

Home & Land For Sale - Remote Home on 54 Rolling  
Acres With Paw Paw Creek - Miami County Indiana  
6244 E 700 N  
Peru, IN 46970

**\$675,000**  
54± Acres  
Miami County





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### **SUMMARY**

#### **Address**

6244 E 700 N

#### **City, State Zip**

Peru, IN 46970

#### **County**

Miami County

#### **Type**

Hunting Land, Recreational Land, Residential Property, Single Family

#### **Latitude / Longitude**

40.87192 / -85.959747

#### **Taxes (Annually)**

1503

#### **Dwelling Square Feet**

3300

#### **Bedrooms / Bathrooms**

4 / 3

#### **Acreage**

54

#### **Price**

\$675,000

#### **Property Website**

<https://indianalandandlifestyle.com/property/home-land-for-sale-remote-home-on-54-rolling-acres-with-paw-paw-creek-miami-county-indiana-miami-indiana/61875/>



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### PROPERTY DESCRIPTION

#### Secluded 4-Bedroom Home on 54 Acres in Miami County, Indiana

Properties like this hardly ever reach the market! Escape to this serene 54-acre retreat nestled deep within the woods of Miami County, Indiana. This private, secluded property offers a tranquil lifestyle, far removed from the hustle and bustle, with no neighbors in sight. The spacious 4-bedroom, 3-bathroom home is designed for comfortable living and entertaining.

#### Interior Highlights:

- **Spacious Rooms:** Enjoy expansive living spaces, including a large living room and a cozy den, perfect for family gatherings.
- **Gourmet Kitchen:** The large kitchen features a central island, ample counter space, and a generous pantry, ideal for culinary enthusiasts.
- **Master Suite:** The master bathroom boasts a luxurious tub and a stand-up shower, offering a spa-like experience.
- **Walk-Out Basement:** The fully finished walk-out basement includes a full bathroom, making it convenient after a day spent exploring the woods.

#### Outdoor Living:

- **Wrap-Around Composite Deck:** Relax in the shade on the wrap-around deck, soaking in the sights and sounds of nature.
- **Ample Storage & Parking:** With an attached 2-car garage, a 3-car detached shop garage, sheds, a she-shed, and a greenhouse, you'll have plenty of space for all your needs.

#### Utility Features:

- **Multiple Heat Sources:** The home is equipped with three heating options— a 1,000-gallon propane tank, a large wood-burning boiler, and a wood stove in the basement.
- **Backup Power:** A 24 kW generator ensures you'll never be without power, even in an outage.
- **Additional Amenities:** The property includes an ADT security system, leaf guards for gutters, and an RV plug-in. Personal property items like a gun safe, welder, and air compressor may be included with the right offer.

#### Outdoor Adventure:

This property is a hunter's paradise with its rolling terrain, creek bottom, in the well-known Paw Paw Creek area. With the creek running through the north third of the property, hunting for any in season species is excellent! The area is abundant with deer and turkeys, making it a prime hunting location. The owners have also maintained trails throughout the property, making it easy to navigate by UTV or on foot.

This unique property offers a rare opportunity to live in harmony with nature, with all the comforts of modern living. Don't miss the chance to own this secluded gem in Miami County! Contact Land Specialist Ty Mills [260-571-5232](tel:260-571-5232) / [tmills@mossyoakproperties.com](mailto:tmills@mossyoakproperties.com) to view this one of a kind property!

