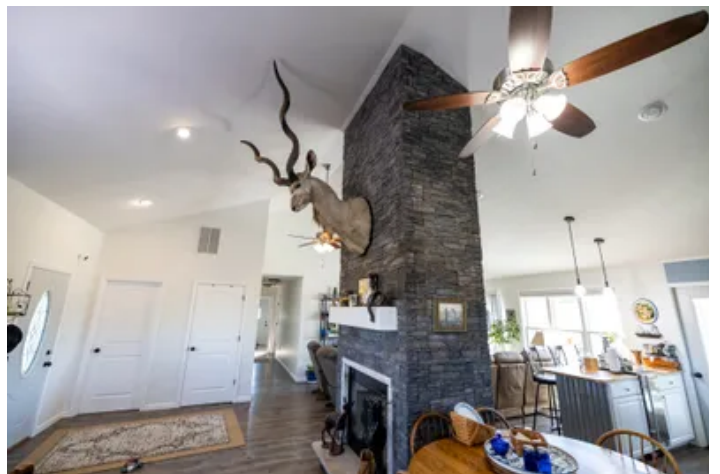


**Beautiful Home and Hunting Property - 31 +/- Acres  
along Deer Creek Cass County, Indiana  
5874 E 1100 S  
Galveston, IN 46932**

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



## Beautiful Home and Hunting Property - 31 +/- Acres along Deer Creek Cass County, Indiana 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/>



## Beautiful Home and Hunting Property - 31 +/- Acres along Deer Creek Cass County, Indiana Galveston, IN / Cass County

---

### 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.

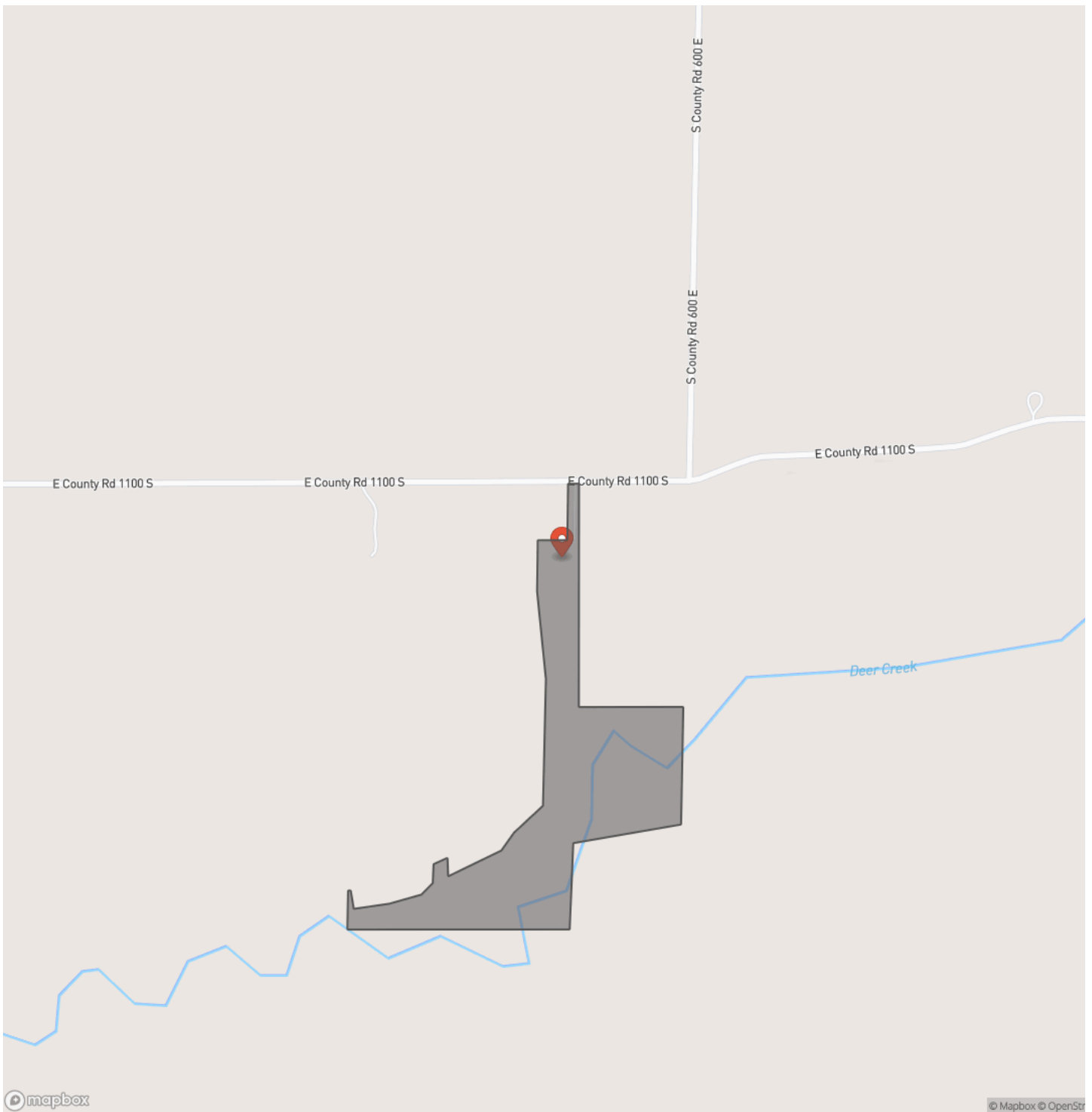
Don't miss your chance to own this exquisite property that perfectly combines modern comforts with the charm and a opportunity at a majority of Midwest countryside living qualities. For the most accurate information, contact Land Specialist, Ty Mills, at 260.571.5232.

