

**Land For Sale - 52 +/- Wooded acres on the
Tippecanoe River - Marshall County
State Road 331
Tippecanoe, IN 46570**

\$340,000
52.340± Acres
Marshall County



Land For Sale - 52 +/- Wooded acres on the Tippecanoe River - Marshall County Tippecanoe, IN / Marshall County

SUMMARY

Address

State Road 331

City, State Zip

Tippecanoe, IN 46570

County

Marshall County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront

Latitude / Longitude

41.185878 / -86.121778

Taxes (Annually)

500

Acreage

52.340

Price

\$340,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-52-wooded-acres-on-the-tippecanoe-river-marshall-county-marshall-indiana/30055/>



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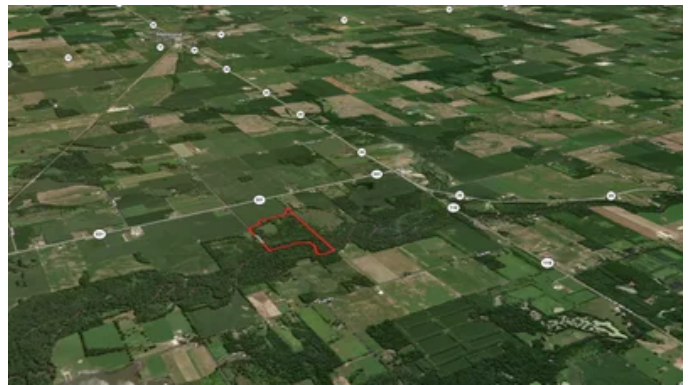
PROPERTY DESCRIPTION

Land For Sale - 52 +/- Wooded acres on the Tippecanoe River - Tippecanoe, IN / Marshall County. Hard to find 52.34 +/- acres of wooded river bottom with the Tippecanoe River bordering the west side. The opportunities are of wide variety with a parcel like this. For outdoor enthusiasts, you have hunting, fishing, camping, floating and other water sports. The area has a good pedigree for its deer and turkey hunting, and anything along this specific river usually lives up to that. The habitat has several diverse benefits. From your typical open river bottom littered with soft maples, to thick areas of native weeds or younger trees. On the east end there are the openings (refer to aerial pictures), depending on spring moisture it may be possible to get a food plot in those areas. More than likely it would be dry enough in the fall for a fall planting. Currently they are head high with grasses and weeds. With or without those planted, the property sets up perfect for hunting on Indiana's predominately west winds. Besides maple, locust and cottonwoods, there is a surprising amount of red oaks and elms on the property. The south end even has medium and very large sized white oaks as well. Besides deer and turkey, a person could also enjoy great waterfowl hunting. The bends in the river on the southwest corner of the property could offer a great spot for a blind. The fishing has always been great on the Tippecanoe, specifically for small mouth bass and pike. Even if you are not a hunter or fisherman, there is always recreational activities to do year round on a property like this. From camping in the summertime to just enjoying the nature that is attractive to the river. The town of Mentone is only a few miles east. For larger towns this property is dead inbetween of Plymouth, Warsaw and Rochester. * The county gis shows the parcel being 47 acres. The owners had a survey performed in 2020 showing the 52 acres.

If you have more questions or would like a private showing, call land specialist Ty Mills [260-571-5232](tel:260-571-5232) or email tmills@mossyoakproperties.com

