

Land For Sale - 4.66 Acres Tested to Build on Eel River -
North Manchester, Indiana - Kosciusko County
V/L 600 E
North Manchester, IN 46962

\$115,000
4.66± Acres
Kosciusko County



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North Manchester, IN / Kosciusko County

SUMMARY

Address

V/L 600 E null

City, State Zip

North Manchester, IN 46962

County

Kosciusko County

Type

Hunting Land, Recreational Land, Lot, Riverfront, Undeveloped Land

Latitude / Longitude

41.056089 / -85.723397

Taxes (Annually)

\$281

Acreage

4.66

Price

\$115,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-4-66-acres-tested-to-build-on-eel-river-north-manchester-indiana-kosciusko-county/kosciusko/indiana/112903/>



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PROPERTY DESCRIPTION

4.3 +/- Acres with River Access in Kosciusko County, Indiana

This beautiful 4.3-acre property just north of North Manchester, Indiana, offers a rare combination of recreational opportunity and potential for a future dream home build. Situated along the scenic Eel River, this land provides private river access, making it perfect for fishing, kayaking, and nature lovers.

Property Highlights:

- **River Access:** Enjoy direct access to the Eel River, ideal for recreational activities.
- **Perc Tested:** The land has been perc tested, making it ready for building your dream home or cabin. Other plans have been made (see pictures).
- **Hunting:** Great deer and turkey area.

Improvements Made:

- **Tile Drainage:** The property has been improved with tile drainage, enhancing its utility and building potential.
- **Shooting House/Shed:** A well-built insulated shooting house blind is already in place, providing a great spot for hunting or simply enjoying the peaceful surroundings. Locked storage area underneath the elevated blind.
- **Shooting Backstop:** The property features a sturdy shooting backstop for target practice.
- **Trails:** Well-maintained trails make it easy to explore the property by foot or ATV. The main trail made on the north side goes to blind, and made made steps lead you down the hill towards the river bottom. (Currently needs mowed.)
- **Fruit Trees:** Planted apple, pear, and persimmon. Natural growing paw paw, and mulberry compliment the raspberry bushes as well, providing a bounty of fresh fruit.
- **Mushroom Harvest:** The property yields 2-3 pounds of mushrooms annually, perfect for foraging enthusiasts.

Additional Features:

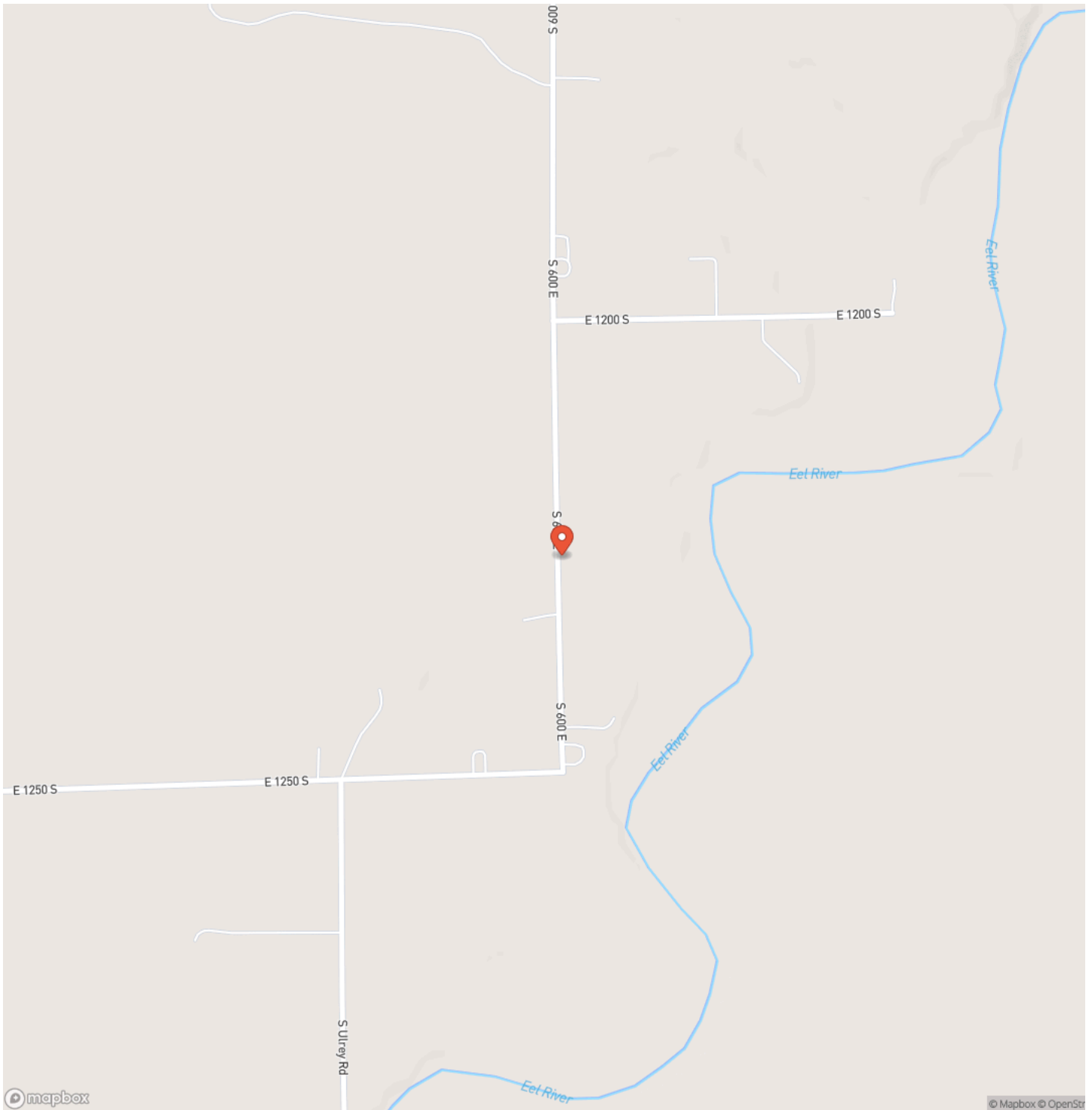
- **Pond Ownership:** The owner holds 2/3 ownership of a pond, adding to the recreational and aesthetic value of the land.

