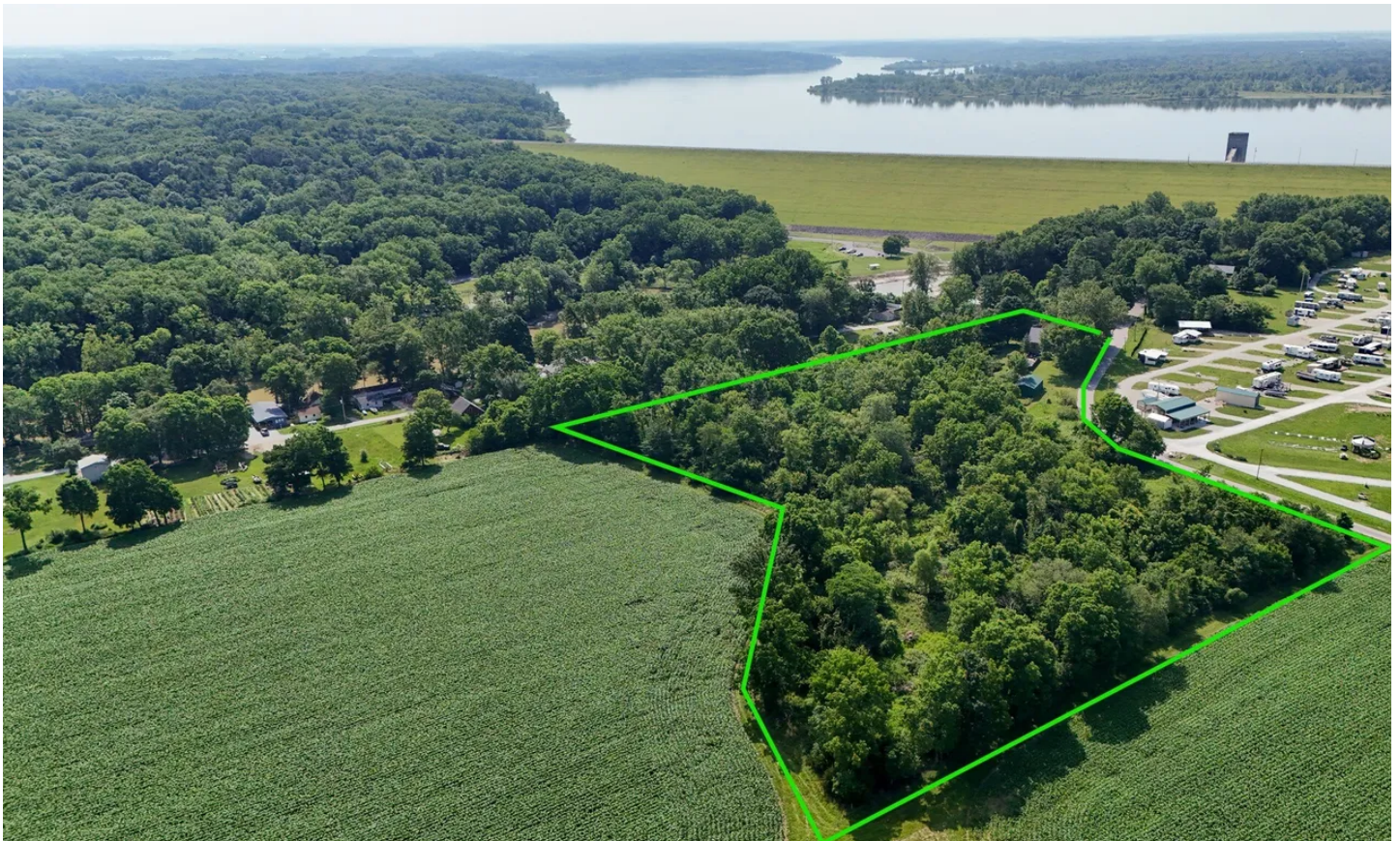


Home & 8 acres for Sale Near Mississenewa  
River/Reservoir - Miami County Indiana  
5984 E 325 S  
Peru, IN 46970

