

LAND FOR SALE | 20+/- ACRES | OHIO RIVER FRONTAGE
| SWITZERLAND COUNTY, IN
15839 N STATE RD 1
Patriot, IN 47038

\$149,900
20± Acres
Switzerland County



**LAND FOR SALE | 20+/- ACRES | OHIO RIVER FRONTAGE | SWITZERLAND COUNTY, IN
Patriot, IN / Switzerland County**

SUMMARY

Address

15839 N STATE RD 1

City, State Zip

Patriot, IN 47038

County

Switzerland County

Type

Hunting Land, Timberland, Riverfront, Recreational Land

Latitude / Longitude

38.89596 / -84.851416

Acreage

20

Price

\$149,900

Property Website

indianalandandlifestyle.com



PROPERTY DESCRIPTION

20 +/- Acres on the Ohio River - Patriot, IN (Switzerland County)

Wooded ground with marketable timber - including walnut - and approximately 375 feet of frontage on the Ohio River. A promising building site sits above the water with both water and electric available at the road, giving you the option to build and look out over the river every morning. An established trail already runs back through the property, so you've got easy access into the timber and hunting ground without cutting a new path.

This is classic river-bottom Switzerland County ground - good cover and natural funnels that make for excellent whitetail and turkey hunting. With the river running along the property, boating and fishing are right out your back door.

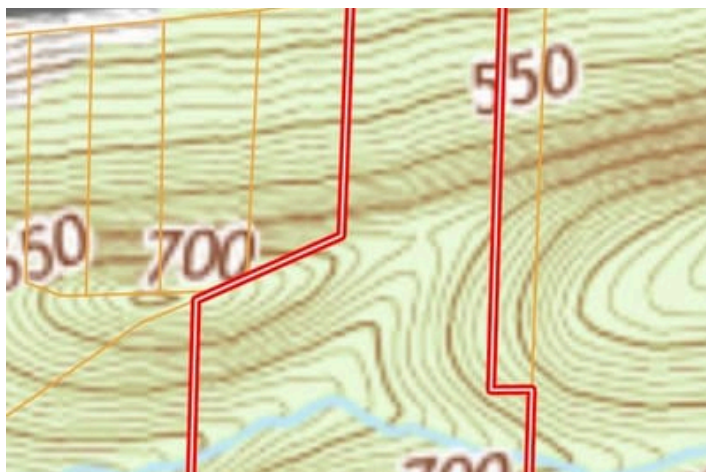
Annual taxes run just \$342/year, making this an affordable hold whether you're after a hunting camp, a future home site, or both.

Minutes from the Patriot boat launch, with Rising Sun and Rising Star Casino Resort about 10 miles away, historic Vevay 16 miles up the river, and Madison and Cincinnati both within easy reach.

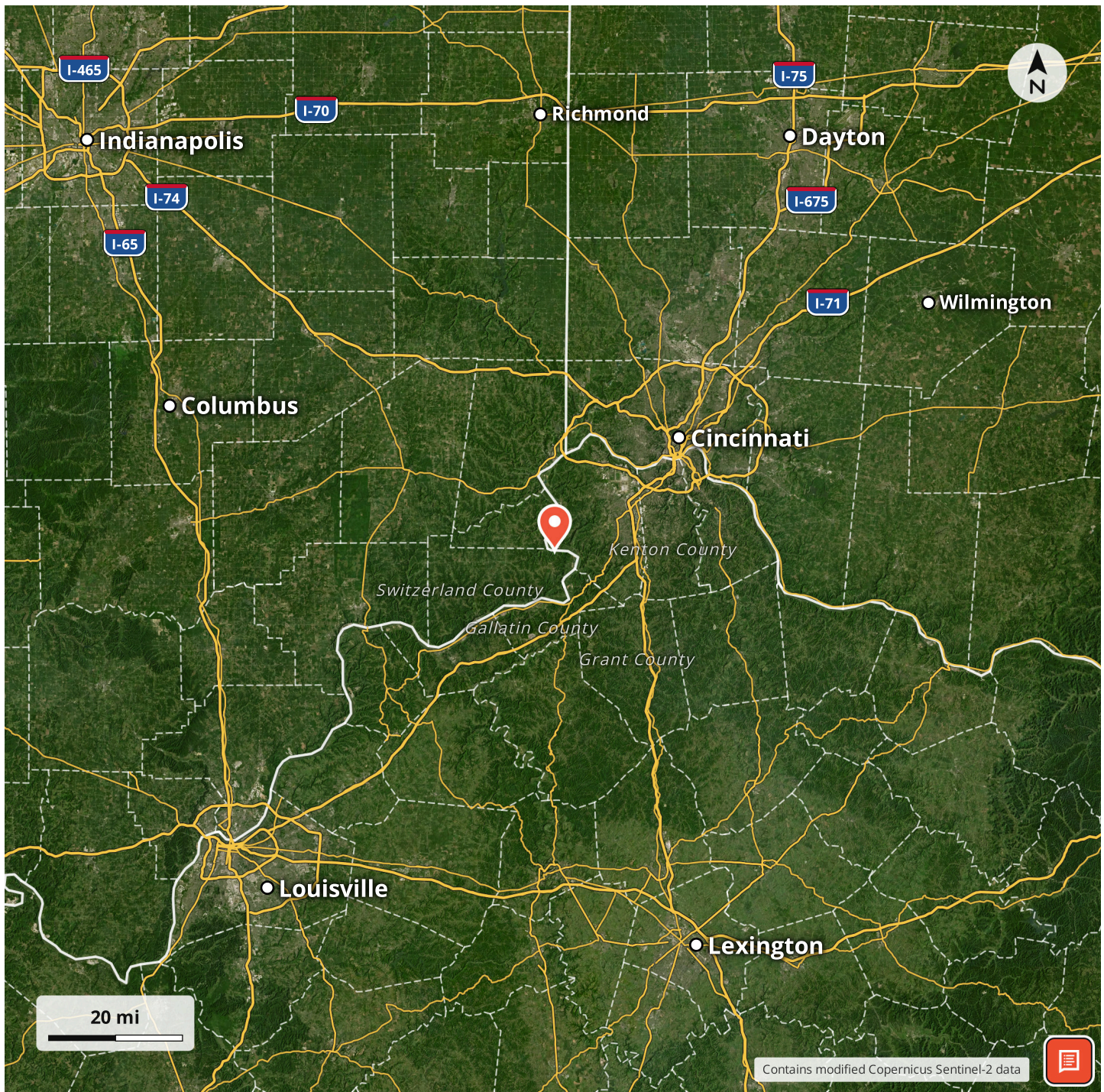
Aerial property lines are approximate.

For the most accurate information, contact Land & Home Specialist Caleb Low at [317-691-0462](tel:317-691-0462) or MossyOakLow@gmail.com.

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Patriot, IN / Switzerland County



Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Greenfield, IN 46140

NOTES

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a guide for handwriting or typing. The paper itself is a clean, off-white color.



<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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