

HOME FOR SALE - 7.3AC - CREEK - WOODS -  
HAGERSTOWN, IN - WAYNE COUNTY -  
16592 Bookout Road  
Hagerstown, IN 47346

**\$250,000**  
7.300± Acres  
Wayne County





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Hagerstown, IN / Wayne County**

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**SUMMARY**

**Address**

16592 Bookout Road

**City, State Zip**

Hagerstown, IN 47346

**County**

Wayne County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Timberland, Single Family

**Latitude / Longitude**

39.932383 / -85.194009

**Dwelling Square Feet**

1936

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

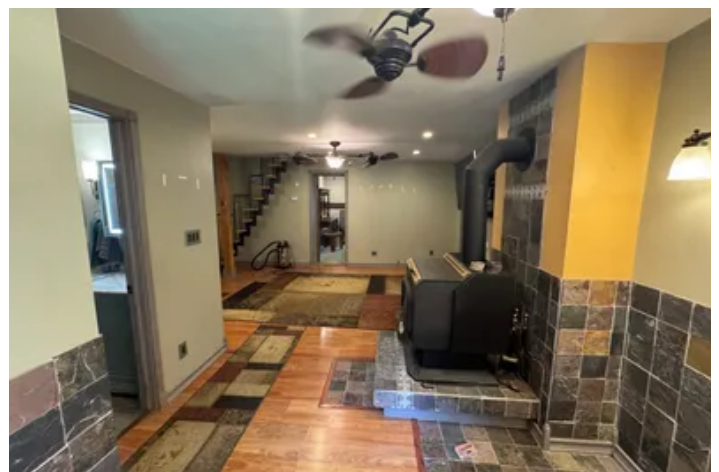
7.300

**Price**

\$250,000

**Property Website**

<https://indianalandandlifestyle.com/property/home-for-sale-7-3ac-creek-woods-hagerstown-in-wayne-county-wayne-indiana/81552/>



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**PROPERTY DESCRIPTION**

**Country Living Just Minutes from Town – 16952 Bookout Rd, Hagerstown, IN 47346**

Tucked away on approximately 7.3 wooded acres with a year-round creek, this charming 1,936 sq ft home offers the perfect blend of seclusion and convenience—just 3 miles (or 6 minutes) from the heart of beautiful Hagerstown.

This three-bedroom, one-bath home features a mix of classic character and modern updates, including newer appliances and a cozy wood-burning stove. The home is heated by central warm air and propane fuel, and comes equipped with a backup generator for peace of mind.

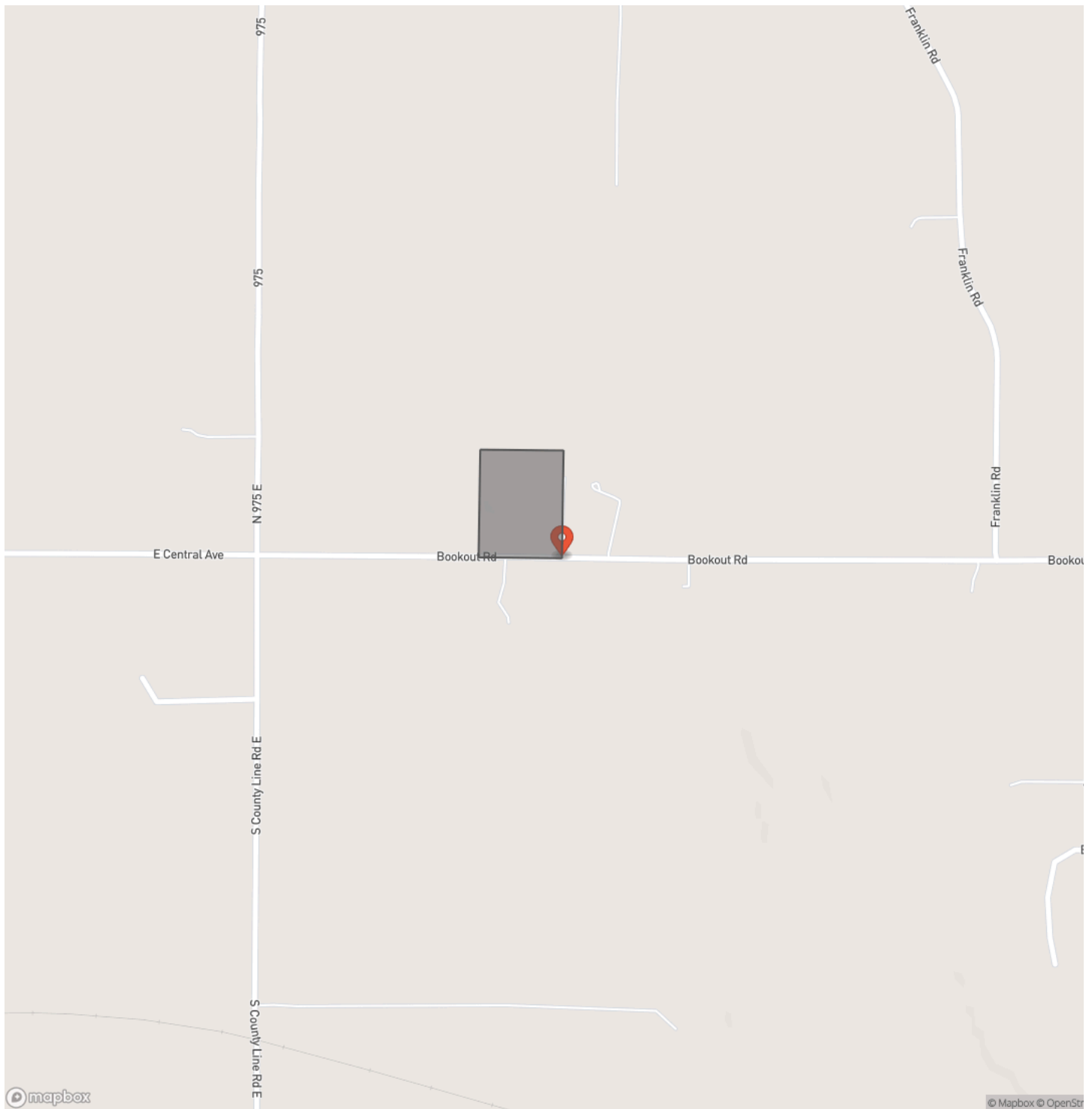
Enjoy the sounds of nature and watch the abundant wildlife that also calls this property home. With incredibly low yearly taxes of just \$535, this is a rare opportunity to own affordable, quiet country living without sacrificing access to amenities.