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

---

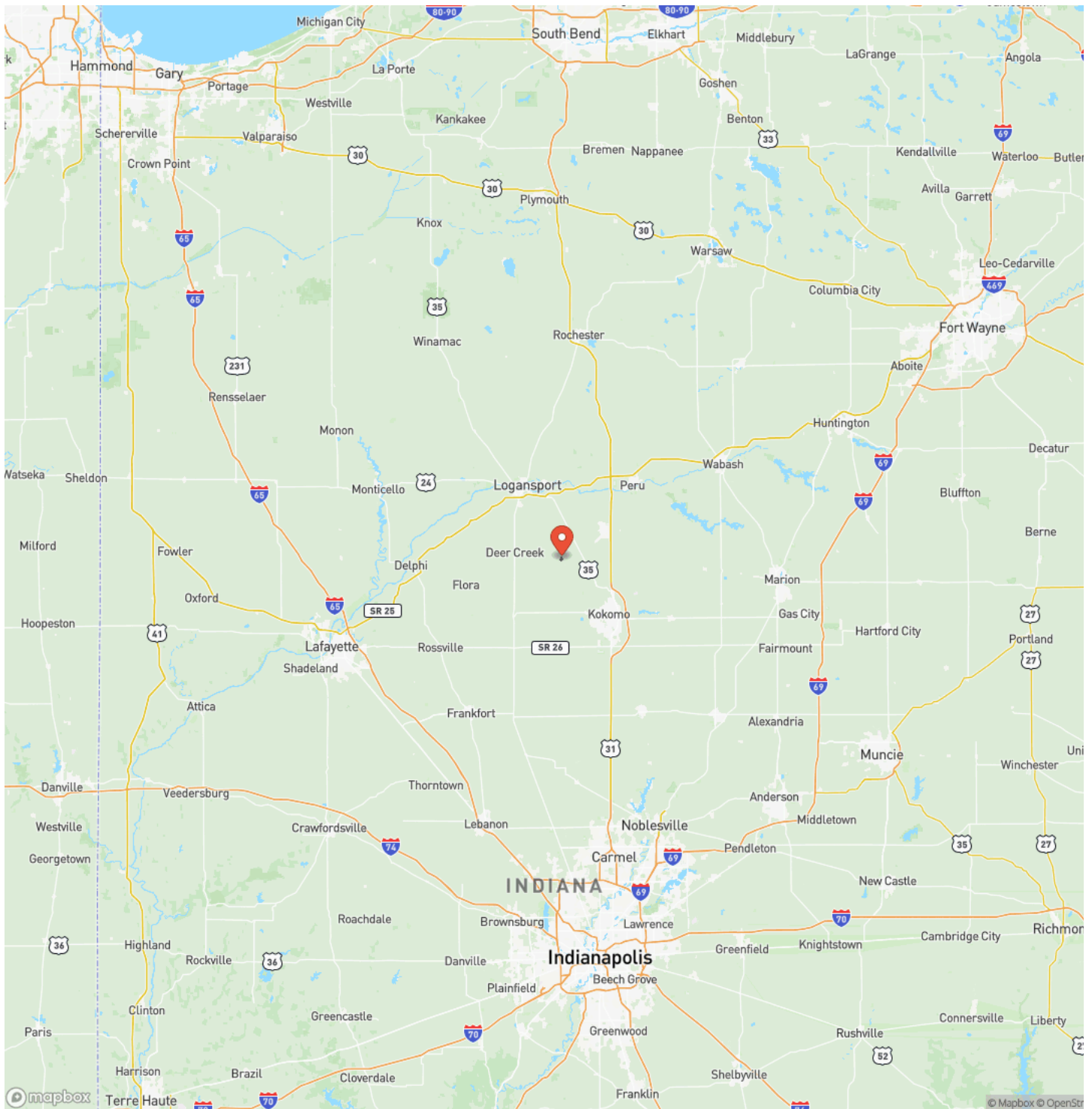


## Locator Map



Beautiful Home and Hunting Property - 31 +/- Acres along Deer Creek Cass County, Indiana  
Galveston, IN / Cass County

## Locator Map



## Satellite Map



## Beautiful Home and Hunting Property - 31 +/- Acres along Deer Creek Cass County, Indiana Galveston, IN / Cass 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

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.

## This image shows a single sheet of white paper with horizontal blue 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.



<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.

---

**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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

---