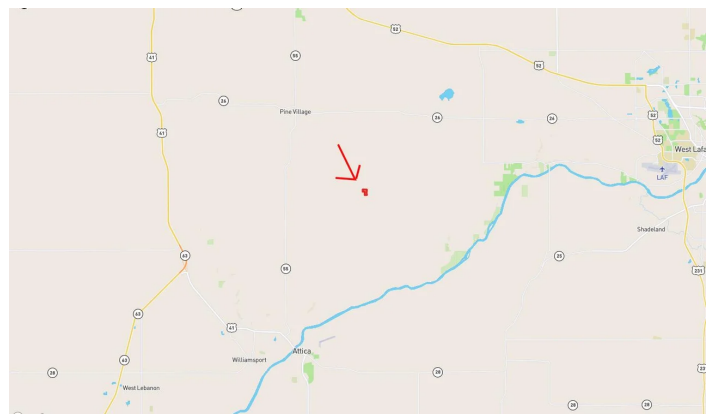
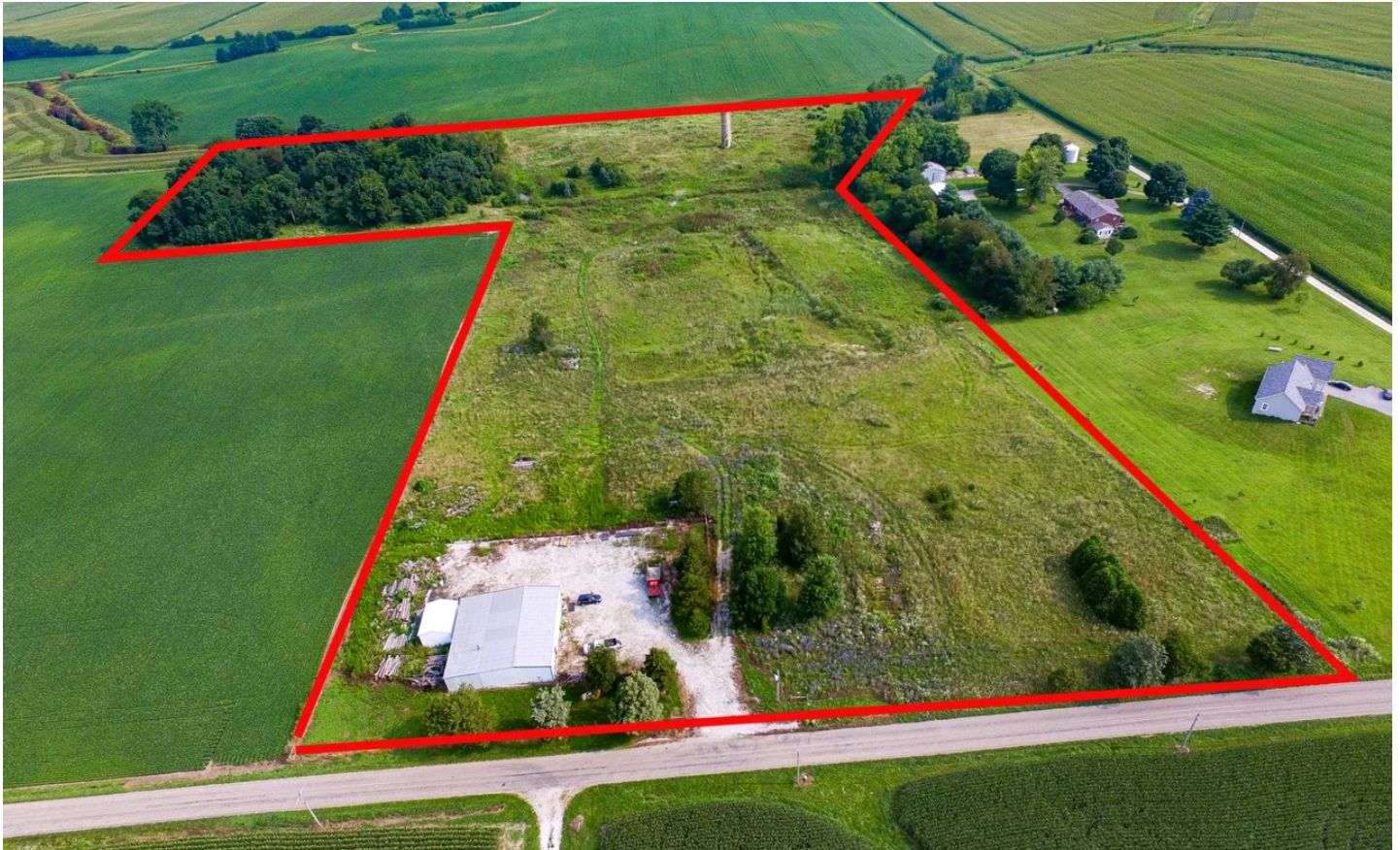


