

**LAND FOR SALE - 10.079 ACRES, BUILDING LOT- POND -  
MUNCIE, INDIANA - HENRY COUNTY**  
Muncie, IN 47302

**\$136,000**  
10.079± Acres  
Henry County





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Muncie, IN / Henry County

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### SUMMARY

#### **City, State Zip**

Muncie, IN 47302

#### **County**

Henry County

#### **Type**

Hunting Land, Lot, Recreational Land

#### **Latitude / Longitude**

40.071909 / -85.299614

#### **Acreage**

10.079

#### **Price**

\$136,000

#### **Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-10-079-acres-building-lot-pond-muncie-indiana-henry-county-henry-indiana/44797/>



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### **PROPERTY DESCRIPTION**

#### **Secluded Retreat with Rolling Hills, Stocked Pond, and More!**

Welcome to your dream property, a secluded haven nestled amidst rolling hills, complete with a stocked pond. This 10.079-acre parcel of land offers a unique opportunity for those seeking a perfect building location or a weekend getaway. Here's what makes this property truly special:

#### **Property Details:**

- **Size:** 10.079 acres (recently surveyed)
- **Location:** Secluded and private, away from the hustle and bustle of the city.
- **Accessibility:** Convenient blacktop road frontage ensures easy year-round access.
- **Perk Test:** A recently completed perk test is already in place, making it easier for you to plan your future home.
- **Proximity to Major Cities:** Approximately 1 hour to Indianapolis, 16 minutes to New Castle, 18 minutes to Muncie, and 28 minutes to Anderson, making it ideal for both weekend getaways and everyday living.
- **Recreational Opportunities:** Just 6 minutes away from Mt. Summit Lake and 12 minutes to Prairie Creek, providing fantastic opportunities for outdoor activities like fishing, hiking, and boating.

**Endless Possibilities:** Whether you're seeking a peaceful retreat, a hunting paradise, or a place to build your forever home, this property has it all. The possibilities are limited only by your imagination.

**Don't Miss Out:** Properties like this don't come around often. Seize this opportunity to own a slice of paradise in a secluded yet accessible location.

For more information or to schedule a showing, please contact Land Specialist, Caleb Low, at [317-691-0462](tel:317-691-0462). Your dream property awaits!



