

**Beautiful Home and Hunting Property - 31 +/- Acres  
along Deer Creek Cass County, Indiana  
5874 E 1100 S  
Galveston, IN 46932**

**\$720,000**  
30.980± Acres  
Cass County



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Galveston, IN / Cass County**

**SUMMARY**

**Address**

5874 E 1100 S

**City, State Zip**

Galveston, IN 46932

**County**

Cass County

**Type**

Hunting Land, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

40.604058 / -86.263173

**Taxes (Annually)**

1400

**Dwelling Square Feet**

1680

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

30.980

**Price**

\$720,000

**Property Website**

<https://indianalandandlifestyle.com/property/beautiful-home-and-hunting-property-31-acres-along-deer-creek-cass-county-indiana-cass-indiana/59740/>



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### PROPERTY DESCRIPTION

#### Beautiful Custom Home on 31 Acres Along Deer Creek

Discover the epitome of Midwest countryside living with this stunning 1,680 sq ft custom-built home, completed in 2016 and nestled on 31 breathtaking acres along Deer Creek. This property offers an unparalleled opportunity for outdoor enthusiasts, providing top-of-the-line hunting for whitetail deer, waterfowl, and turkeys, as well as excellent fishing.

#### Home Features:

- **Open-Concept Living:** Step inside to an open-concept design anchored by a striking rock fireplace. The spacious kitchen features ample cabinet space, a normal island, and an island with built in tap, making it perfect for large gatherings. The dining and living rooms flank the kitchen, separated by the fireplace, creating a warm and inviting atmosphere while being able to see tremendous views from multiple directions.
- **Three-Season Room:** Enjoy the serenity of the countryside in the three-season room, which offers picturesque views of the property.
- **Bedrooms and Baths:** Off the main living area, a hallway leads to the bedrooms, guest bath, utility room, and appliance room. Each bedroom features deep closets for ample storage. The master bedroom is designed with extra insulation to reduce noise, ensuring a peaceful retreat. The master bath with a double vanity is easily maneuverable. Flexibility allows for a third bedroom or an office.
- **Quality Materials:** The home boasts scratch-proof flooring and solid wood doors throughout. The well provides extraordinary pressure, complemented by a top-of-the-line water system. The home features electric heat and air and was built on a 5-foot crawl space with lighting and layers of plastic for added protection, accessed via the master bedroom closet.
- **Outdoor Living:** The home includes a composite deck on three sides with a 30-year warranty, perfect for enjoying the outdoors.

#### Detached Garage/Shop:

- **Garage Features:** The 26x40 three-bay detached garage/shop is constructed with the same attention to detail as the home. It is finished with 1/2" oak on the inside, includes a water spigot, storage upstairs, an electric ceiling heater, and TV hookup. It can serve as a basic garage or a "man cave."
- **Additional Storage:** A storage room off the back provides ample space for UTVs and tools.