**Land for Sale - Barn w/ Utilities On 20
acres And Great Home Site - Attica, IN
Warren County**
6628 E 550 N
Attica, IN 47918

\$275,000
20.200 +/- acres
Warren County



Land for Sale - Barn w/ Utilities On 20 acres And Great Home Site - Attica, IN Warren County

Attica, IN / Warren County

SUMMARY

Address

6628 E 550 N

City, State Zip

Attica, IN 47918

County

Warren County

Type

Hunting Land, Recreational Land, Residential Property, Undeveloped Land, Single Family

Latitude / Longitude

40.396086 / -87.193971

Taxes (Annually)

575

Bedrooms / Bathrooms

-- / 1

Acreage

20.200

Price

\$275,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-barn-w-utilities-on-20-acres-and-great-home-site-attica-in-warren-county-warren-indiana/20285/>



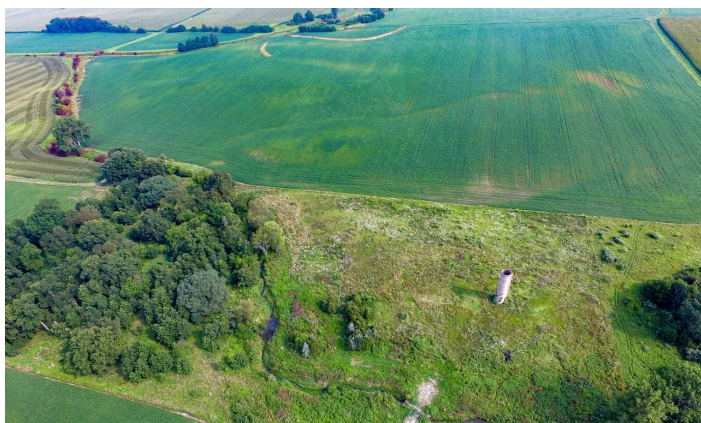
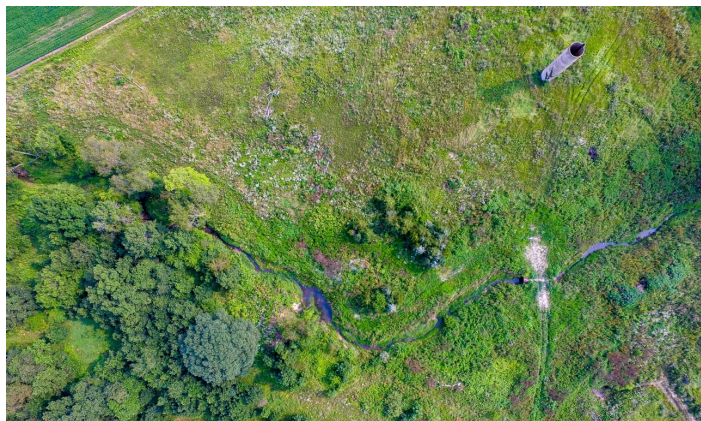
Land for Sale - Barn w/ Utilities On 20 acres And Great Home Site - Attica, IN Warren County
Attica, IN / Warren County