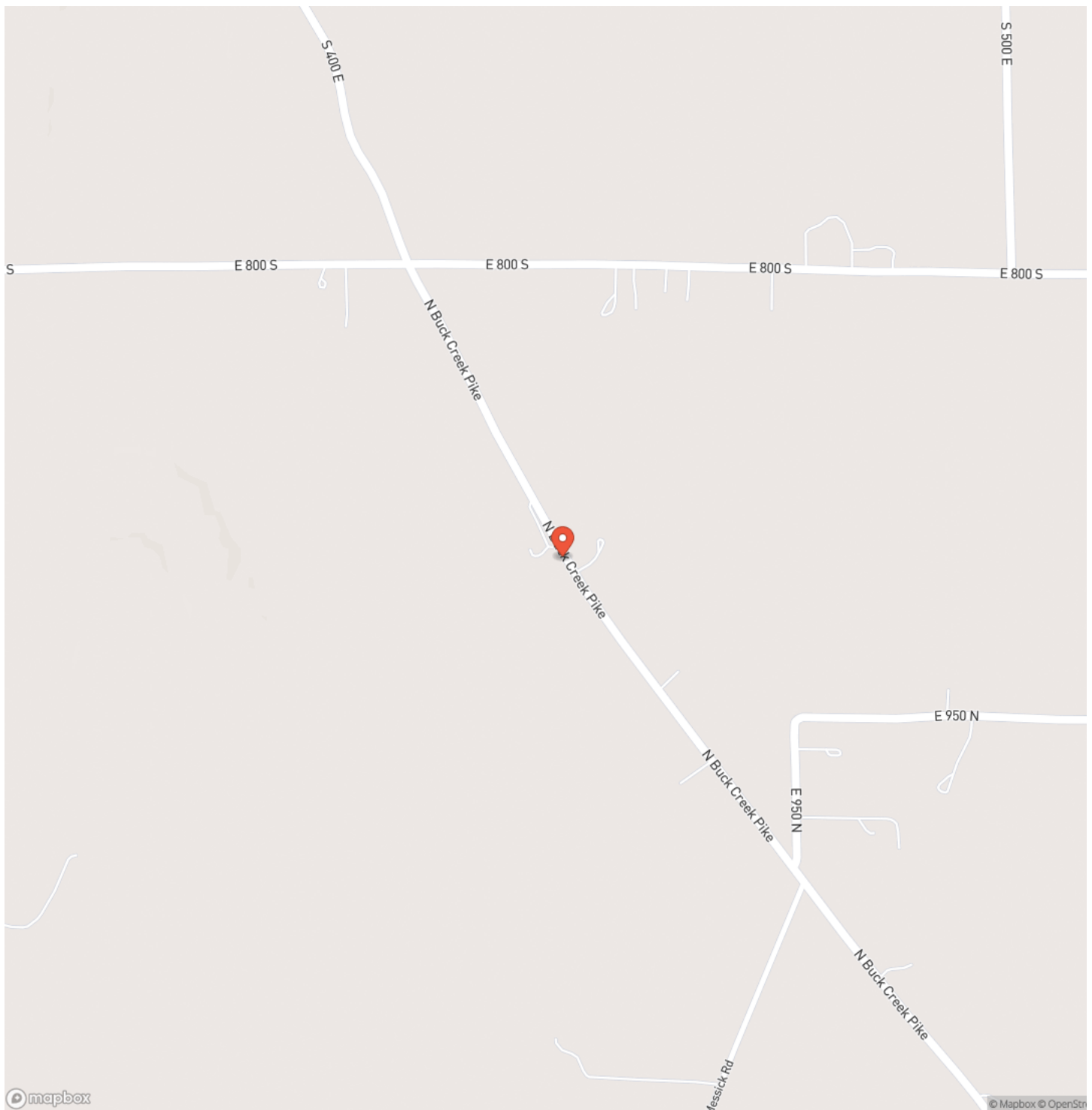


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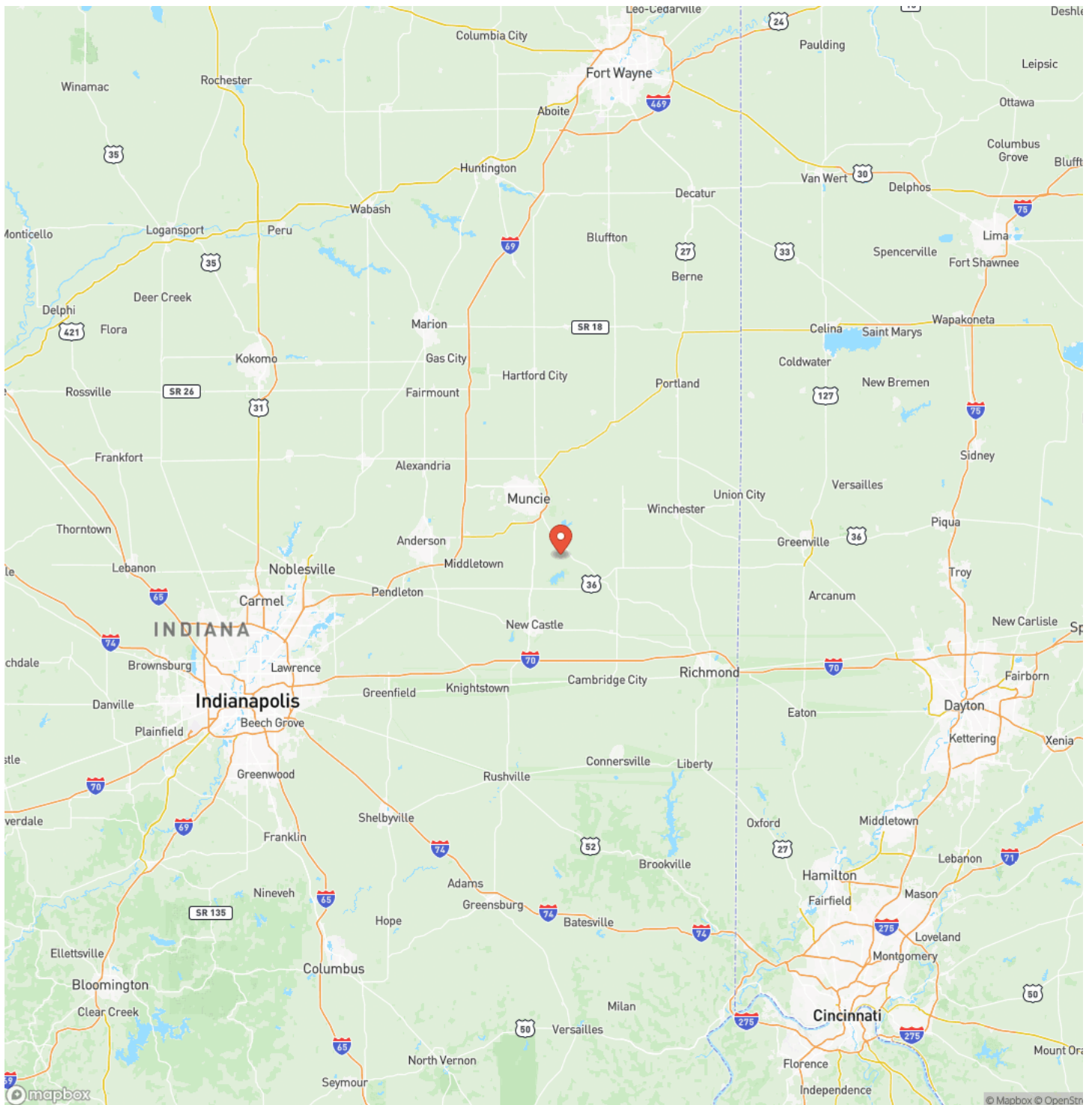
## Locator Map