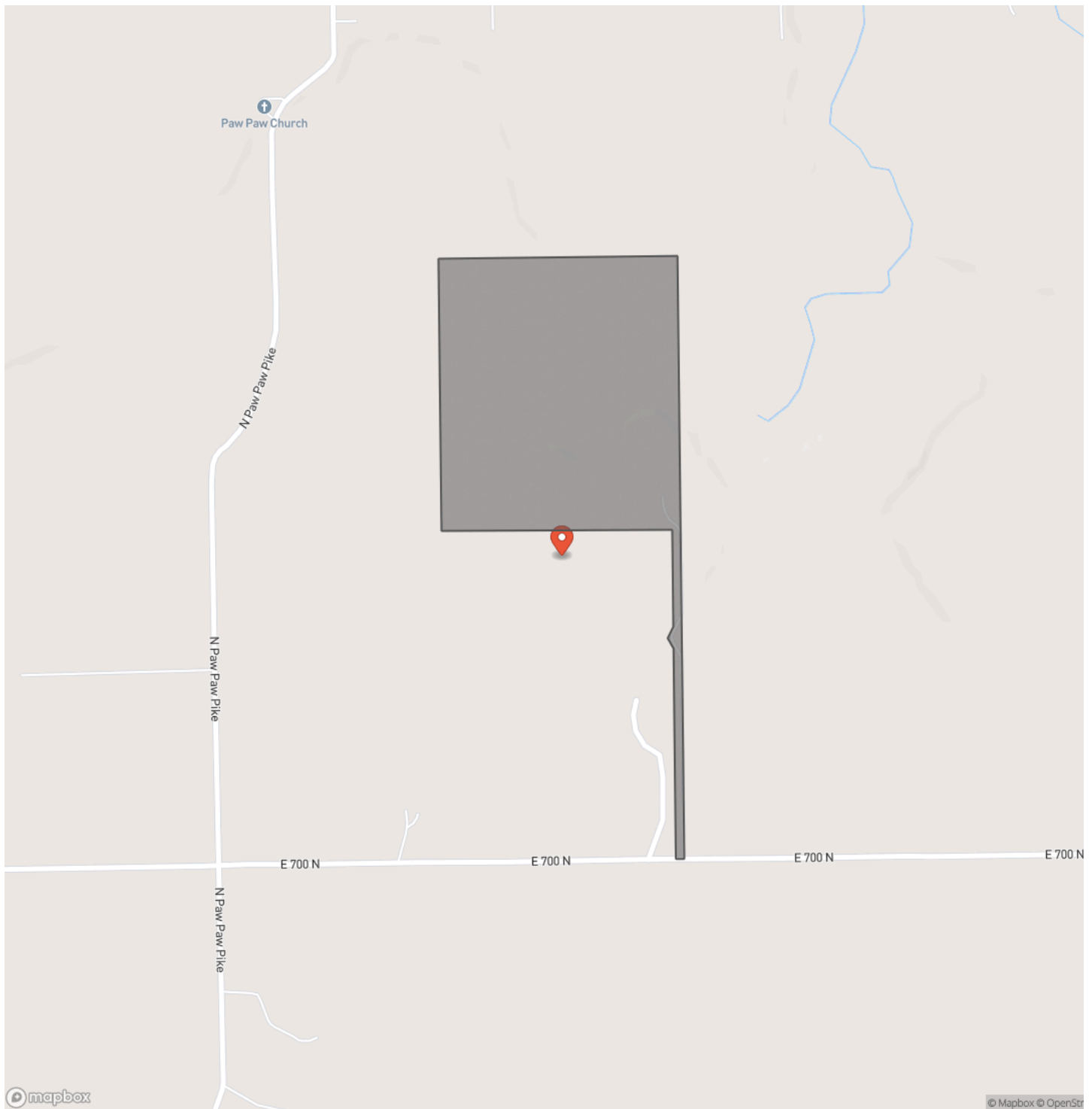
***Pre-approvals must be provided for showing.***



