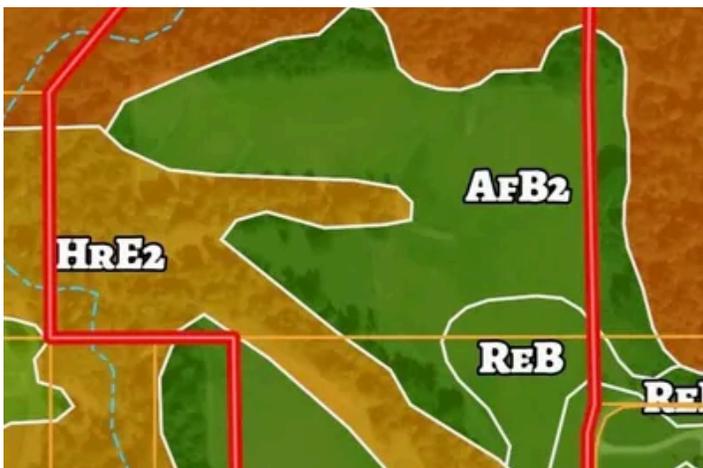


Mecca 53  
W 400 S  
Montezuma, IN 47862

**\$485,000**  
53.57± Acres  
Parke County



**Mecca 53**  
**Montezuma, IN / Parke County**

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**SUMMARY**

**Address**

W 400 S

**City, State Zip**

Montezuma, IN 47862

**County**

Parke County

**Type**

Farms

**Latitude / Longitude**

39.709487 / -87.342973

**Acreage**

53.57

**Price**

\$485,000

**Property Website**

<https://indianalandandlifestyle.com/property/mecca-53/parke/indiana/100404/>



## Mecca 53 Montezuma, IN / Parke County

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### **PROPERTY DESCRIPTION**

#### **Parke County, Indiana Land for Sale - 53± Acres Near Mecca**

Discover a beautiful 53± acre property in historic Parke County, Indiana, located just outside Mecca. This versatile tract offers an excellent combination of productive farmland, recreational timber, and outstanding wildlife habitat.

Approximately 25 acres are currently tillable with a strong crop production history, providing immediate income potential. The remaining 28 acres are wooded, creating ideal habitat for whitetail deer and wild turkey, making this property a great opportunity for hunters and outdoor enthusiasts.

The property features multiple potential building sites, perfect for a country home, cabin, or hobby farm. Rural water and electricity are available at the road, making future development convenient. With approximately 1,500 feet of paved road frontage, access is excellent while still offering privacy and the quiet of rural Parke County.

Whether you're looking for a productive hobby farm, a recreational hunting property, or a beautiful place to build in the countryside, this tract offers a rare combination of income, wildlife, and build potential.

#### **Property Highlights**

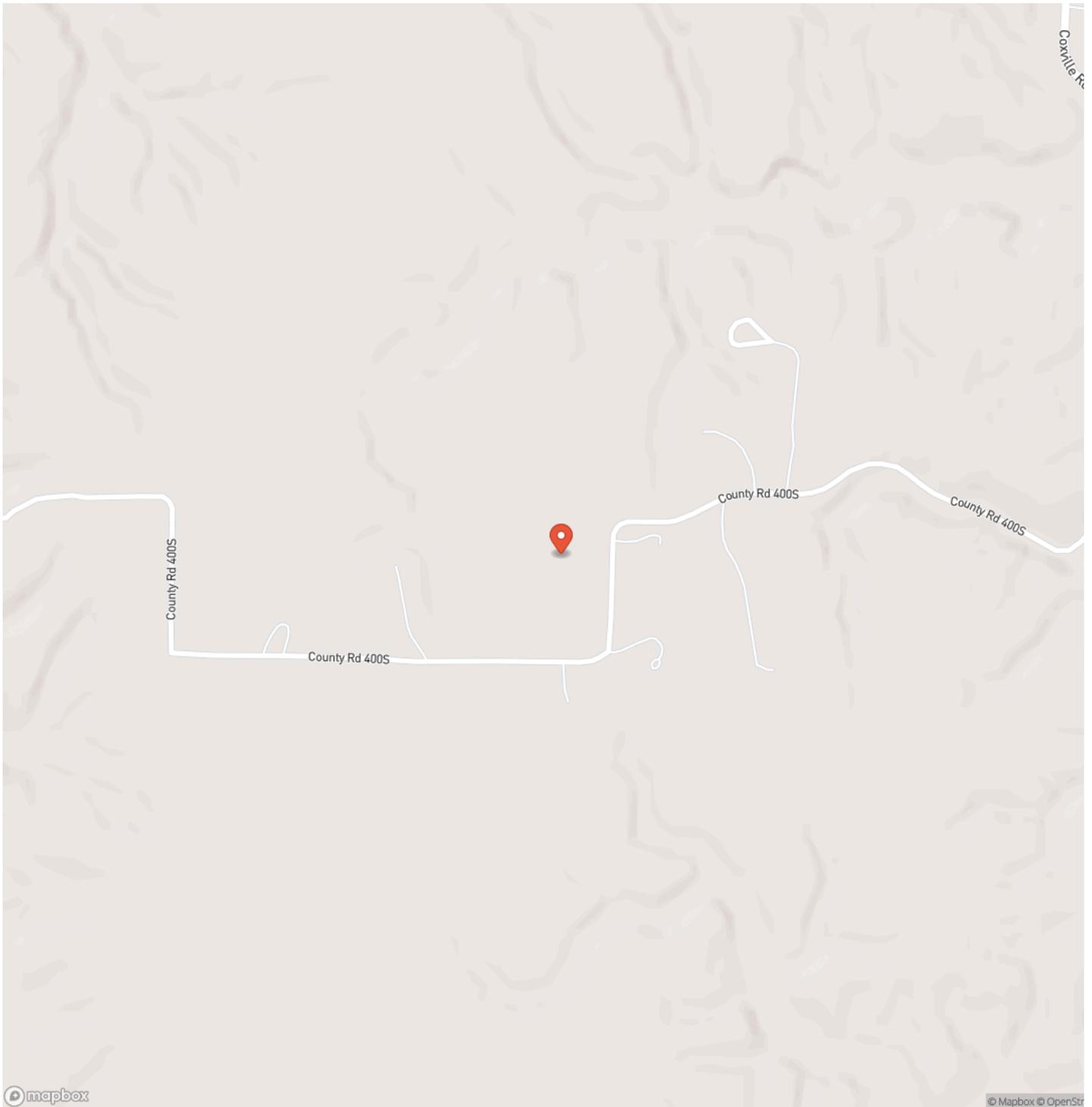
- 53± total acres
- 25± acres tillable with strong crop history
- NCCPI value / 82
- Avg Corn 185.9 BU/acre
- Avg Soybean 57.2 BU/acre
- 28± acres wooded- excellent whitetail deer and turkey habitat
- Multiple potential building sites
- Rural water and electricity available at the road
- Approximately 1,500 feet of paved road frontage
- Located near Mecca in historic Parke County, Indiana

For more information on this great opportunity to own a versatile piece of Indiana countryside, contact Land Specialist Ty Cottrell at [812-236-3117](tel:812-236-3117) or via email at [tcottrell@mossyoakproperties.com](mailto:tcottrell@mossyoakproperties.com)

Mecca 53  
Montezuma, IN / Parke County



## Locator Map





## Satellite Map







## **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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