

Land For Sale - 13 Acres Kosciusko County - Warsaw,  
Indiana  
N 650 W  
Warsaw, IN 46580

**\$159,000**  
13± Acres  
Kosciusko County





**Land For Sale - 13 Acres Kosciusko County - Warsaw, Indiana**  
**Warsaw, IN / Kosciusko County**

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**SUMMARY**

**Address**

N 650 W

**City, State Zip**

Warsaw, IN 46580

**County**

Kosciusko County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

**Latitude / Longitude**

41.252144 / -85.968562

**Taxes (Annually)**

260

**Acreage**

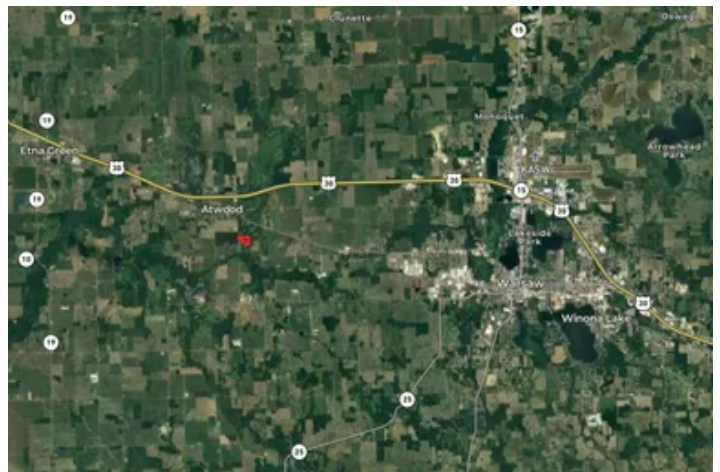
13

**Price**

\$159,000

**Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-13-acres-kosciusko-county-warsaw-indiana-kosciusko-indiana/57325/>



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### Warsaw, IN / Kosciusko County

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#### **PROPERTY DESCRIPTION**

#### **Serene 13-Acre Property in Kosciusko County, Near Warsaw, Indiana**

Discover the charm of country living with this exceptional 13-acre property nestled near Warsaw, Indiana, in beautiful Kosciusko County. This serene haven offers an array of features that make it a prime choice for your dream home or a nature lover's retreat.

##### **Prime Location:**

- **Proximity to Nature:** Less than half a mile from the picturesque Tippecanoe River, perfect for leisurely paddling in a canoe, kayak, or flat-bottom boat. With permission from the neighbors, you could access the river from the Pole Run ditch that goes through the back of the property.
- **Convenient Access:** Just a few miles south of US 30, providing easy access to nearby towns and amenities.

##### **Property Highlights:**

- **5-Acre Grass Field:** Ideally situated just off the road, this expansive field offers multiple potential building sites for your dream home.
- **Majestic Woodlands:** The property boasts stunning woods with mature white oaks and walnuts, offering potential timber income.
- **Natural Beauty:** The wooded area gently slopes down to a charming channel leading to the river, creating a tranquil, scenic environment.

##### **Outdoor Enthusiast's Paradise:**

- **Wildlife Habitat:** Excellent deer, turkey and waterfowl hunting opportunities with abundant natural habitat.
- **Shooting Range:** Equipped with a shooting backstop, perfect for firearm enthusiasts.

##### **Additional Features:**

- **Quonset Hut:** Versatile storage space currently used for a tractor, which can be included with the right offer.

This unique property combines the best of rural tranquility and convenient accessibility, making it an ideal location for a private retreat, hunting lodge, or your dream countryside home. Don't miss the opportunity to own a piece of Indiana's natural beauty. Contact us today for more information or to schedule a viewing! Ty Mills at 260.571.5232 or Brecken Kennedy at 260.578.7661.



