

Land for Sale- "Miss Kitty's Orchard"- 14 acre Rural  
Business Opportunnity Lot  
9860 S US 421  
Francesville, IN 47946

**\$425,000**  
14± Acres  
Pulaski County





## Land for Sale- "Miss Kitty's Orchard"- 14 acre Rural Business Opportunnity Lot Francesville, IN / Pulaski County

### SUMMARY

**Address**

9860 S US 421

**City, State Zip**

Francesville, IN 47946

**County**

Pulaski County

**Type**

Farms, Ranches, Commercial

**Latitude / Longitude**

40.9148 / -86.8829

**Dwelling Square Feet**

5000

**Bedrooms / Bathrooms**

1 / 2

**Acreage**

14

**Price**

\$425,000

**Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-miss-kitty-s-orchard-14-acre-rural-business-opportunnity-lot-pulaski-indiana/9331/>



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### **PROPERTY DESCRIPTION**

Land for Sale- "Miss Kitty's Orchard"- Commercial ag 14 acre Orchard & Petting Zoo in south west corner of Pulaski county. \*Not buying name or corporation currently held by owners, property and all structures or contents other than excluded below are for sale. This beautiful current use orchard/petting zoo sits on great road frontage off of US 421 south of Francesville a few miles. The address is 9860 S US 421 Francesville, IN 47946. The 14 acre property is roughly a 15 minute drive from Indiana Beach in Monticello (White County) and not much further from Rensselaer (Jasper County). Personal Property wanted will have to be requested in offer; some is 3rd party owned or wanted to be kept. There are 5 main structures all remodeled inside and with metal roofs in last 8 years, totaling over 5,000 sq. ft., with several sheds and lean-to structures. The structures in order as pictured are the general store/gift shop fully set up with primitive decorations, counters, cabinets, tables, etc. for customers to come lounge and shop around. The upstairs of the store has been set up for a live-in office with a full bathroom. The general store has a large cooler in the back, with the apple cleaning and cider processing building set up against it. In the processing building is your cider equipment, with a commercial kitchen fully set up passing Pulaski Co. health regulations. On the other side of the processing building is the storage and work shop barn with another freezer between them. The barn has 2 toilets and shower for guests as well as an upstairs storage attic with stairs. Behind the barn there are lean-to storage areas for larger equipment. All 3 main buildings have a large parking area in front with porches for guest to stop by for a break from the road. Against the woods further behind the barn are the two primitive cabins. One cabin is set up with bunk beds where customers can spend the night at the orchard and zoo. The other cabin has yet to be converted and is currently another storage area. Both have fireplaces. The gated petting zoo is set up with different pens for specific animals and allows them to roam. Lean-tos and sheds, along with feeders keep them well fed and sheltered. There are structures for chickens, pigs, alpaca, a goat, peacocks, mini ponies and medium donkey, as well as two bee hives (located in orchard for pollination purposes and honey). All animals are friendly, healthy and groomed. Equipment pictured will also need to be requested for availability or option to purchase. Utilities include 3 propane tanks for structures for heating. Majority of electrical is set up for 3 phase 220 with the electrical bill typically around \$300 monthly. The orchard consist of 900 fruit trees including apple, pear, and cherry. The last 5-7 years the orchard has been 100% organic. In the past, the owners have had a pumpkin and watermelon patch for customers. Weddings and birthday parties have been held often on location. BBQ has been a recent addition for travelers to stop and enjoy. The woods on the south portion of zoo has a trail system for wagon or buggy rides. There is endless possibilities to what can be done to attract a crowd. "Miss Kitty's Orchard" has been a staple in the area and attracts guest traveling on 421 to stop. In downtime, there is the opportunity for hunting whitetail deer, small game including rabbit & squirrel. Bird watching with the variety of trees can be an attraction for you or guest.

