

LandFor Sale in Warren County, IN 58 Acres +/-
1000 E
Otterbein, IN 47970

\$349,999
58± Acres
Warren County



**LandFor Sale in Warren County, IN 58 Acres +/-
Otterbein, IN / Warren County**

SUMMARY

Address

1000 E

City, State Zip

Otterbein, IN 47970

County

Warren County

Type

Hunting Land, Undeveloped Land, Recreational Land, Lot

Latitude / Longitude

40.399316 / -87.131109

Taxes (Annually)

246

Acreage

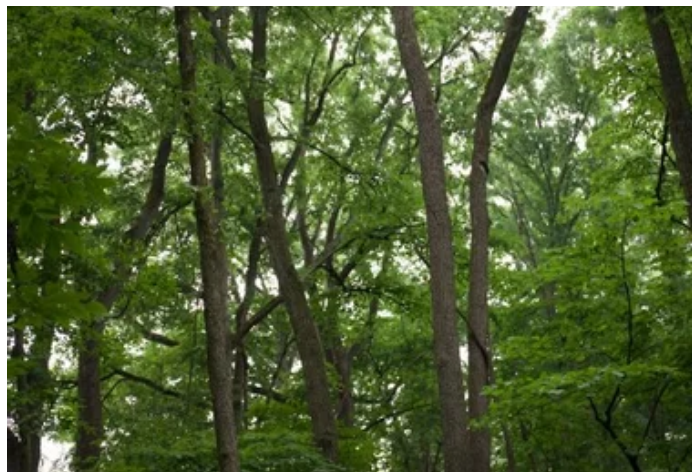
58

Price

\$349,999

Property Website

<https://indianalandandlifestyle.com/property/landfor-sale-in-warren-county-in-58-acres-warren-indiana/41853/>



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PROPERTY DESCRIPTION

Stunning 58 Acres +/- Wooded Paradise with Food Plots, Creek, and Marketable Timber in Warren County, Indiana!

Welcome to this nature lover's dream property, located just 20 minutes from West Lafayette. Nestled in the heart of Warren County, this expansive 58-acre parcel offers a perfect blend of seclusion and convenience, making it an ideal retreat for outdoor enthusiasts and those seeking a tranquil setting for their dream home.

As you enter through the new driveway, you'll immediately be captivated by the lush woodland surroundings and the gentle babbling of Little Pine Creek, which meanders through the property, adding to the serene atmosphere. With two newly created food plots strategically placed on the land, you'll have the opportunity to create your own wildlife haven, attracting an abundance of deer and turkey, and ensuring excellent hunting experiences right at your doorstep.

The property boasts marketable timber, including prized varieties such as walnut, white oak, and poplar. Not only does this present a unique investment opportunity, but it also enhances the picturesque beauty of the landscape. Imagine waking up to the majestic sight of towering trees and the sweet scent of the forest.

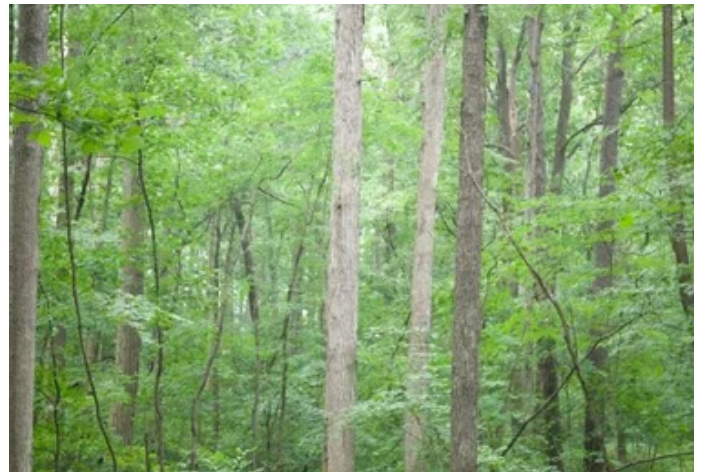
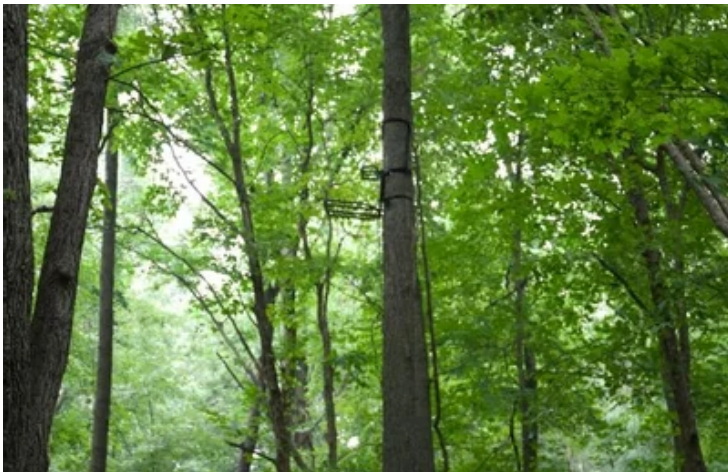
For those who enjoy outdoor activities, the creek offers fantastic smallmouth fishing, providing endless hours of angling enjoyment. Additionally, an extensive trail system winds throughout the entire tract, allowing for leisurely walks, ATV adventures, and exploration of enchanting woods. Morel mushrooms are found in abundance each spring and ginseng in the fall.