#### Property Highlights:

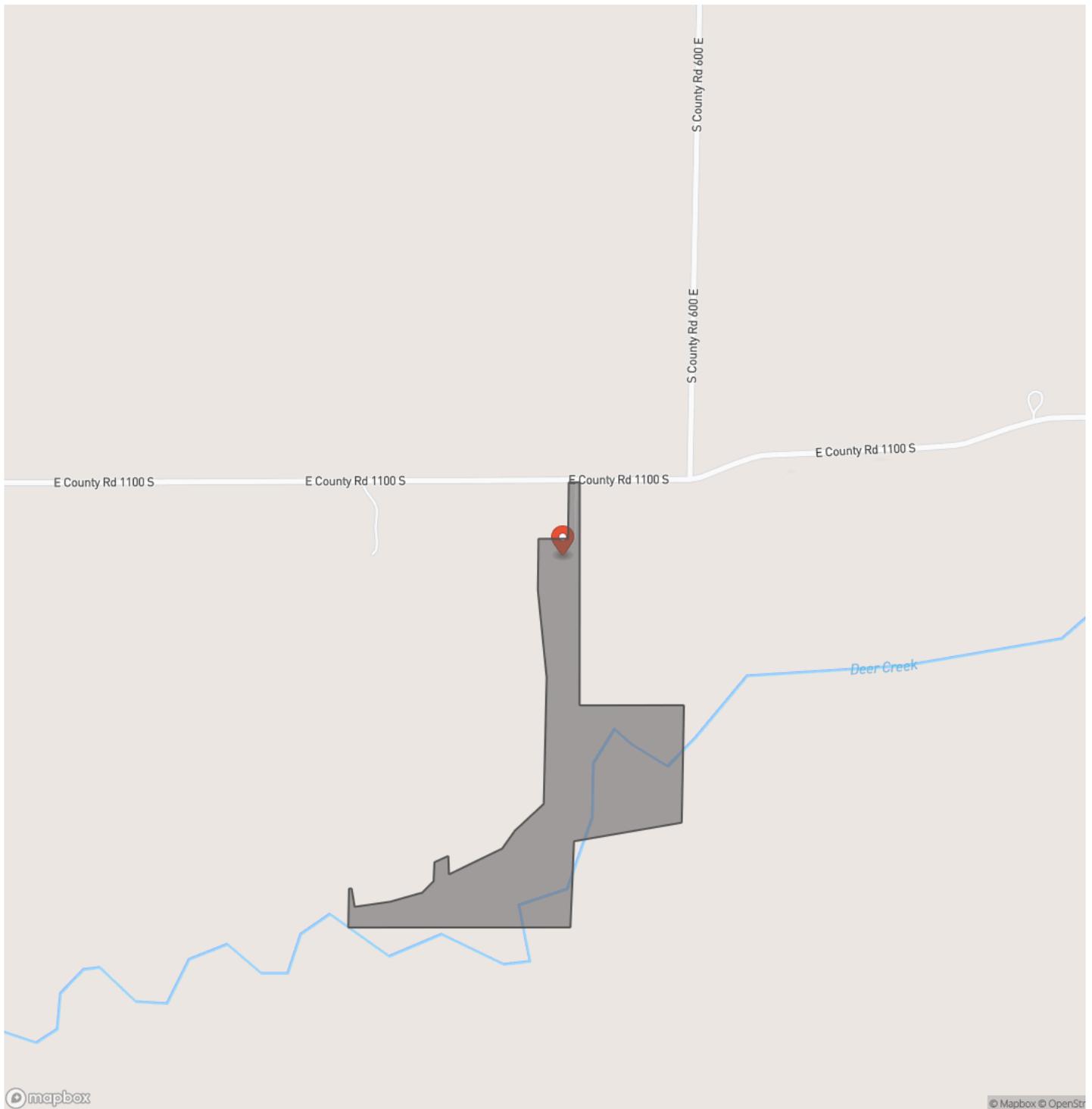
- **Outdoor Activities:** Deer, deer and more deer. The property is ideal for hunting with its rich history and habitat supporting tremendous deer, duck, and turkey hunting. Additionally, enjoy mushroom hunting, fishing for smallmouth bass and alligator gar to name a few, and discovering an abundance of artifacts in a documented area.
- **Habitat :**
  - the subject property and adjoining creek properties provide an abundance of habitat for the area. Surrounding this habitat is large ag fields providing ample food, as well as not allowing much hunting options keeping pressure low. The overall current situation as far as hunting pressure being low is a main contributor to what sets this property apart from the rest!
- **Land Improvements:** The property includes \$1,200 worth of newly planted trees, ATV crossings, and walking bridges. Fourteen deer stands remain with the property, and there are opportunities for camping by the floatable creek.
- **Accessibility:** The property is accessible via an abandoned county road to the north and is well posted in a low-pressure hunting area.
- **Tax Benefits:** The property is enrolled in a DNR forestry and wetland program offering tax breaks.

Don't miss your chance to own this exquisite property that perfectly combines modern comforts with the charm and a opportunity at a majority of Midwest countryside living qualities. For the most accurate information, contact Land Specialist, Ty Mills, at 260.571.5232.

