

**Land For Sale - 82 acres Mixed Habitat,
Planted Timber & Pond - Mentone,
Indiana - Kosciusko County
S 950 W
Mentone, IN 46539**

\$475,000
82 +/- acres
Kosciusko County



Land For Sale - 82 acres Mixed Habitat, Planted Timber & Pond - Mentone, Indiana - Kosciusko County
Mentone, IN / Kosciusko County

SUMMARY

Address

S 950 W

City, State Zip

Mentone, IN 46539

County

Kosciusko County

Type

Hunting Land, Recreational Land, Residential Property, Timberland, Lot

Latitude / Longitude

41.1779 / -86.0258

Taxes (Annually)

150

Acreage

82

Price

\$475,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-82-acres-mixed-habitat-planted-timber-pond-mentone-indiana-kosciusko-county-kosciusko-indiana/24879/>



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Mentone, IN / Kosciusko County

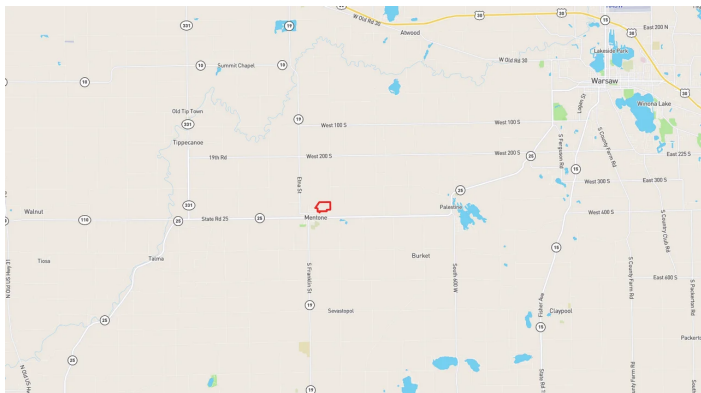
PROPERTY DESCRIPTION

Land For Sale - 82 acres Mixed Habitat, Planted Timber & Pond - Mentone, Indiana - Kosciusko county 41.1779 , -86.0258. Located just north of the town Mentone, IN is this wonderful 82 acre outdoorsman's paradise! This property has been kept up for habitat, and the time put into it is evident when walking through. Off of County Road 950 W, sits 56 acres of a 25 year old tree planting performed by Wakeland. The planting consists of hardwoods- oak (white and red), tulip, walnut, elm and pines, mixed for habitat. There are 16 acres of a mixture making up other pockets of shelter plantings in hardwoods/pines, naturally growing softer trees surrounded by thick undergrowth and a natural prairie grass area. With all these combined, you have edges and pockets of adverse habitat ideal for any type of hunting or nature observing. For deer, the large size and numerous rubs will impress any hunter. With a little clearing or mowing, the new owner could plant a great interior food plot in many locations on the west end. Like fishing too? This property has 10 acres of wetland. Of the wetland, there is a pond that is 10' deep varying on spot and stocked with bluegill and bass! With it comes a 6 or 8" control valve/overflow. Beside the pond is the other portion of wetland just ready for a spread of decoys during waterfowl season. Of course, there is the chance to see and pursue any type of small game or turkeys. With the specific programs the property is in for the planting and wildlife comes \$5,100 annual income good for another 4-5 years. With those programs also comes lower taxes! Another unique feature is the access from county and city roads from both sides of the property. To schedule a showing or for more information contact land specialist Ty Mills (260)571-5232 / tmills@mossyoakproperties.com

