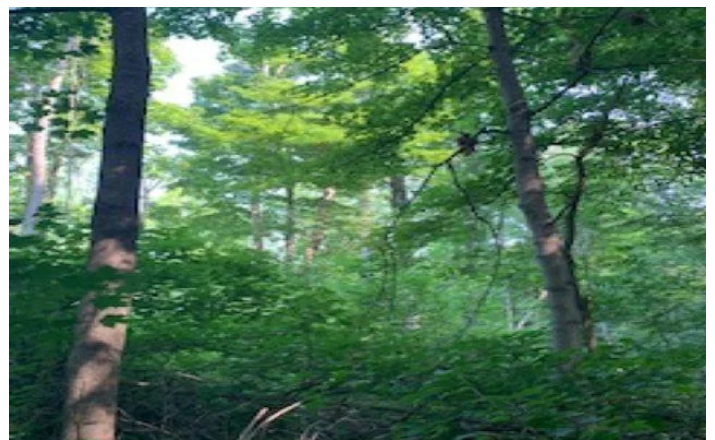


**Lot For Sale In Owen County, IN 2.5 Acres
+/-
11752 Hickory Nut Road
Cloverdale, IN 46120**

\$45,000
2.500 +/- acres
Owen County



Lot For Sale In Owen County, IN 2.5 Acres +/- Cloverdale, IN / Owen County

SUMMARY

Address

11752 Hickory Nut Road

City, State Zip

Cloverdale, IN 46120

County

Owen County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.4617 / -86.8567

Taxes (Annually)

158

Acreage

2.500

Price

\$45,000

Property Website

<https://indianalandandlifestyle.com/property/lot-for-sale-in-owen-county-in-2-5-acres-owen-indiana/20516/>



Lot For Sale In Owen County, IN 2.5 Acres +/- Cloverdale, IN / Owen County

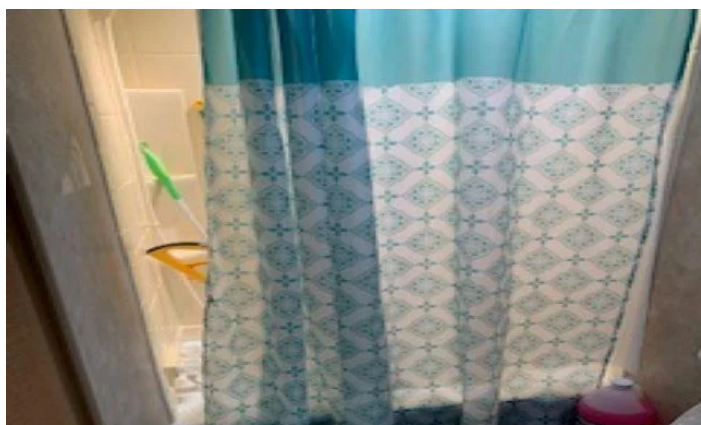
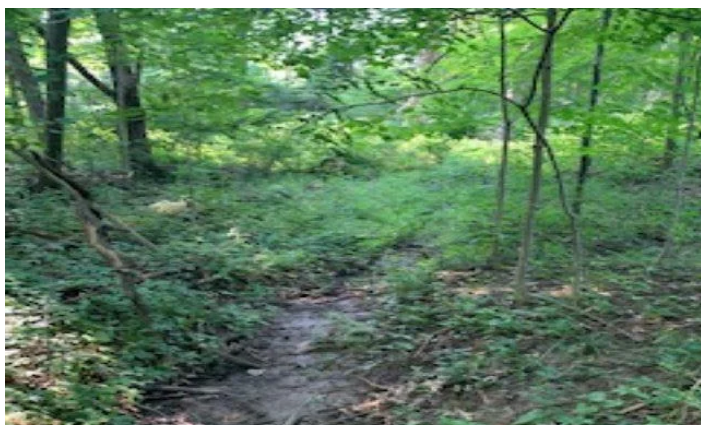
PROPERTY DESCRIPTION

A unique 2.5 acre +/- lot available with in 5 minutes of Cataract Lake. This property located in northern Owen County has electric service at the road and a newly updated septic system already in place, with a brand new 500 gallon tank. There is also city water available at the road, so the new owners will save considerable money on utilities for their new home or weekend retreat. The tract also comes with a K-Z camper that is in great shape and ready for use. With the close proximity to Cataract Lake, this place would be perfect to use as a base camp for your recreational activities. Please contact Mossy Oak Land specialist Todd Harrison 812-229-1189 or Caleb Emrick 812-605-3163 for more information.

- * Utilities on site
- * Less than 5 minutes from Cataract Lake
- * Camper in place
- * 20 minutes from Greencastle, IN
- * 40 minutes to the west side of Indianapolis



**Lot For Sale In Owen County, IN 2.5 Acres +/-
Cloverdale, IN / Owen County**



Locator Maps



Lot For Sale In Owen County, IN 2.5 Acres +/-
Cloverdale, IN / Owen County

Aerial Maps



Lot For Sale In Owen County, IN 2.5 Acres +/-
Cloverdale, IN / Owen County

LISTING REPRESENTATIVE

For more information contact:



Representative

Todd Harrison

Mobile

(812) 229-1189

Email

tharrison@mossyoakproperties.com

Address

921 North US 41

City / State / Zip

Rockville, IN 47842

NOTES

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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