

7862 Butler Bridge Road
7862 Butler Bridge Road
Shoals, IN 47581

\$375,000
4.210± Acres
Martin County



**7862 Butler Bridge Road
Shoals, IN / Martin County**

SUMMARY

Address

7862 Butler Bridge Road

City, State Zip

Shoals, IN 47581

County

Martin County

Type

Residential Property, Business Opportunity, Single Family,
Commercial

Latitude / Longitude

38.611503 / -86.756249

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2

Acreage

4.210

Price

\$375,000

Property Website

<https://indianalandandlifestyle.com/property/7862-butler-bridge-road-martin-indiana/111877/>



PROPERTY DESCRIPTION

Country Living with Exceptional Shop Space on 4.215± Acres

Discover the perfect blend of country living, functional workspace, and convenient location at **7862 Butler Bridge Road, Shoals, IN 47581**. Situated on **4.215± acres across two parcels**, this brick ranch home is located just **5 miles from Shoals** and **12 miles from French Lick**, offering peaceful rural living with easy access to shopping, dining, recreation, and all the attractions Southern Indiana has to offer.

The home offers approximately **2,400 square feet** of living space with **3 bedrooms and 2 full bathrooms**, featuring a comfortable single-level floor plan with generous room for everyday living, entertaining, and family gatherings. The home has been cleaned out and is ready for its next owner to personalize and make it their own.

One of the property's most impressive features is its outstanding collection of improvements. A **detached two-car garage** provides additional parking and storage, while the **large pole barn/shop** offers exceptional space for equipment, tools, vehicles, hobbies, or a home-based business. Whether you're a mechanic, collector, craftsman, or simply need room for projects, this shop is built to accommodate. An **installed automotive lift** adds even more value, making it ideal for vehicle maintenance, restoration work, or equipment servicing.

The property also includes a **swimming pool**, which was in use last year and offers the opportunity to become a wonderful summertime feature with the installation of a new liner, great for relaxing or entertaining friends and family.

Outside, the **4.215± acres** provide a peaceful rural setting with open space to enjoy country living while maintaining convenient access to nearby communities. The property consists of **two separate parcels**, offering additional flexibility for future use or potential development, subject to county approval and buyer verification.

Appliances currently in the home are included as outlined in the listing contract. The property is being offered **As-Is**, presenting an outstanding opportunity for buyers looking to add their own personal touches while enjoying the benefits of quality improvements, usable acreage, and an excellent location.

Whether you're looking for a full-time residence, a country retreat, or a property with exceptional garage and shop space, this property offers an excellent opportunity to create your own rural lifestyle in beautiful Martin County.

For more information or to schedule your private showing, contact:

John Wright

Mossy Oak Properties Indiana Land & Lifestyle

Phone: [812-508-1355](tel:812-508-1355)