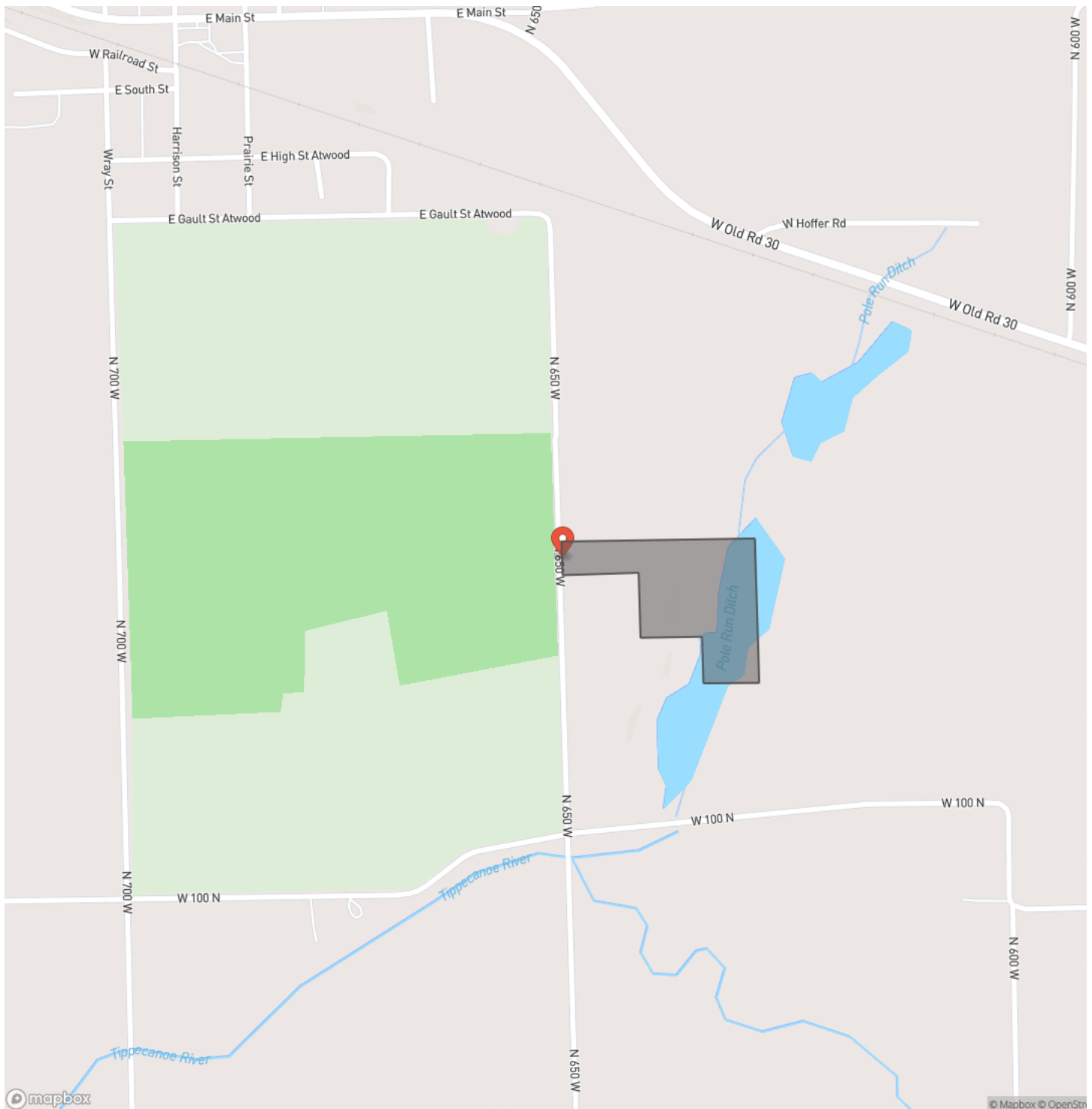


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