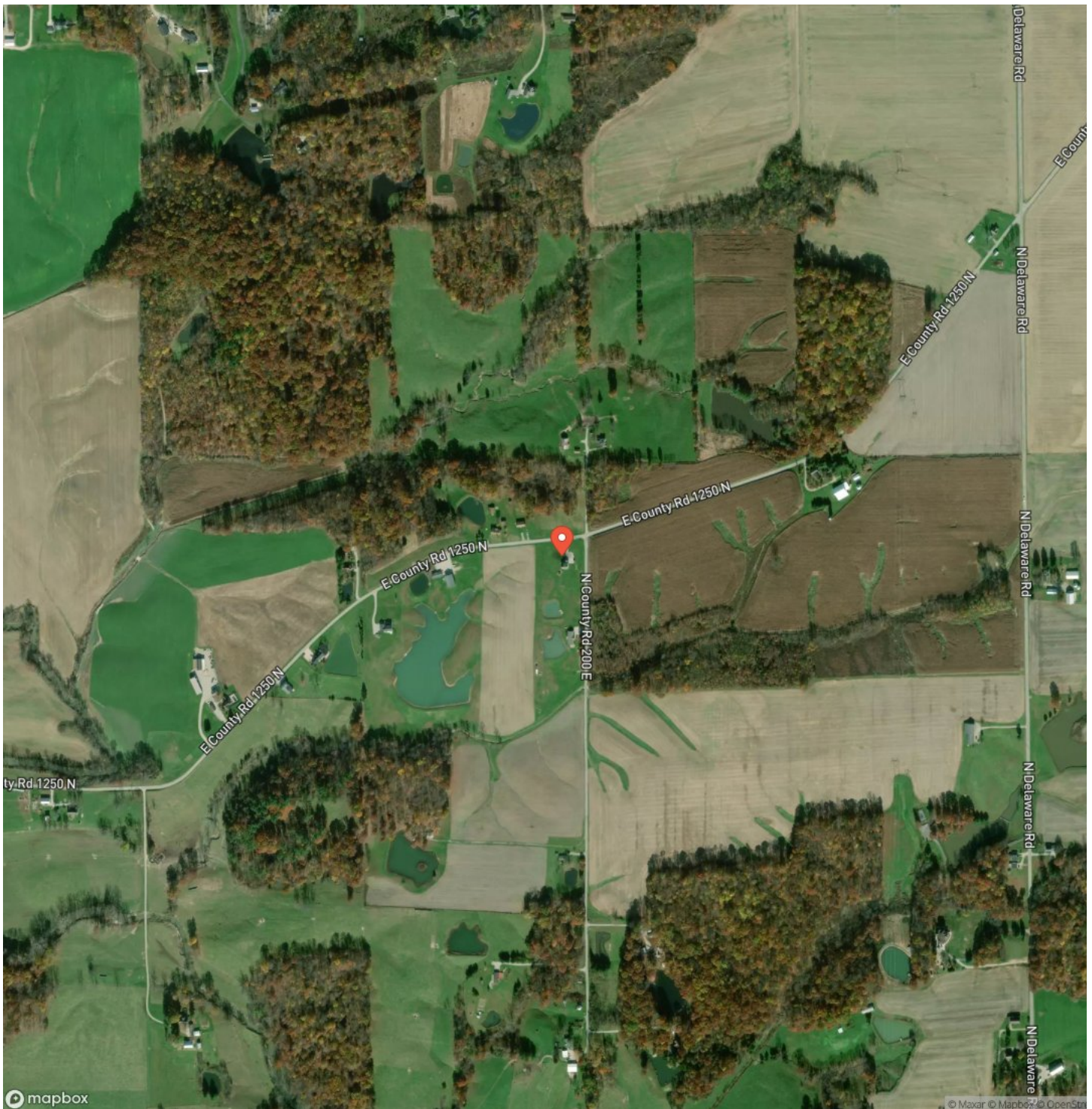
Land for sale in Ripley County, IN with an old farm house, 2 grain bins, and large barn.
Batesville, IN / Ripley County

Locator Map



Land for sale in Ripley County, IN with an old farm house, 2 grain bins, and large barn.
Batesville, IN / Ripley County

Satellite Map



**Land for sale in Ripley County, IN with an old farm house, 2 grain bins, and large barn.
Batesville, IN / Ripley County**

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

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

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>