*Owners would like to emphasize this an opportunity for the property, structures and a potentials buyer's goals and plans for that. They will not be providing pnl's or tax information.*

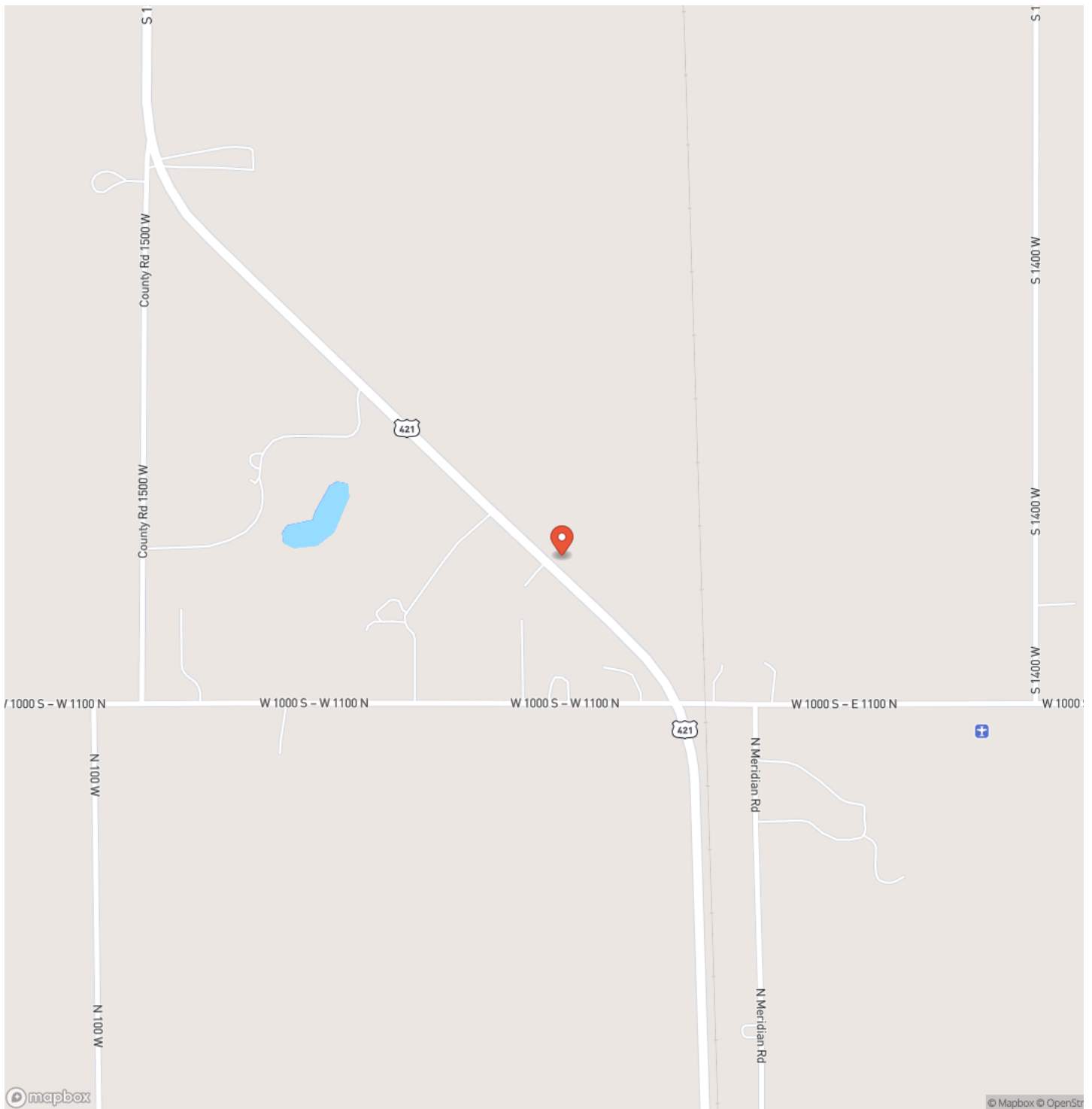
Please contact for a showing at least 2 days prior to showing. For more information, contact listing agent Ty Mills, call or text [260-571-5232](tel:260-571-5232) or email [Email listed above]



