

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

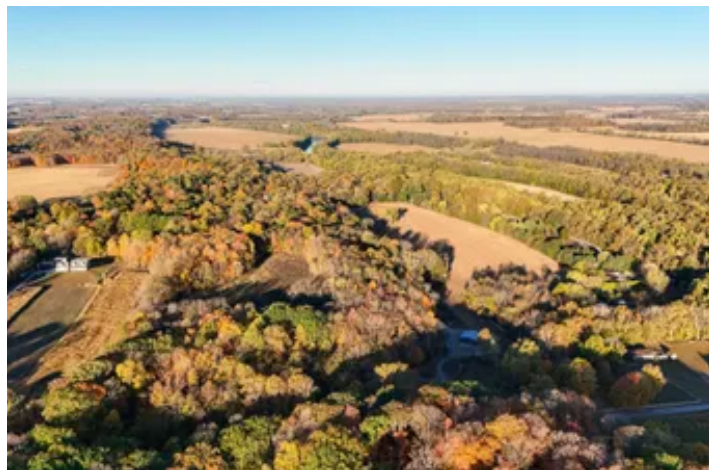
70

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!

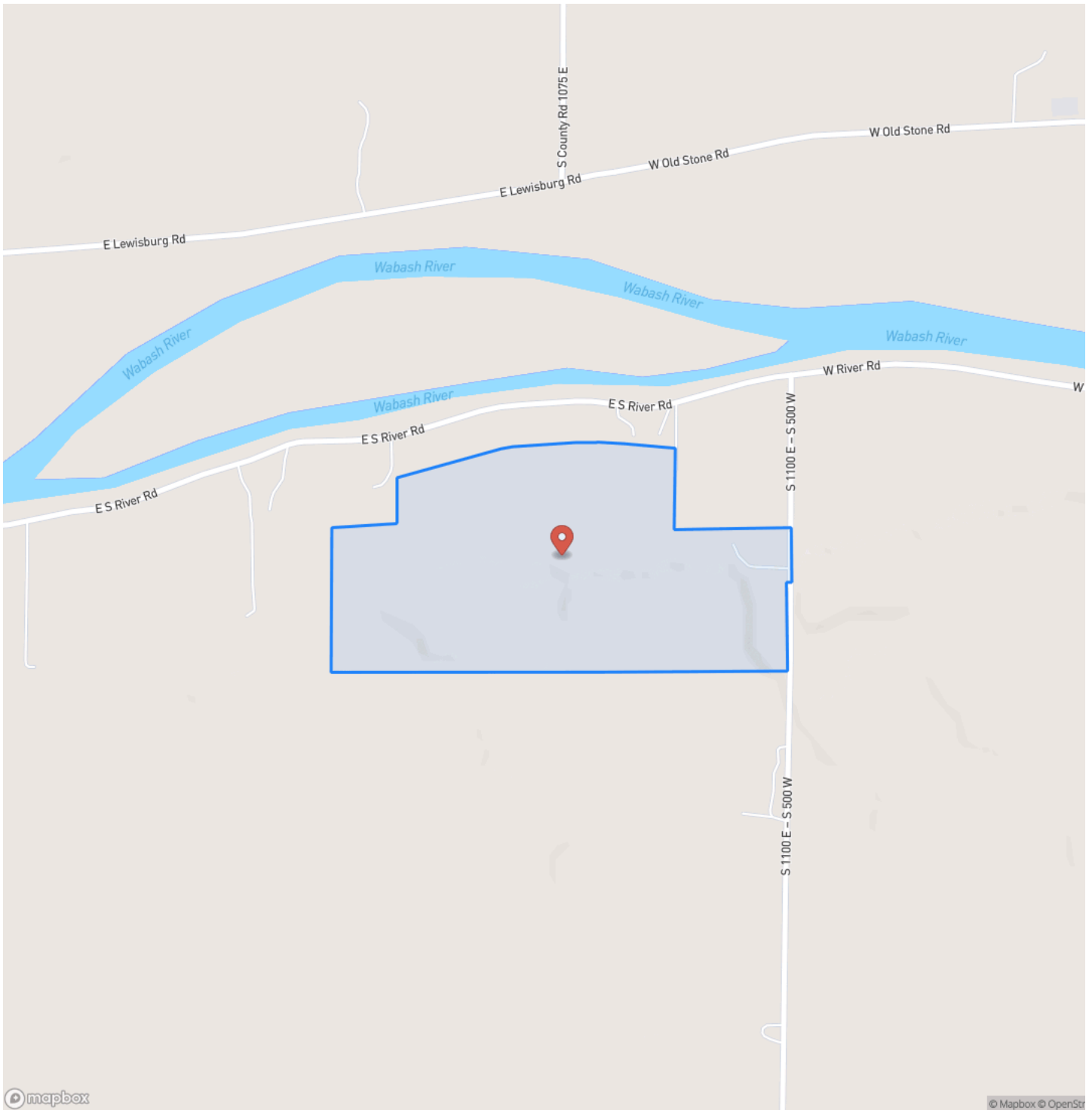
Whether you're looking for a private getaway, a top-tier hunting retreat, or a location to build your dream home, this property offers unmatched versatility and serenity. Properties like this **rarely hit the market**—don't miss your chance to make it yours.