This property is perfectly suitable for your dream home, with several building sites available at the front of the acreage. Imagine constructing your custom-designed residence surrounded by nature's splendor and with the rest of the land reserved for hunting and recreational pursuits. Embrace the tranquility and privacy that this property affords, while still being conveniently located close to West Lafayette's amenities, including shopping, dining, and entertainment options.

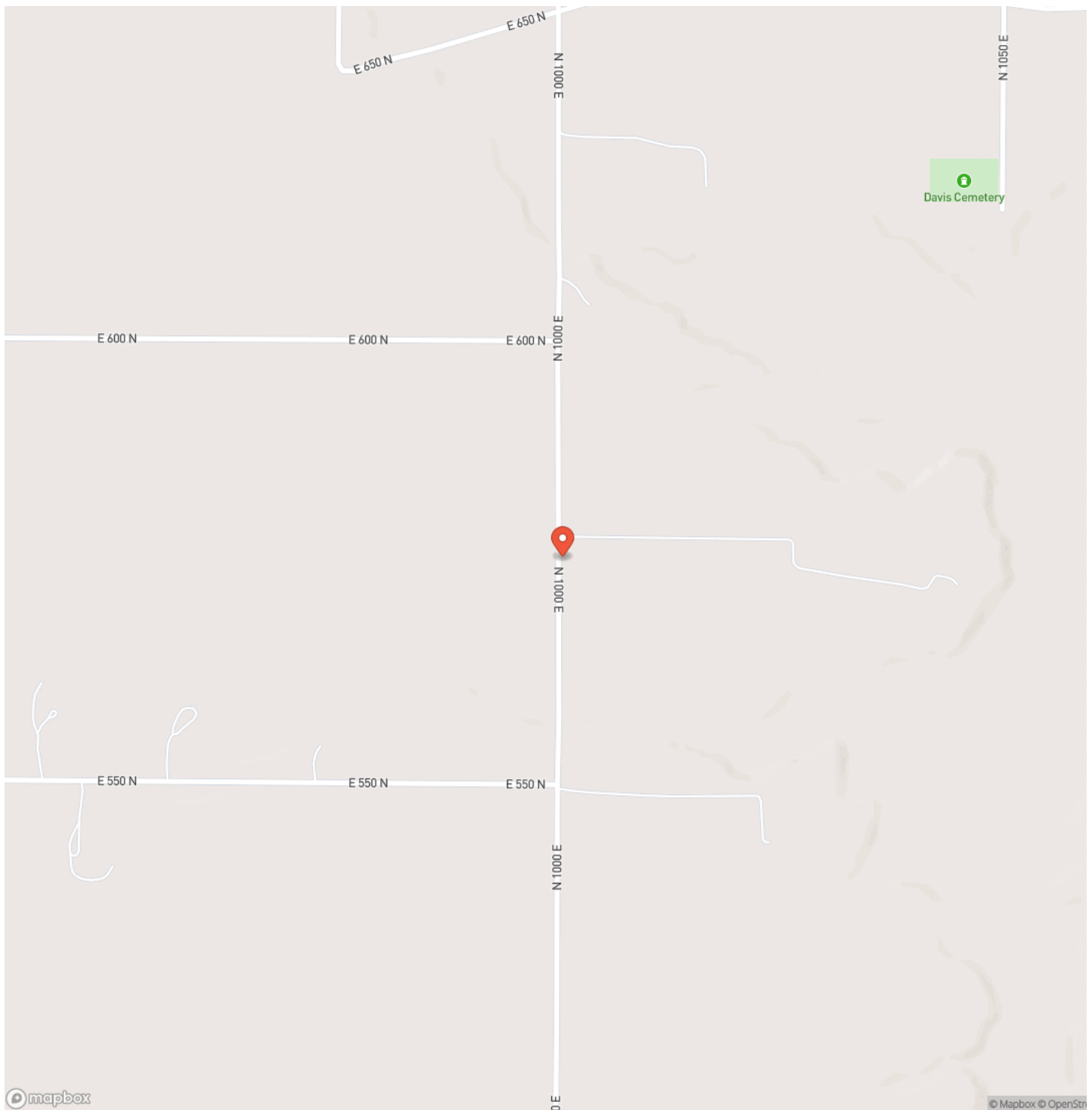
Contact Mossy Oak Properties Land Specialist Todd Harrison at [812-229-1189](tel:812-229-1189) or Caleb Emrick at [812-605-3163](tel:812-605-3163) for more information or to schedule a private showing. Opportunities like this don't come along often!