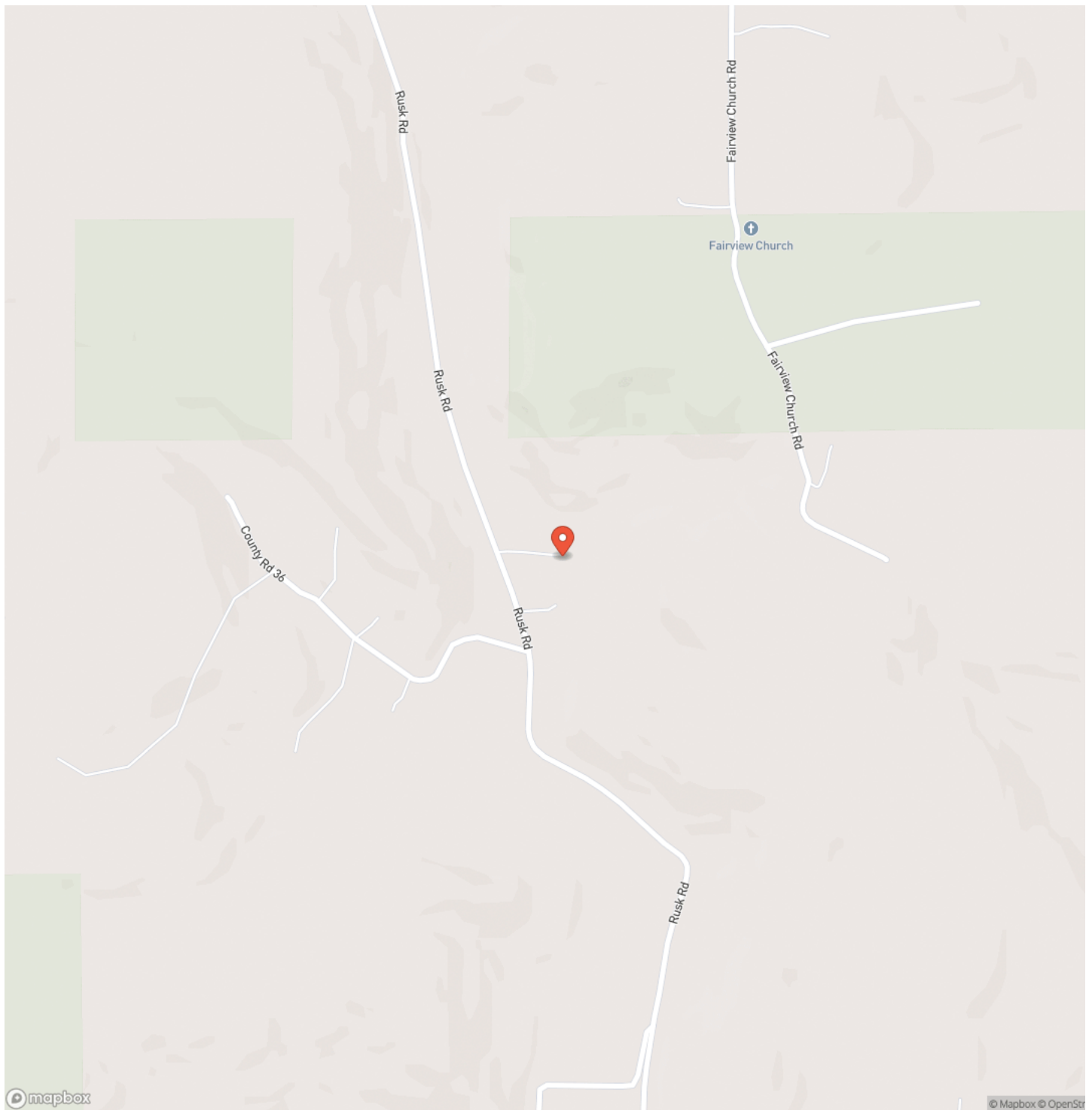
Email: jwright@MossyOakProperties.com

Don't miss this opportunity to own a versatile southern Indiana property offering a comfortable home, quality outbuildings, and over 4 acres of country living just minutes from Shoals and French Lick.

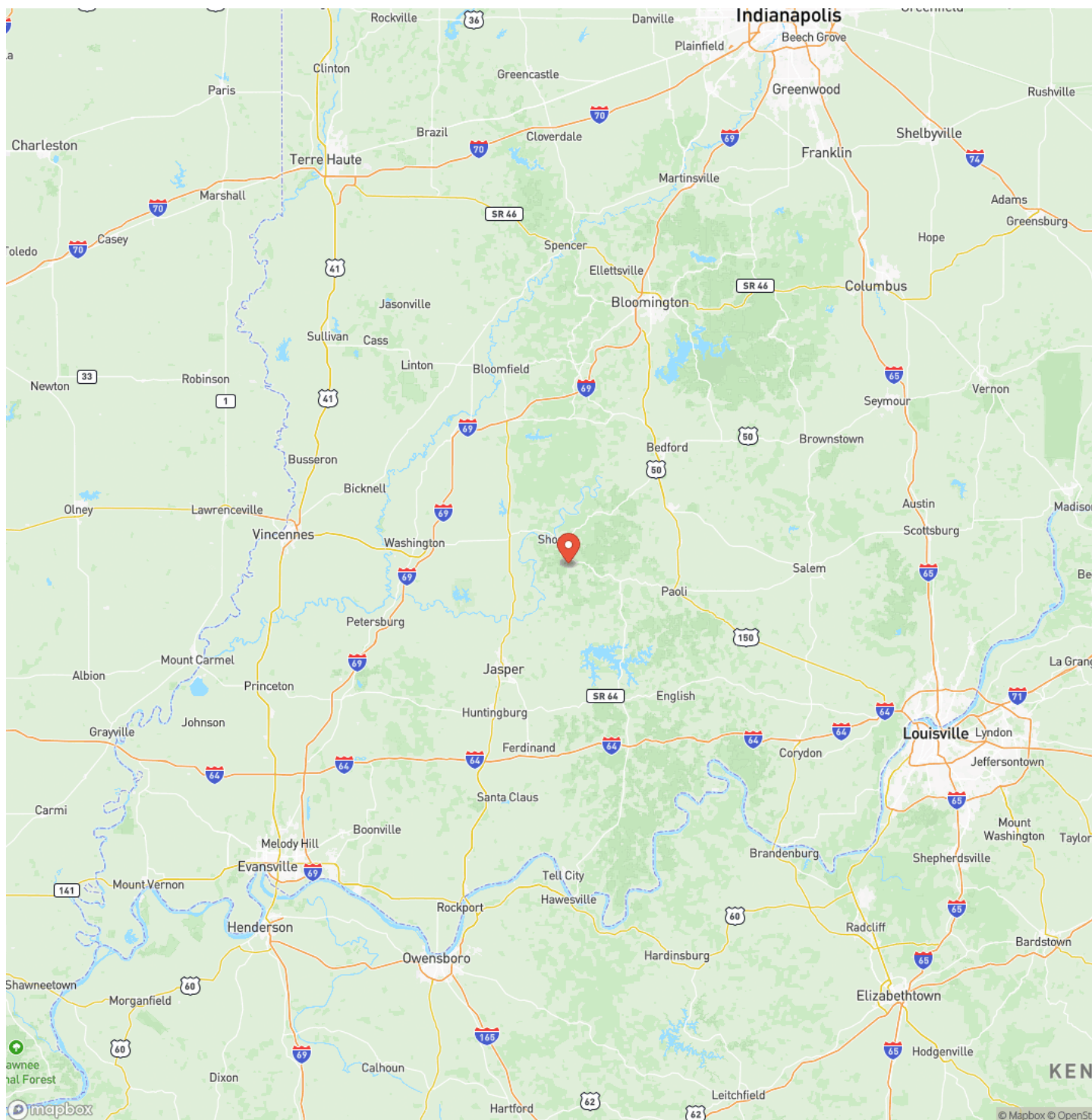
7862 Butler Bridge Road
Shoals, IN / Martin County



Locator Map



Locator Map



Satellite Map



7862 Butler Bridge Road
Shoals, IN / Martin County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Wright

Mobile

(812) 508-1355

Office

(812) 508-1355

Email

jwright@mossyoakproperties.com

Address

City / State / Zip

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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.

Mossy Oak Properties Indiana Land and Lifestyle
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
<https://indianalandandlifestyle.com/>
