

**Land for Sale - 8 +/- Vacant Acres by
Mississinewa Lake with Well and Septic
4998 E 400 S
Peru, IN 46970**

\$175,000
8± Acres
Miami County



Land for Sale - 8 +/- Vacant Acres by Mississinewa Lake with Well and Septic Peru, IN / Miami County

SUMMARY

Address

4998 E 400 S

City, State Zip

Peru, IN 46970

County

Miami County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot, Business Opportunity, Single Family

Latitude / Longitude

40.708114 / -85.978096

Taxes (Annually)

400

Acreage

8

Price

\$175,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-8-vacant-acres-by-mississinewa-lake-with-well-and-septic-miami-indiana/28419/>



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PROPERTY DESCRIPTION

Land for Sale - 8 +/- Vacant Acres by Mississinewa Lake with well and a certified septic. Owner willing to sell on contract! The main feature of this property is its close proximity to Mississinewa Reservoir/Lake. The public land water and land activities are only a half mile away! Whether you're looking to build your dream home or just own a piece of land in the country, this rolling tract has options! Opportunities for a business close to the lake could be there as well- example private campground or cabins. The 3 homes on the property are currently uninhabitable and more than likely need removed, along with some debris; seller has contacts to conduct removing. In addition to the well and septic, a 300' gravel drive was installed by Gaunt & Son asphalt. The north half of the property is the uncleared portion of woods. There is a creek ditch that branches in the middle of this section which provides water for wildlife. The stand of timber has a great variety of species of trees, from walnuts, red oaks, and maples, to beach, cherry and tulip. Hunting can be done for deer, turkey, and small game, and fishing isn't far thanks to the lake. A good standing fence runs along the east and west borders, with a field bordering the north to mark property lines clearly. Seller is wanting to keep the 2 acres of tillable in the front, but with the right offer will sell it. For more information or a private showing, contact Land Specialist Ty Mills.
Call/text [\(260\)571-5232](tel:(260)571-5232)

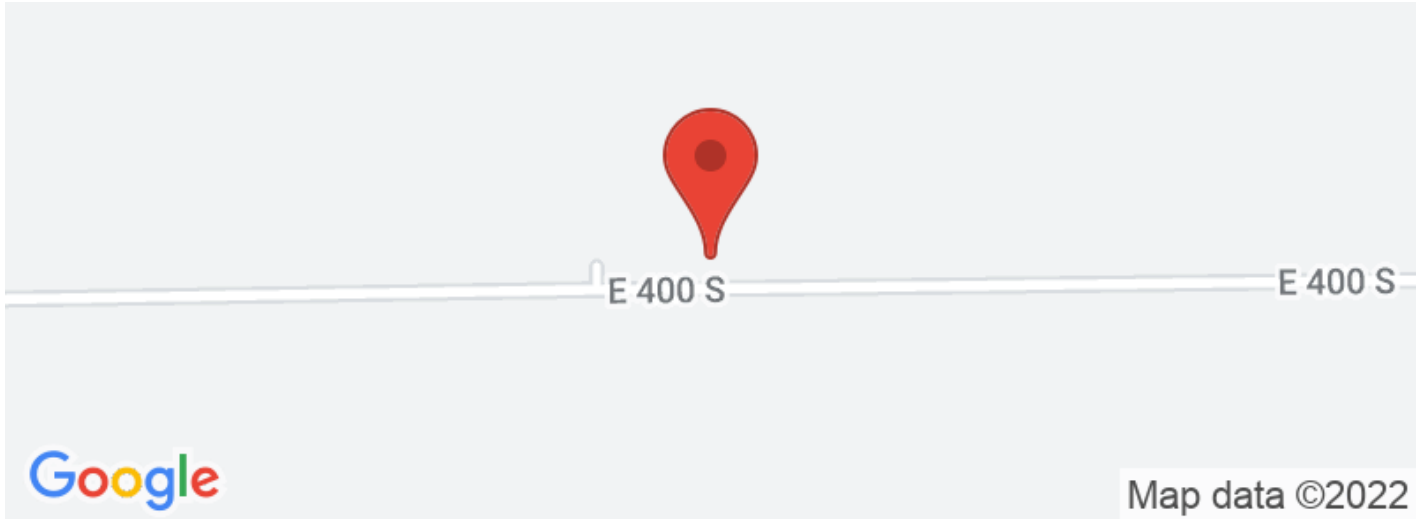


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Locator Maps



Land for Sale - 8 +/- Vacant Acres by Mississinewa Lake with Well and Septic
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Aerial Maps



**Land for Sale - 8 +/- Vacant Acres by Mississinewa Lake with Well and Septic
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Mills

Mobile

(260) 571-5232

Office

(765) 505-4155

Email

tmills@mossyoakproperties.com

Address

PO Box 201

City / State / Zip

Roann, IN 46974

NOTES

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, typical of notebook or legal stationery. There are no margins, text, or other markings on the page.

MORE INFO ONLINE:

<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

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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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