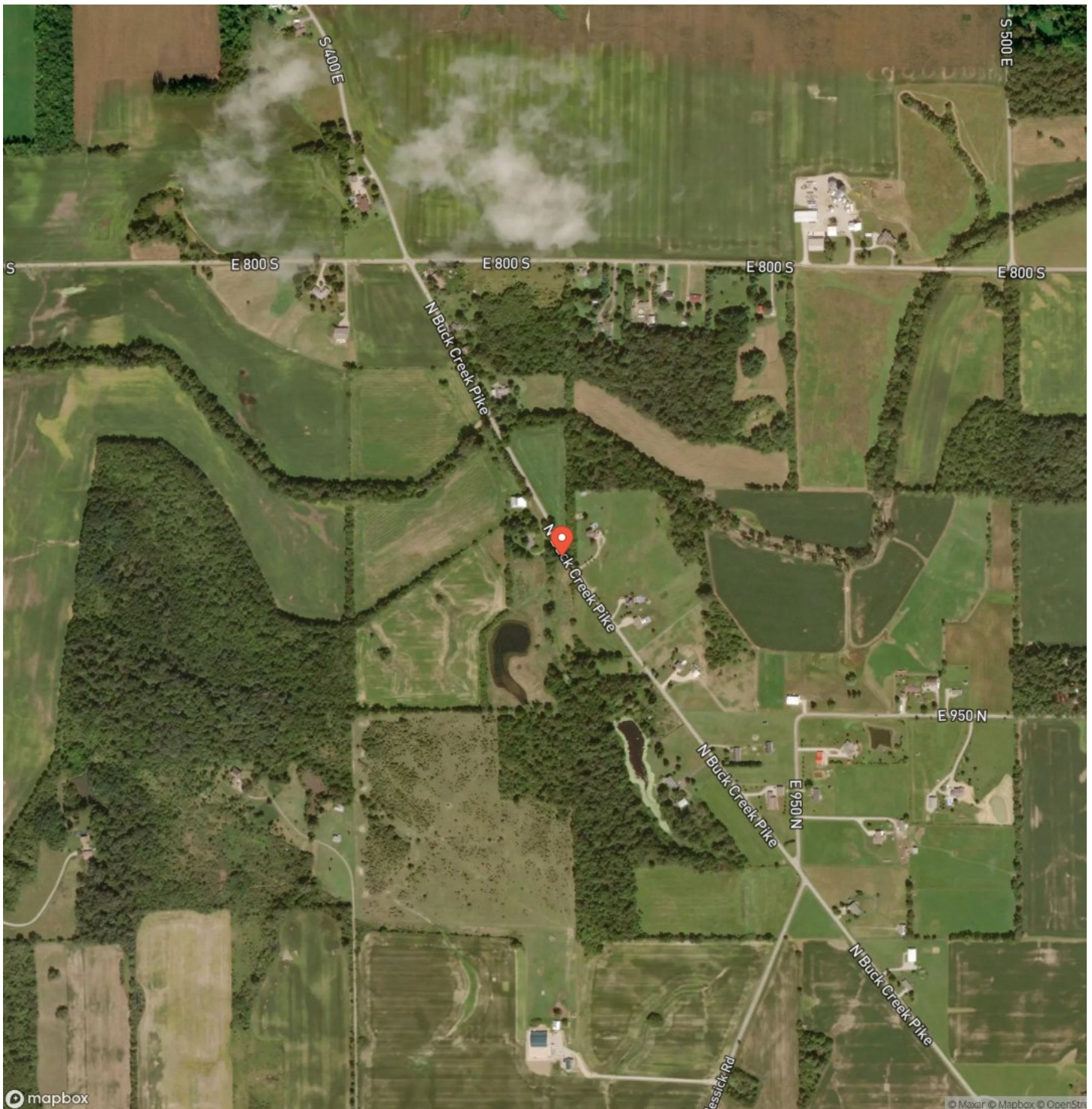


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## Locator Map



## Satellite Map





## Muncie, IN / Henry County

**For more information contact:**



Caleb Low

(317) 691-0462

(765) 505-4155

clow@mossyoakproperties.com

4965 S Morristown Pike

Greenfield, IN 46140

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**

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



## This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice or general note-taking. There are no margins, text, or other markings on the page.



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## **DISCLAIMERS**

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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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

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

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