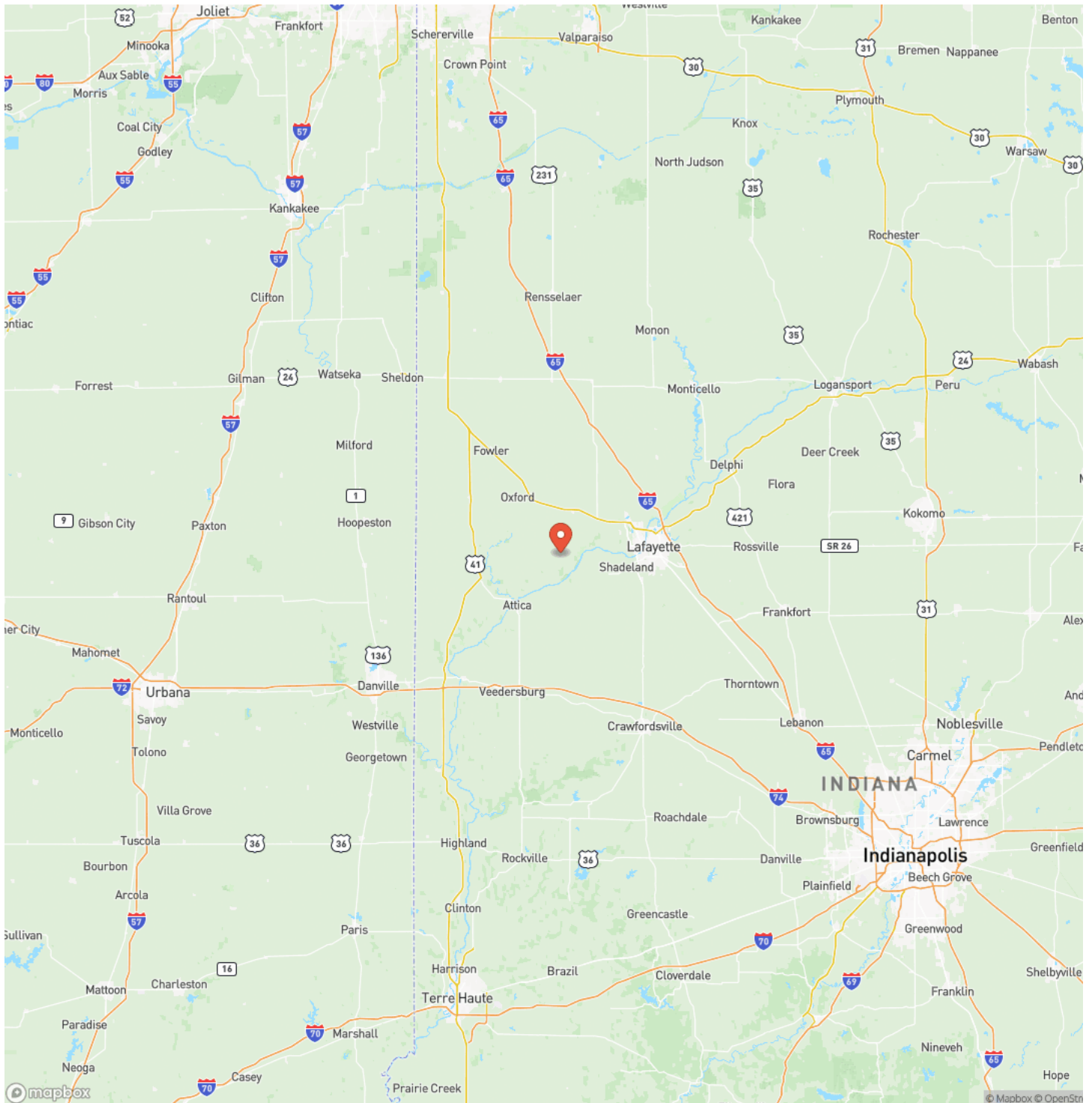
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Otterbein, IN / Warren County