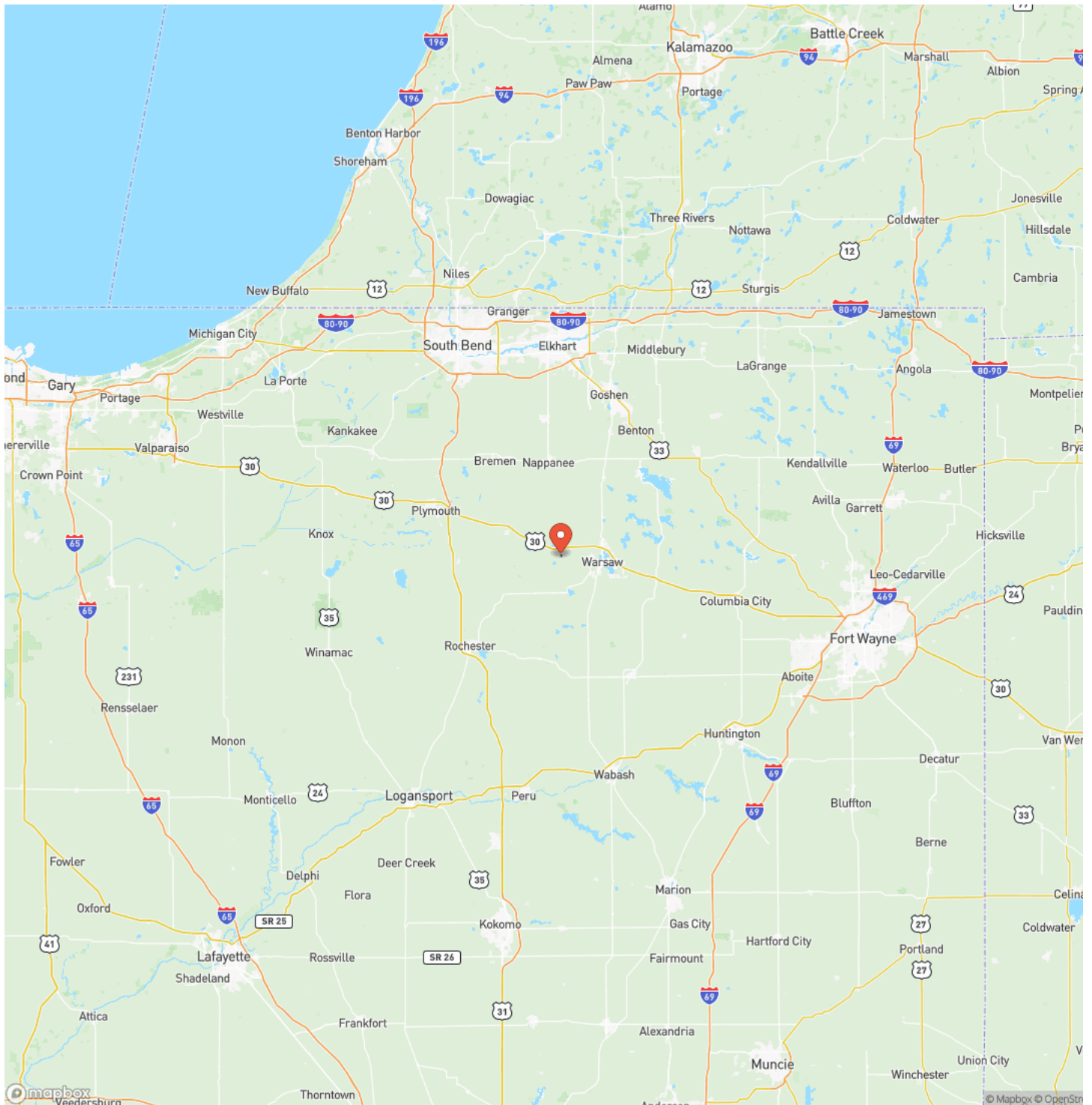