**\$419,900**  
8.03± Acres  
Miami County



## Home & 8 acres for Sale Near Mississenewa River/Reservoir - Miami County Indiana Peru, IN / Miami County

### SUMMARY

#### Address

5984 E 325 S

#### City, State Zip

Peru, IN 46970

#### County

Miami County

#### Type

Residential Property, Recreational Land, Single Family, Business Opportunity

#### Latitude / Longitude

40.720073 / -85.960966

#### Taxes (Annually)

\$917

#### Dwelling Square Feet

2,020

#### Bedrooms / Bathrooms

3 / 1

#### Acreage

8.03

#### Price

\$419,900

#### Property Website

<https://indianalandandlifestyle.com/property/home-8-acres-for-sale-near-mississenewa-river-reservoir-miami-county-indiana-miami-indiana/77841/>



## Home & 8 acres for Sale Near Mississinewa River/Reservoir - Miami County Indiana Peru, IN / Miami County

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### PROPERTY DESCRIPTION

#### Charming Historic Home on 8 Acres Near Mississinewa River & Reservoir!

Discover endless possibilities with this unique 3-bedroom, 1-bath home, nestled on **8 acres** of diverse land near **Frances Slocum State Forest, the Mississinewa River, and Lake**. Whether you're an outdoor enthusiast, homesteader, or looking for a potential business opportunity, this property has something for everyone!

#### Prime Location for Recreation & Relaxation

Located just minutes from state land access, this property offers **hunting, fishing, boating, horseback riding, mushroom foraging, and hiking** right at your doorstep. With nearby state forest land and public access areas, you'll never run out of outdoor adventures!

#### The Property

- **8 acres of diverse land** – ideal for a homestead, gardening, or small-game, turkey, and deer hunting
- **24' x 40' pole barn** – great for storage or easily converted into a horse barn
- **Newer 14' x 24' in-ground pool** – fenced-in for privacy and relaxation
- **Rear deck** – perfect for enjoying the serene natural surroundings

#### The Home

Originally built in **1865**, this home blends **historic charm with modern updates**:

- **Solid wood floors** and intricate **walnut & poplar wood trim**
- **Rustic reclaimed wood beams** from a historic Fort Wayne log cabin and a local barn
- **Charming kitchen restoration** featuring:
  - Original **chair rail, built-in cupboard, and pantry**
  - **Reclaimed door countertops** with **butcher block & penny tile accents**
- **Spiral staircase** leading to upstairs bedrooms
- **30' walk-in attic storage**

The **exterior** showcases **stone veneer (added in the 1980s), cedar accents, and vinyl siding** for durability.

