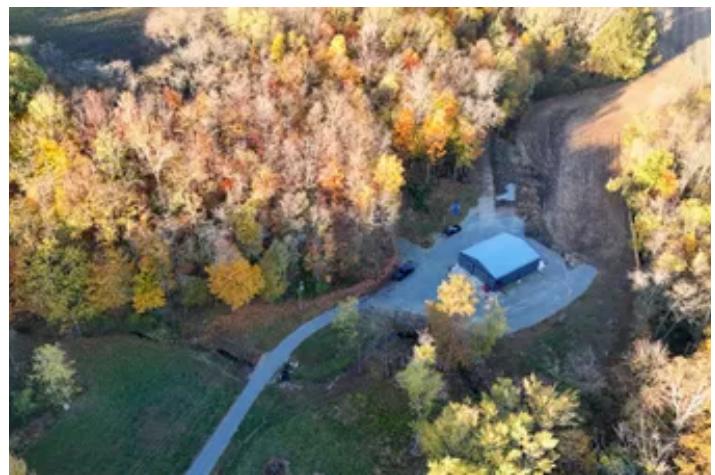


70 +/- Acres Land & Pole Barn with New Living Quarters  
For Sale - Cass County - Peru, Indiana  
1848 S CR 1100 E  
Peru, IN 46970

\$735,000  
70± Acres  
Cass County



**70 +/- Acres Land & Pole Barn with New Living Quarters For Sale - Cass County - Peru, Indiana  
Peru, IN / Cass County**

**SUMMARY**

**Address**

1848 S CR 1100 E

**City, State Zip**

Peru, IN 46970

**County**

Cass County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

40.739106 / -86.170531

**Taxes (Annually)**

1797

**Dwelling Square Feet**

1920

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

70

**Price**

\$735,000

**Property Website**

<https://indianalandandlifestyle.com/property/70-acres-land-pole-barn-with-new-living-quarters-for-sale-cass-county-peru-indiana-cass-indiana/83946/>



## 70 +/- Acres Land & Pole Barn with New Living Quarters For Sale - Cass County - Peru, Indiana Peru, IN / Cass County

---

### **PROPERTY DESCRIPTION**

#### **One-of-a-Kind 70 Acre Recreational Paradise in Eastern Cass County, Indiana**

Discover a rare opportunity to own a premier mixed-use hunting and recreational property on the Cass/Miami County line, just minutes from Peru, Indiana. This stunning tract offers the perfect blend of seclusion, wildlife habitat, and modern comfort—with natural features that set it apart from anything else on the market.

Spanning rolling terrain with a unique ridge system and proximity to the Wabash River, this property is a haven for outdoor enthusiasts. It boasts approximately **25 +/- acres of tillable land**, including a **secluded clover field** and a larger (currently) **cornfield**, enhancing both hunting potential and agricultural value. The land is full of **deer and turkey**, and with its diverse topography, it has the structure to become one of Indiana's top hunting properties.

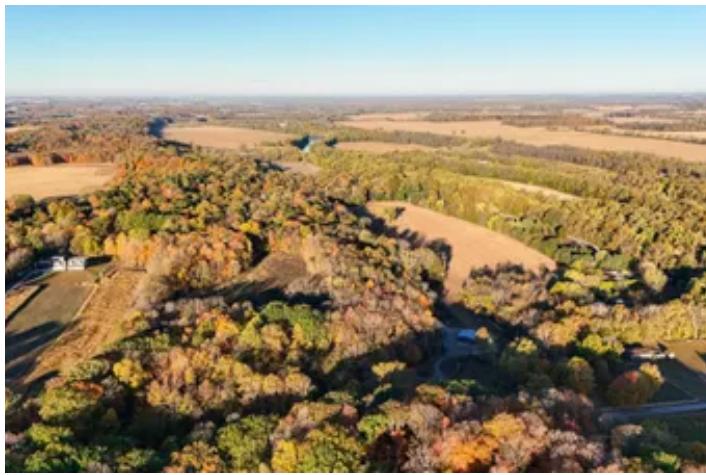
Multiple **natural springs** provide year-round water, including one that feeds a small wetland area, not far behind the barn—ideal for developing a stocked pond. A **crystal-clear rock-bed creek** flows at the back of the property, complete with small waterfalls and a **cleared site perfect for a future cabin** overlooking this tranquil setting.