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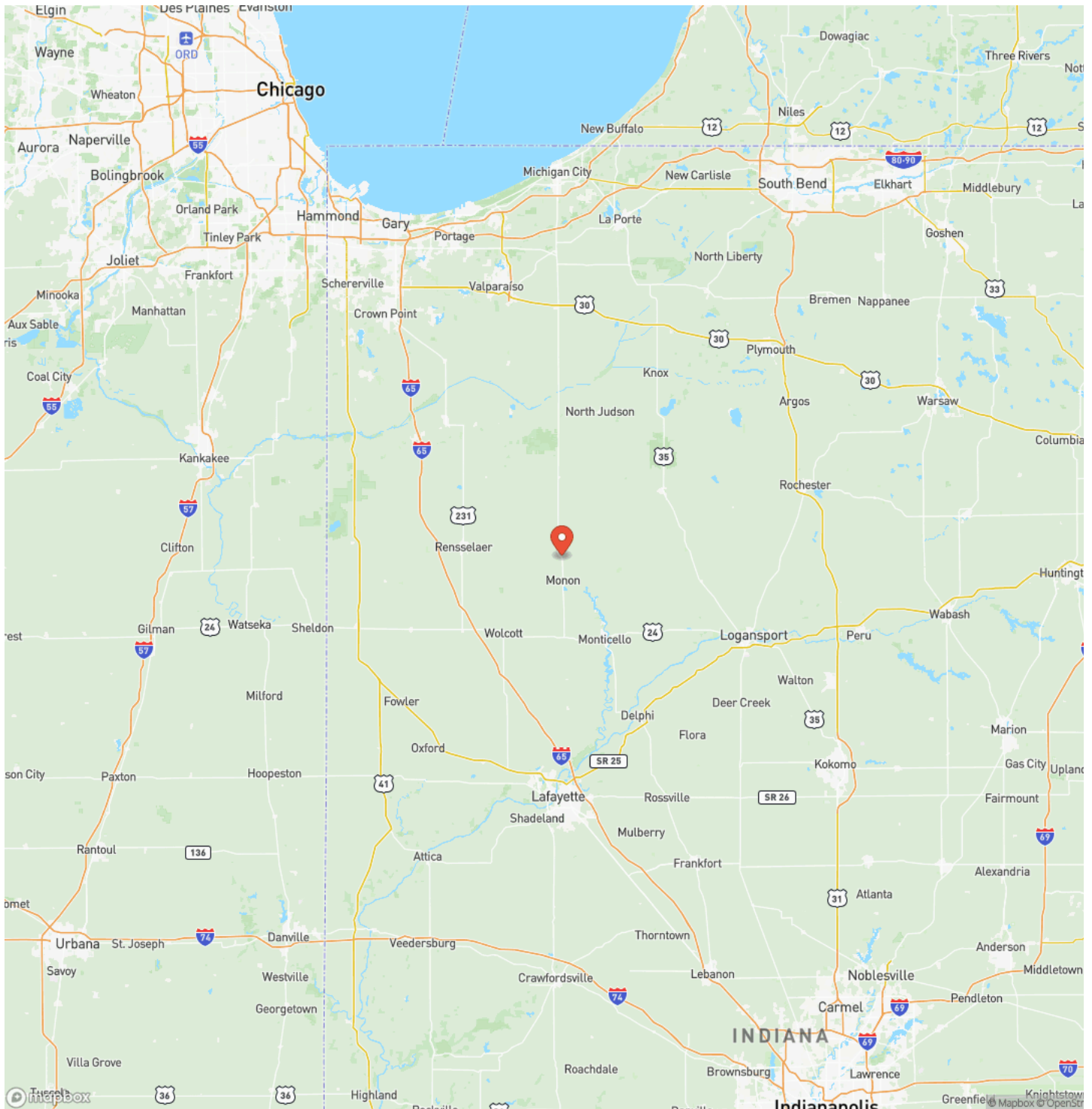
## Locator Map