This property offers a prime opportunity for outdoor enthusiasts, hunters, or anyone looking to build a peaceful retreat in the countryside. With its river access, fruit-bearing trees, and abundance of wildlife, this land is a hidden gem in Kosciusko County. Don't miss out on this versatile piece of Indiana! For the most accurate information, contact Land Specialists Ty Mills at [260-571-5232](tel:260-571-5232) or Brecken Kennedy at [260-578-7661](tel:260-578-7661).

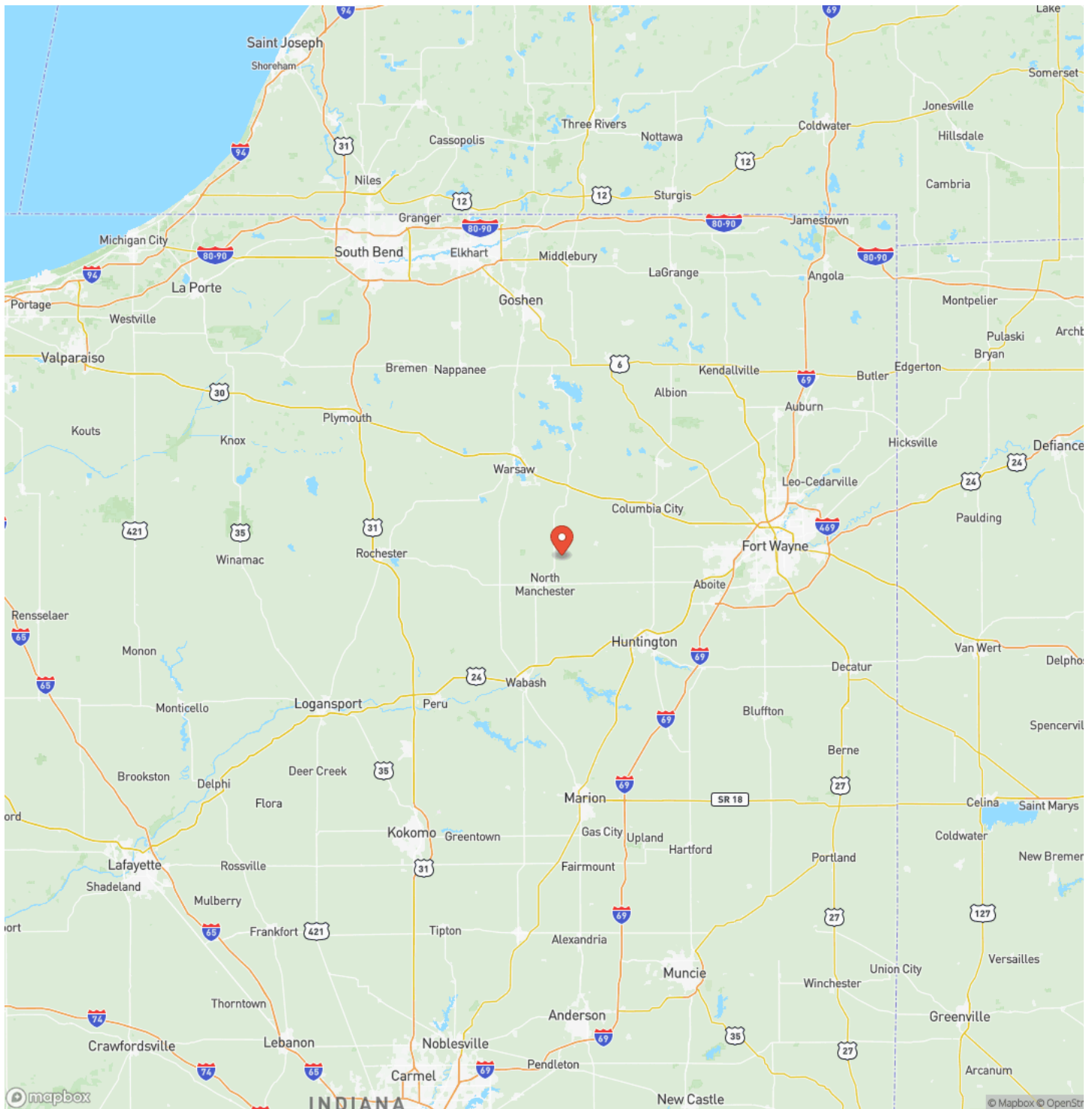
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Peru, IN 46970

NOTES

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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.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

owner has key to gate and storage under deer blind.

Mossy Oak Properties Indiana Land and Lifestyle
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