## Locator Map

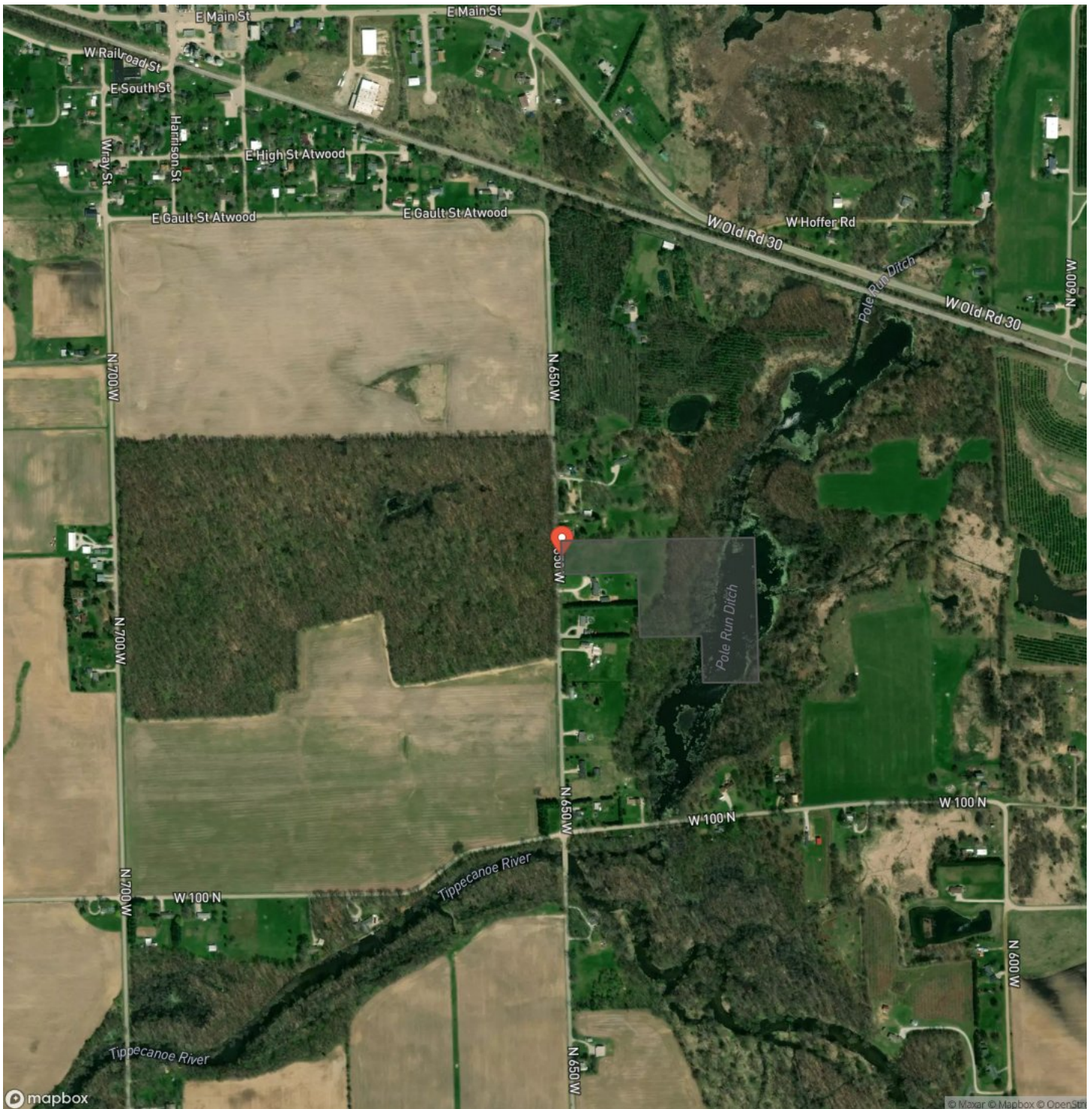




## Locator Map



## Satellite Map





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**Warsaw, 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**

2013 E Lou Ln

## City / State / Zip

Peru, IN 46970

## NOTES



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**



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**<https://indianalandandlifestyle.com/>**

## **DISCLAIMERS**

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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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**<https://indianalandandlifestyle.com/>**

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