#### Ideal for a Home or Business

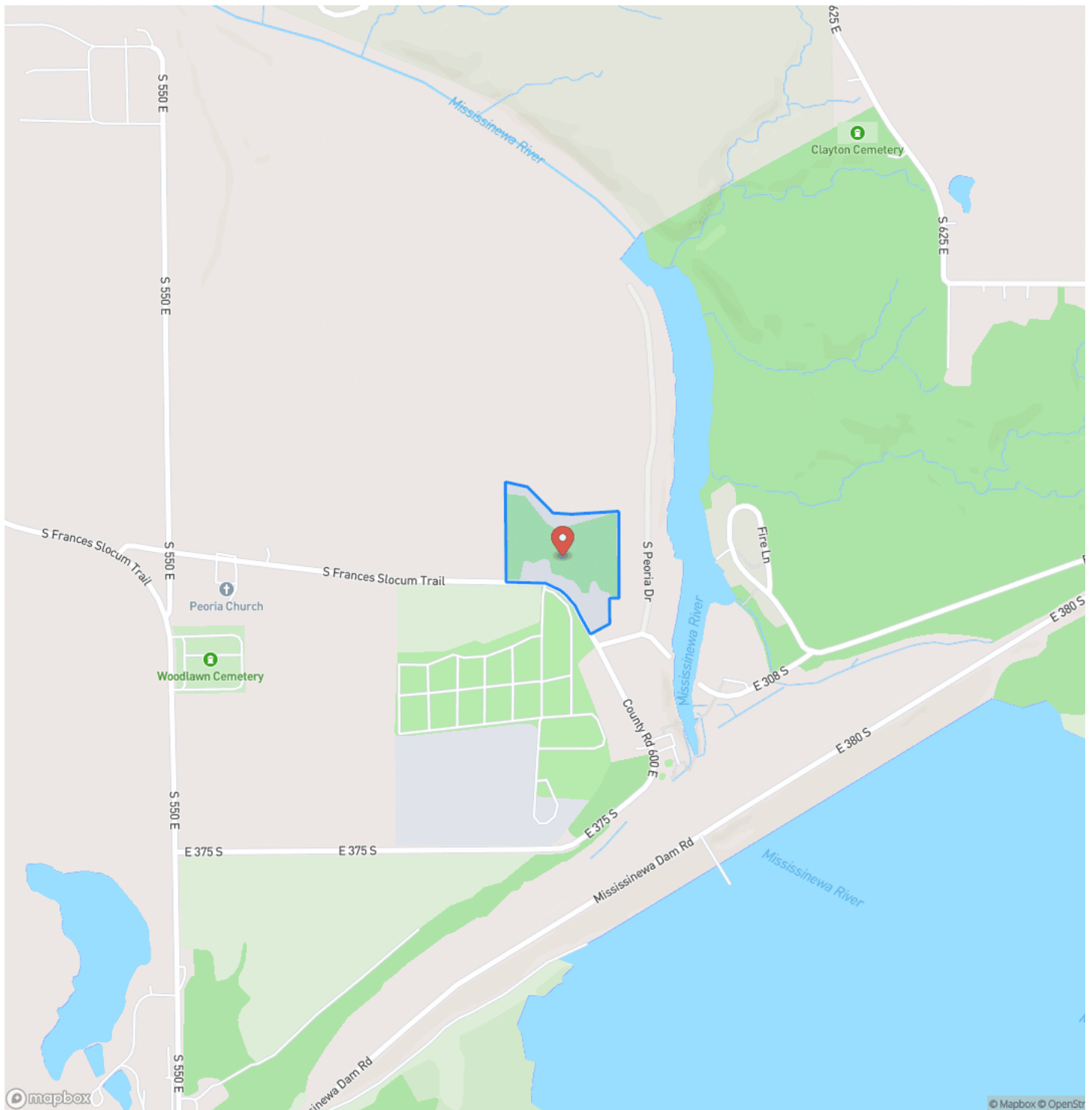
Just **15 minutes from Peru, IN**, and a short drive to **Kokomo and Wabash**, this property offers **seclusion without sacrificing convenience**. With a **campground across the road** bringing seasonal traffic, this could also be a **fantastic retail location**—perfect for a **shop, boutique, or specialty store!**

Don't miss your chance to own this **versatile and character-filled** property. **Schedule your private tour today!** Contact Land and Home Specialist Ty Mills by call/text [260-571-5232](tel:260-571-5232) or email [tmills@mossyoakproperties.com](mailto:tmills@mossyoakproperties.com)