**Contact Land and Home Specialist Caleb Low** at [317-691-0462](tel:317-691-0462) (call or text) for the most accurate information or to schedule a private showing.

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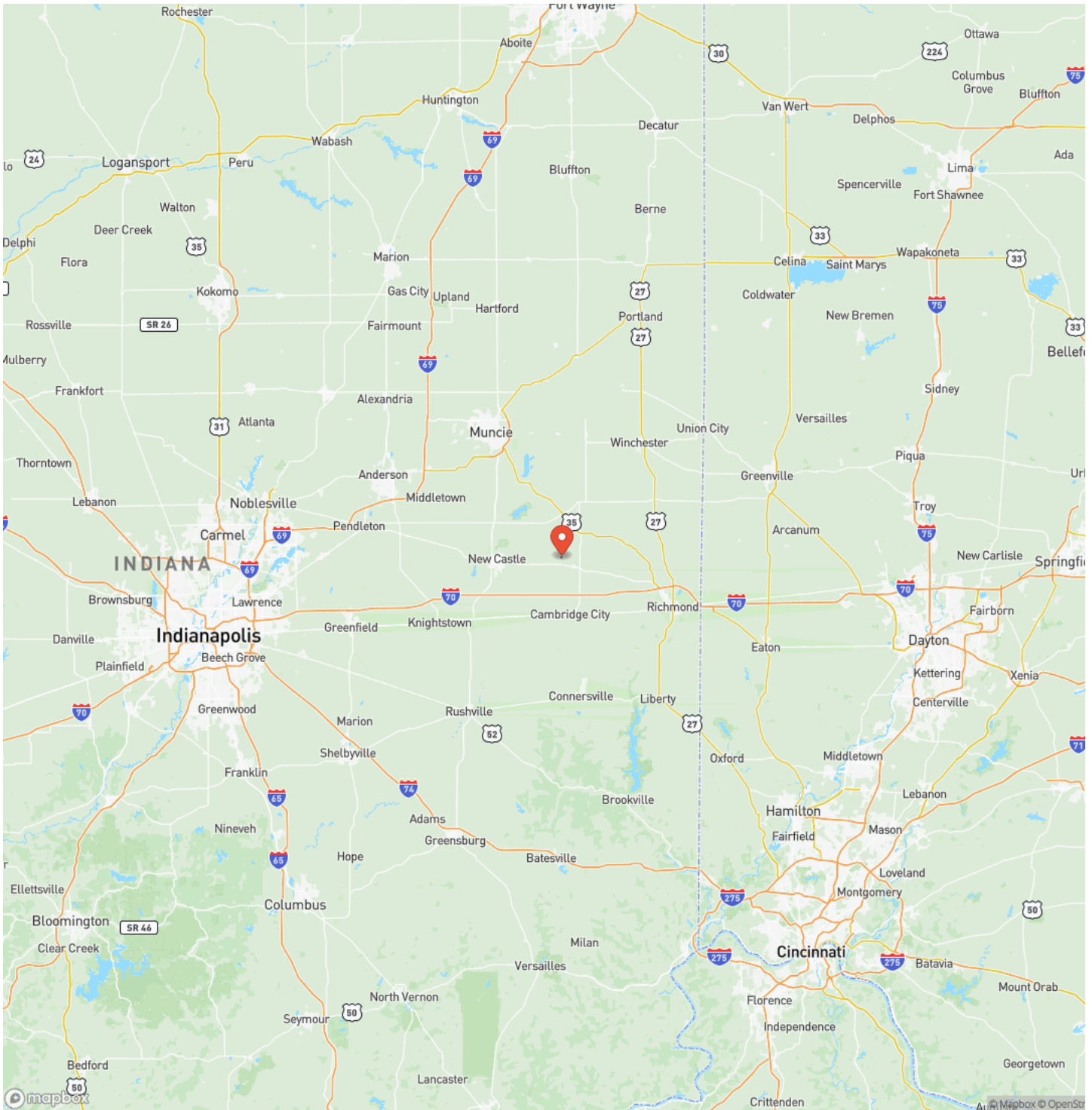


## Locator Map





## Locator Map



## Satellite Map



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Hagerstown, IN / Wayne County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Caleb Low

## Mobile

(317) 691-0462

## Office

(317) 691-0462

## Email

clow@mossyoakproperties.com

**Address**

4965 S Morristown Pike

## City / State / Zip

## 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**

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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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