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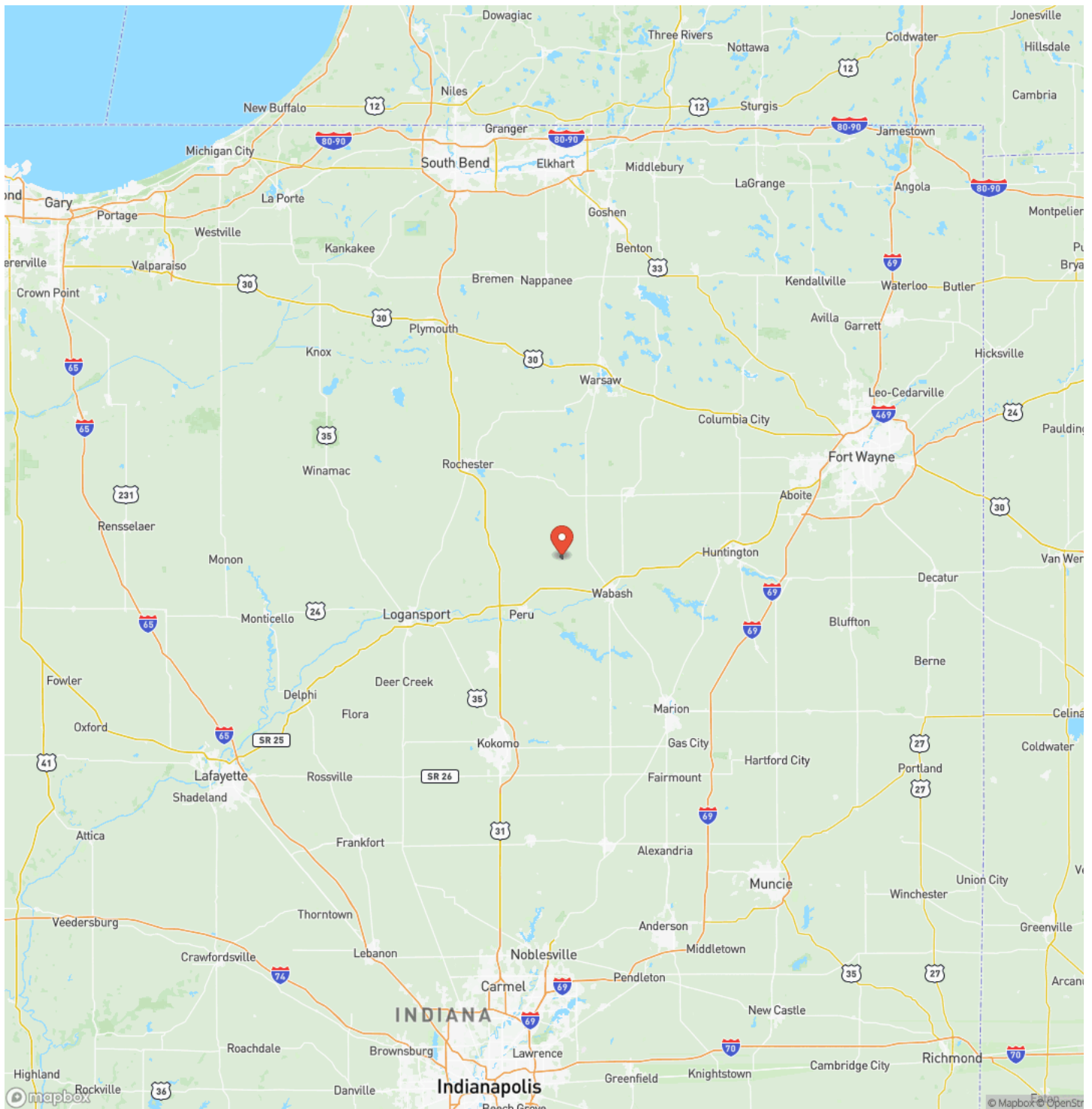