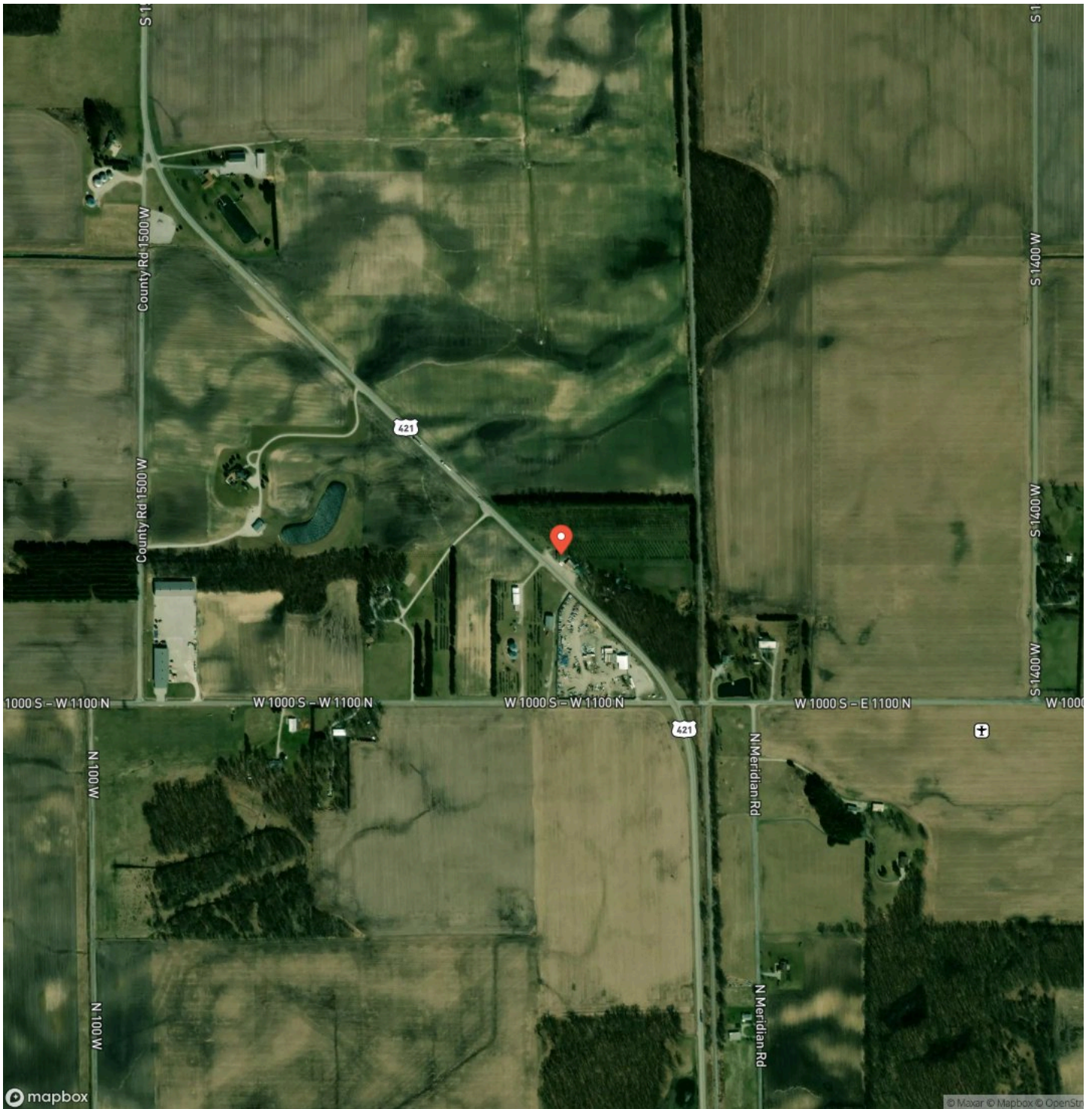


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## Locator Map



## Satellite Map



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## 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

## 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 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/>

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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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