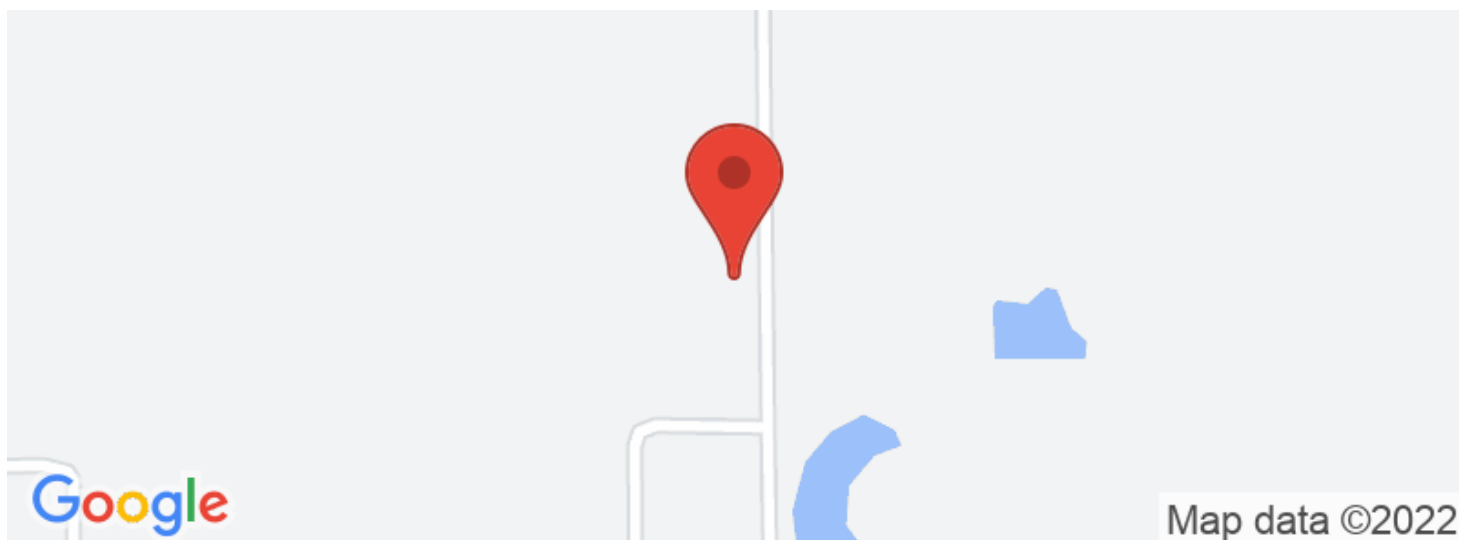


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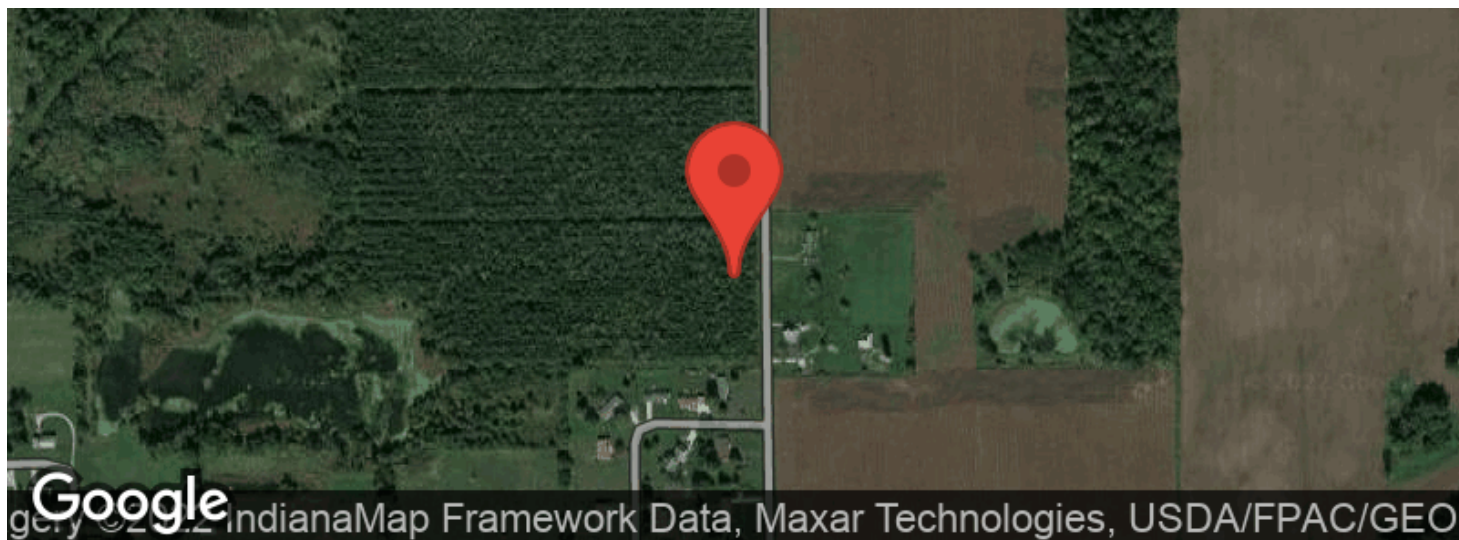


Locator Maps



Land For Sale - 82 acres Mixed Habitat, Planted Timber & Pond - Mentone, Indiana -
Kosciusko County
Mentone, IN / Kosciusko County

Aerial Maps



Land For Sale - 82 acres Mixed Habitat, Planted Timber & Pond - Mentone, Indiana -
Kosciusko County
Mentone, IN / Kosciusko County

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

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.



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/>