Access throughout the property is made easy with a well-maintained **trail road leading from the newly constructed pole barn to the back of the parcel**. The **20' x 48' living quarters** inside the pole barn offers all the comforts of home, featuring **AC, two heat sources including a wood stove, washer/dryer, water softener, and beautiful natural wood finishes and everything is new!** The walls around the living area are double insulated and has 6" batt insulation. The windows inside are double pane as well. Above the living area is additional **storage space**, while the **fully 2" insulated shop** is ideal for equipment storage and projects, with **AC, two sources of heat including another wood stove, and an electric garage door**. Around the barn the owner has planted clover and wildflowers for the wildlife, and they love visiting!

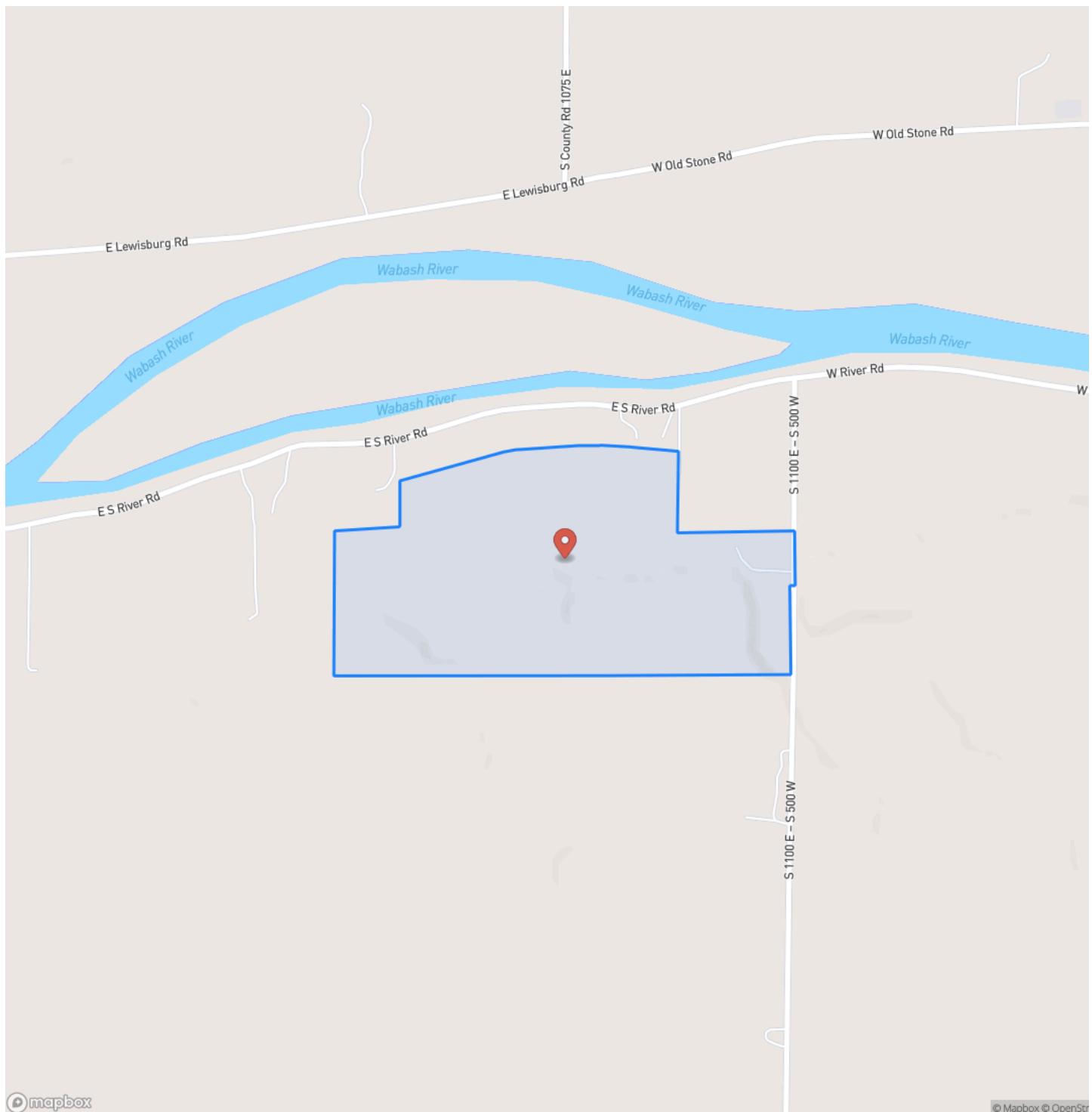
Whether you're looking for a private getaway, a top-tier hunting retreat, or a location to build your dream home, this property offers unmatched versatility and serenity. Properties like this **rarely hit the market**—don't miss your chance to make it yours.