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

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

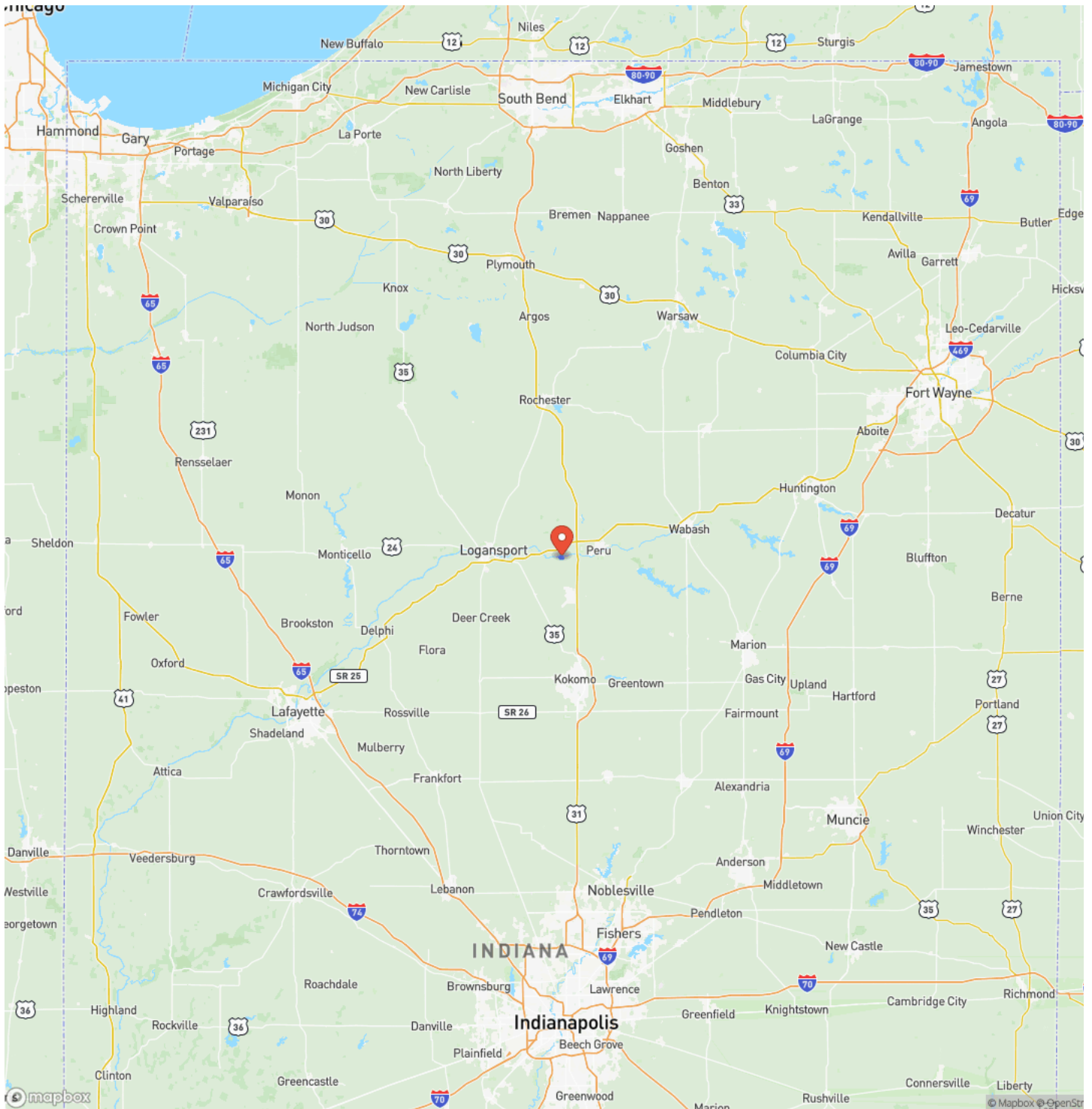


Locator Map



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

Locator Map



Satellite Map



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

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

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.

This image shows a single 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.



<https://indianalandandlifestyle.com/>

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/>