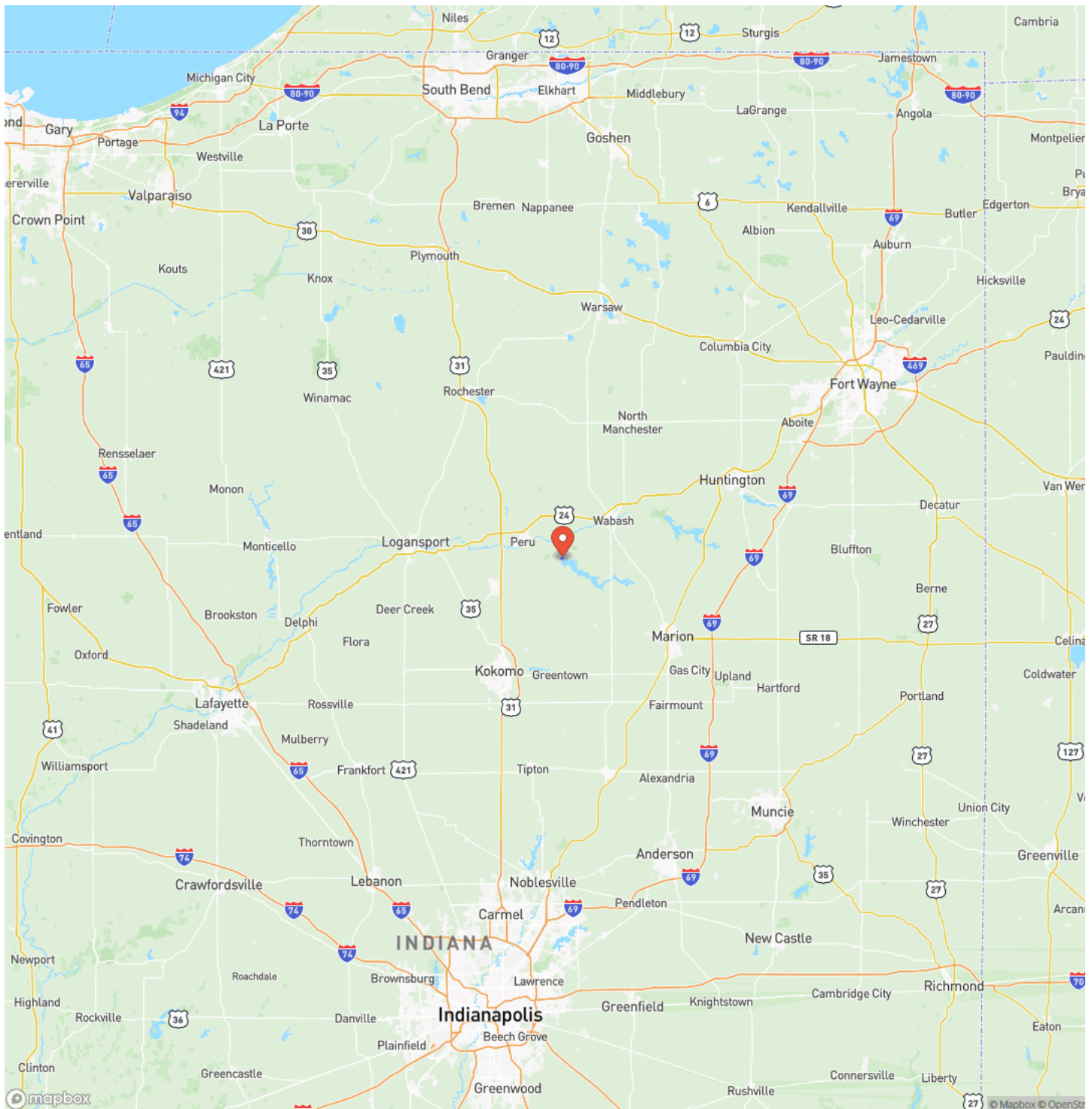
Home & 8 acres for Sale Near Mississenewa River/Reservoir - Miami County Indiana  
Peru, IN / Miami County



## Locator Map



## Locator Map



## Satellite Map



## Home & 8 acres for Sale Near Mississenewa River/Reservoir - Miami County Indiana Peru, IN / Miami County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ty Mills

## Mobile

(260) 264-9134

## 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 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.

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(765) 505-4155  
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