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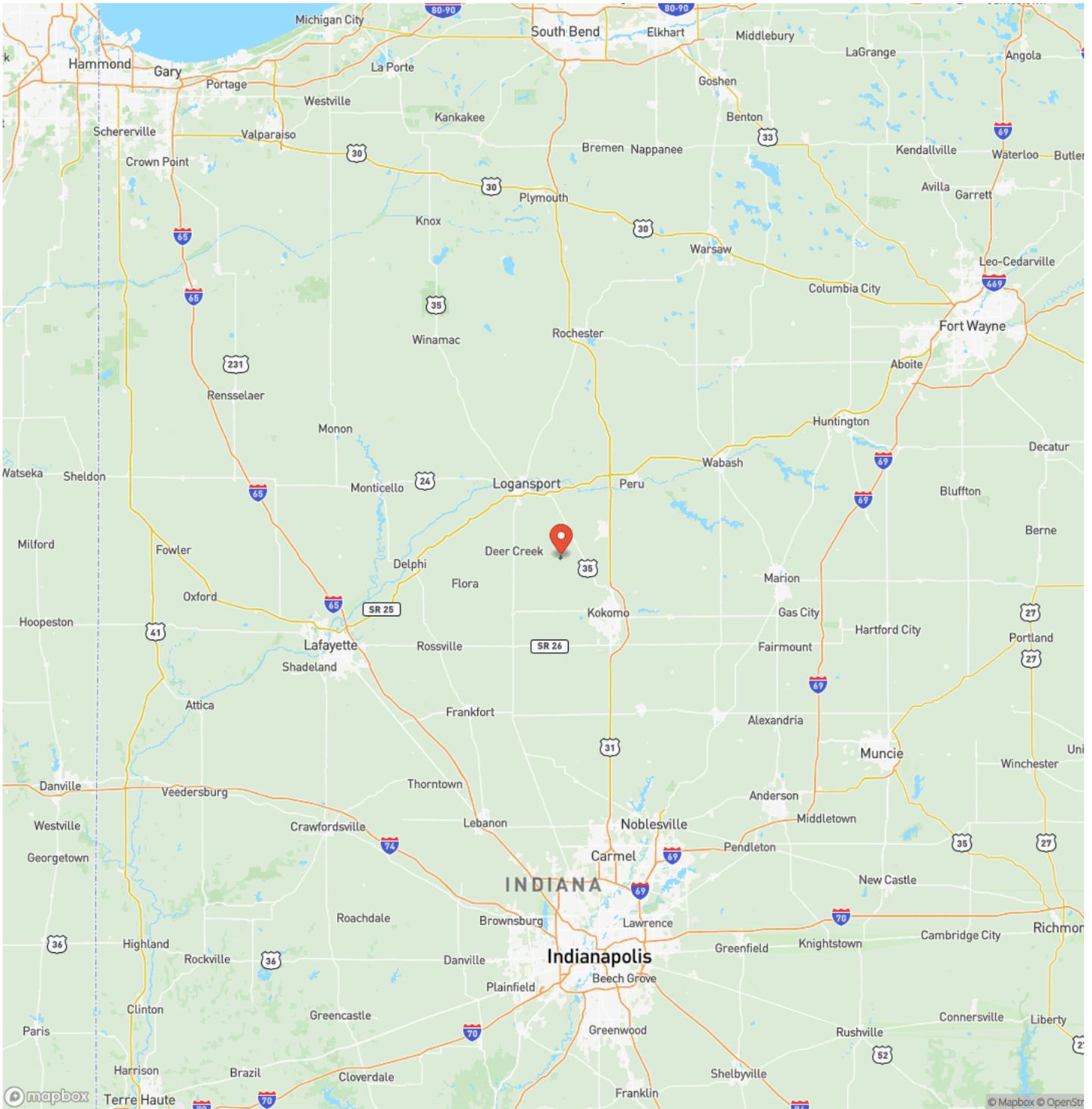


## Locator Map



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# Locator Map



## Satellite Map







## **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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