PROPERTY DESCRIPTION

Land for Sale - Barn w/ Utilities On 20 acres And Great Home Site - Attica, IN Warren County. Located at 6628 E 550 N Attica, IN 47918 In eastern Warren County between West Lafayette and Attica. This 20 acre property with all the amenities is only missing one thing, your dream home! The 1800 sq. ft. barn was constructed in 2000, has power (220 panel), brand new well installed 5/27/2020, 2 existing septic systems east of the barn, unfinished living quarters, full bathroom, upper storage area, concrete floor and is well insulated (closed cell spray foamed 3 years ago). There were no shortcuts in building this barn! There is a large car door on the east side, a large equipment door on the north edge, along with a lean-to area for other storage. There is a 2 year old car port erected on the west side of the barn as well. \$8,000 worth of #2 gravel was just laid, and is ready for finer stone to complete the drive and parking area. When you first pull up to the property, you will be greeted by the new gate and fencing. There will be post and wire left to complete the system around the whole property, although it won't take much more. The barn area is seperated with fence from the rest of the property as well, so livestock could be a option after fence completion. Property wise there is a beautiful stream that cuts the middle and into the heavily wooded north west portion before eventually connecting with Kickapoo creek. The owner installed a diy culvert that is not going anywhere anytime soon than can handle large equipment. There's a even mix of woods to tillable land, which in the past was used for hay. No shortage of wildlife for this parcel. Deer, turkey, small game, quail and maybe a pheasant or two. A grain silo even sits in the far north part of the property that someone could make into a project to restore. There are several spots on the property that could picked out for your home! Whether it's around the barn, or in the back by the woods, any location would have a peaceful view. set up a private showing or questions, contact agent Ty Mills tmills@mossyoakproperties.com or call/text 260-571-5232.



Land for Sale - Barn w/ Utilities On 20 acres And Great Home Site - Attica, IN Warren County
Attica, IN / Warren County



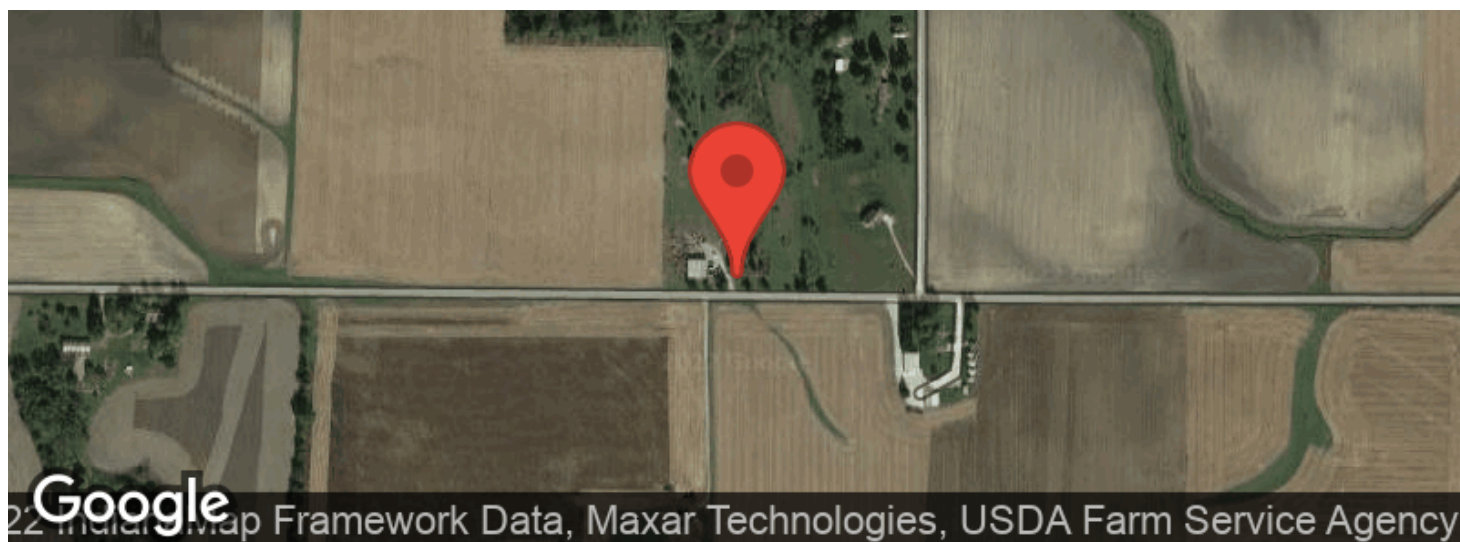
Land for Sale - Barn w/ Utilities On 20 acres And Great Home Site - Attica, IN Warren County
Attica, IN / Warren County

Locator Maps



Land for Sale - Barn w/ Utilities On 20 acres And Great Home Site - Attica, IN Warren County
Attica, IN / Warren County

Aerial Maps



Land for Sale - Barn w/ Utilities On 20 acres And Great Home Site - Attica, IN Warren County
Attica, IN / Warren County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



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.



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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