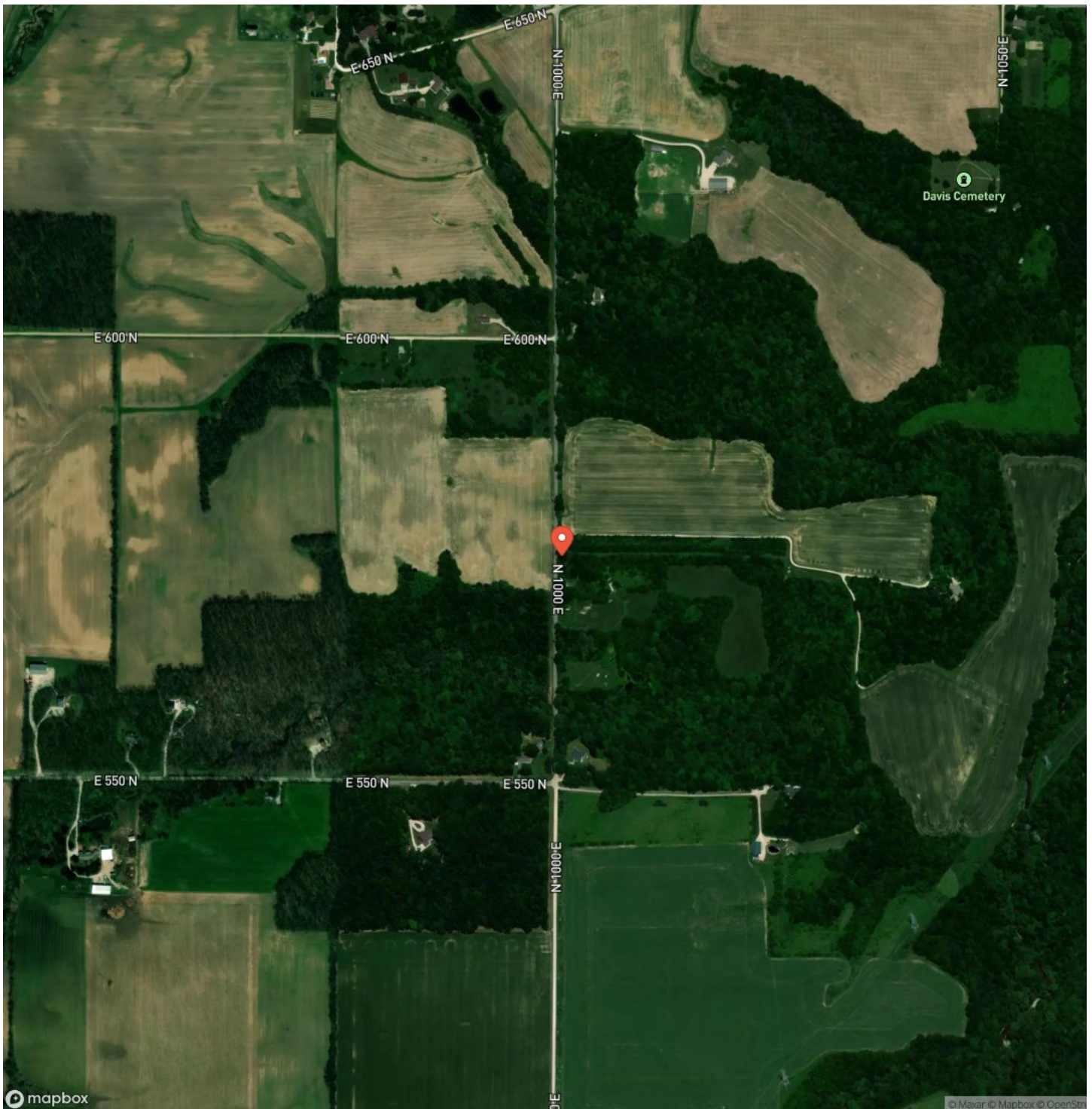
Locator Map



Locator Map



Satellite Map



LandFor Sale in Warren County, IN 58 Acres +/- Otterbein, IN / Warren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Todd Harrison

Mobile

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Email

tharrison@mossyoakproperties.com

Address

921 North US 41

City / State / Zip

Rockville, IN 47842

NOTES

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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

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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.



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<https://indianalandandlifestyle.com/>



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