Contact Land Specialist, Ty Mills, at [260-571-5232](tel:260-571-5232) / [tmills@mossyoakproperties.com](mailto:tmills@mossyoakproperties.com)

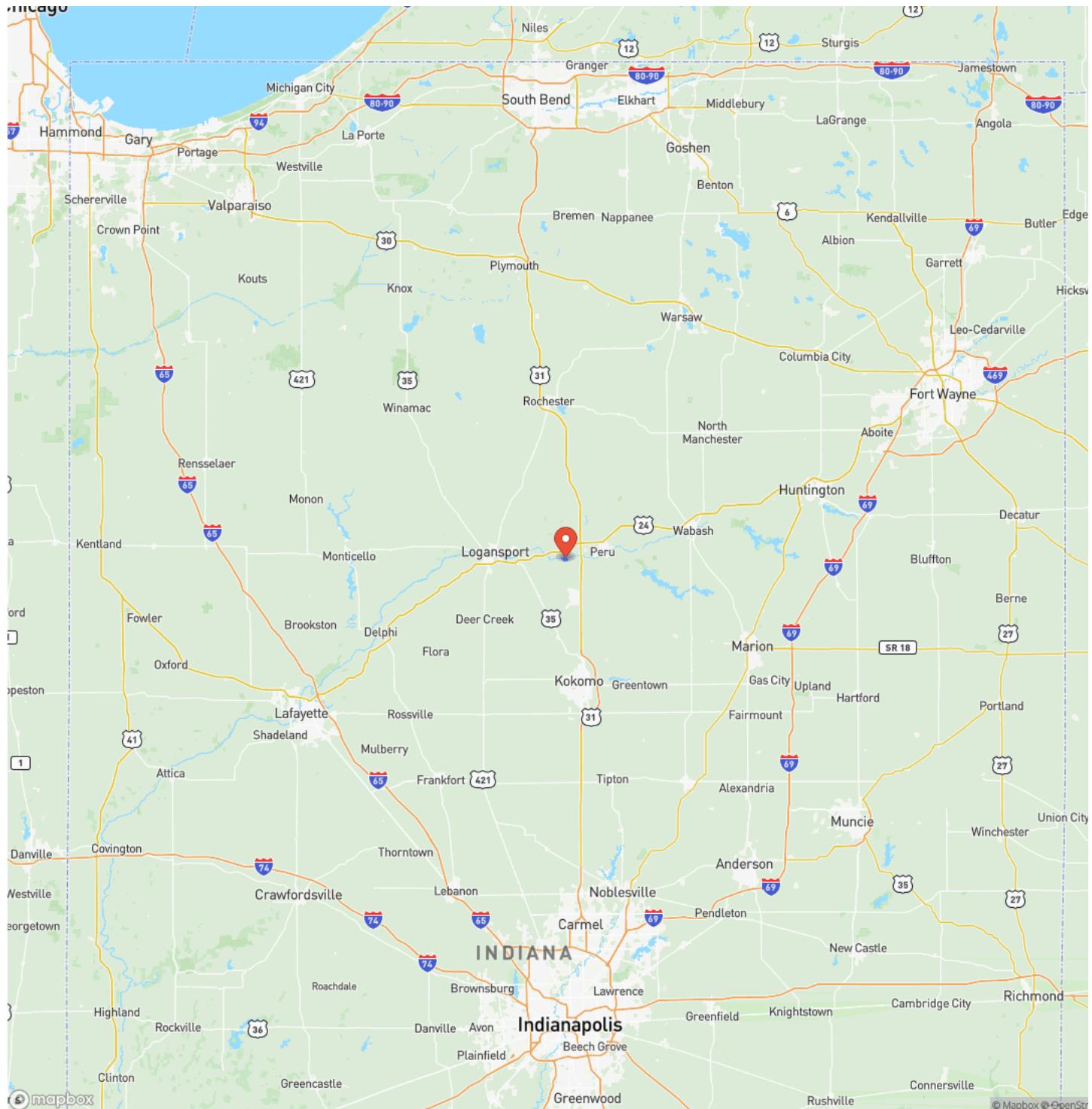
70 +/- Acres Land & Pole Barn with New Living Quarters For Sale - Cass County - Peru, Indiana  
Peru, IN / Cass County



## Locator Map



## Locator Map



## Satellite Map



## **70 +/- Acres Land & Pole Barn with New Living Quarters For Sale - Cass County - Peru, Indiana**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

•  
Ty Mills

## Mobile

(260) 571-5232

## Office

(765) 505-4155

## Email

tmills@mossyoakproperties.com

## Address

2013 E Lou Ln

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

## NOTES



## **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.

---

**Mossy Oak Properties Indiana Land and Lifestyle**

PO Box 10  
Clinton, IN 47842  
(765) 505-4155  
<https://indianalandandlifestyle.com/>

---