## Locator Map

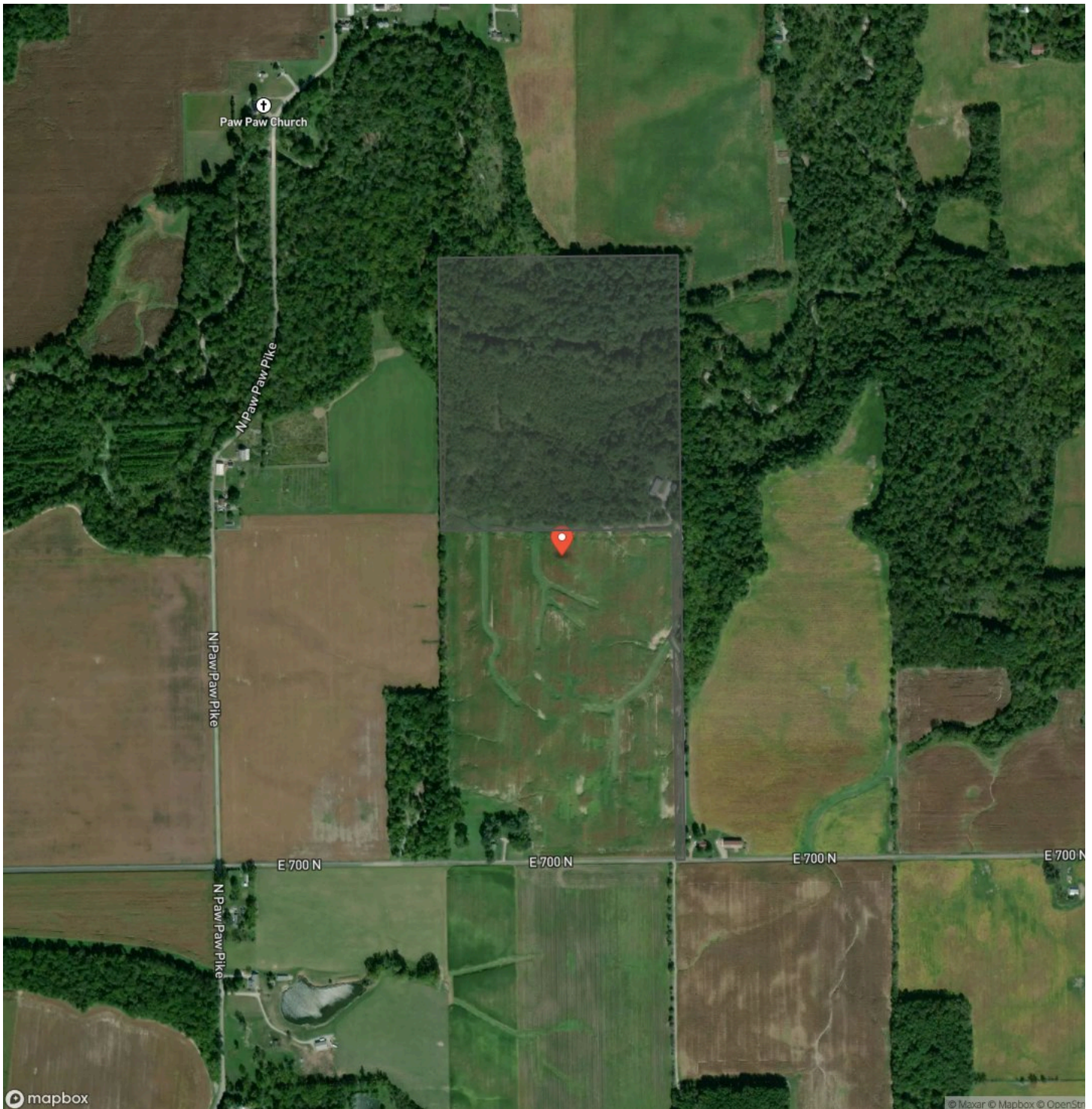




## Locator Map



## Satellite Map



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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**

2013 E Lou Ln

## City / State / Zip

Peru, IN 46970

## NOTES

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. 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.



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**Mossy Oak Properties Indiana Land and Lifestyle**

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