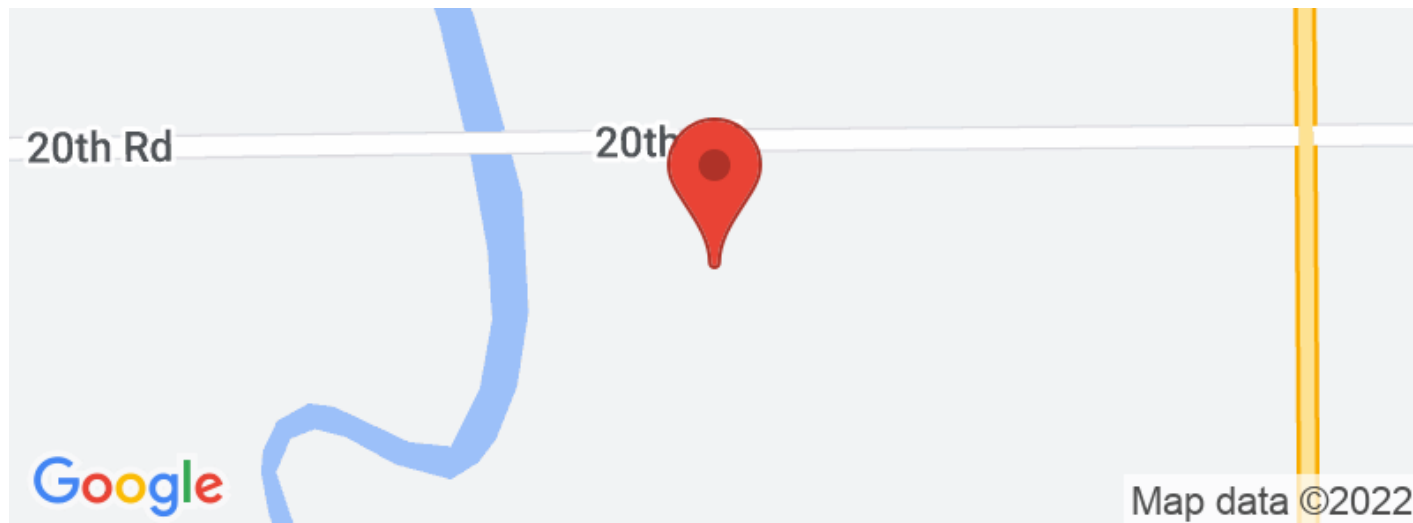


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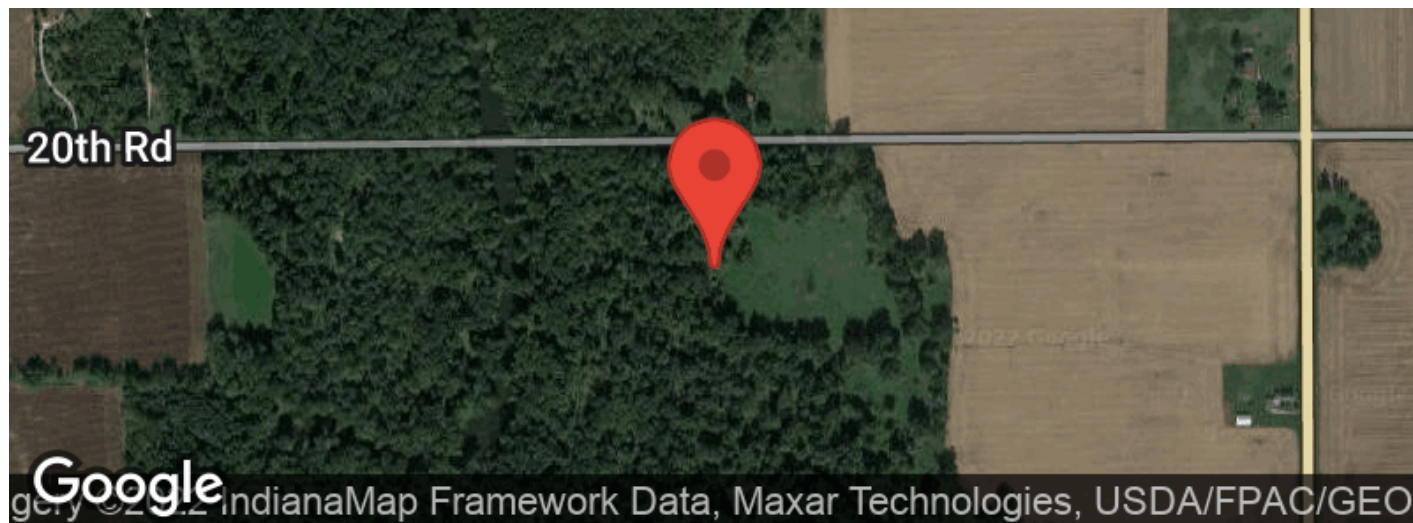
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Locator Maps



Land For Sale - 52 +/- Wooded acres on the Tippecanoe River - Marshall County
Tippecanoe, IN / Marshall County

Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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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 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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MORE INFO ONLINE:

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