

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

**\$400,000**  
4.21± Acres  
Martin County



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

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**SUMMARY**

**Address**

7862 Butler Bridge Road null

**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**

2,400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

4.21

**Price**

\$400,000

**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)

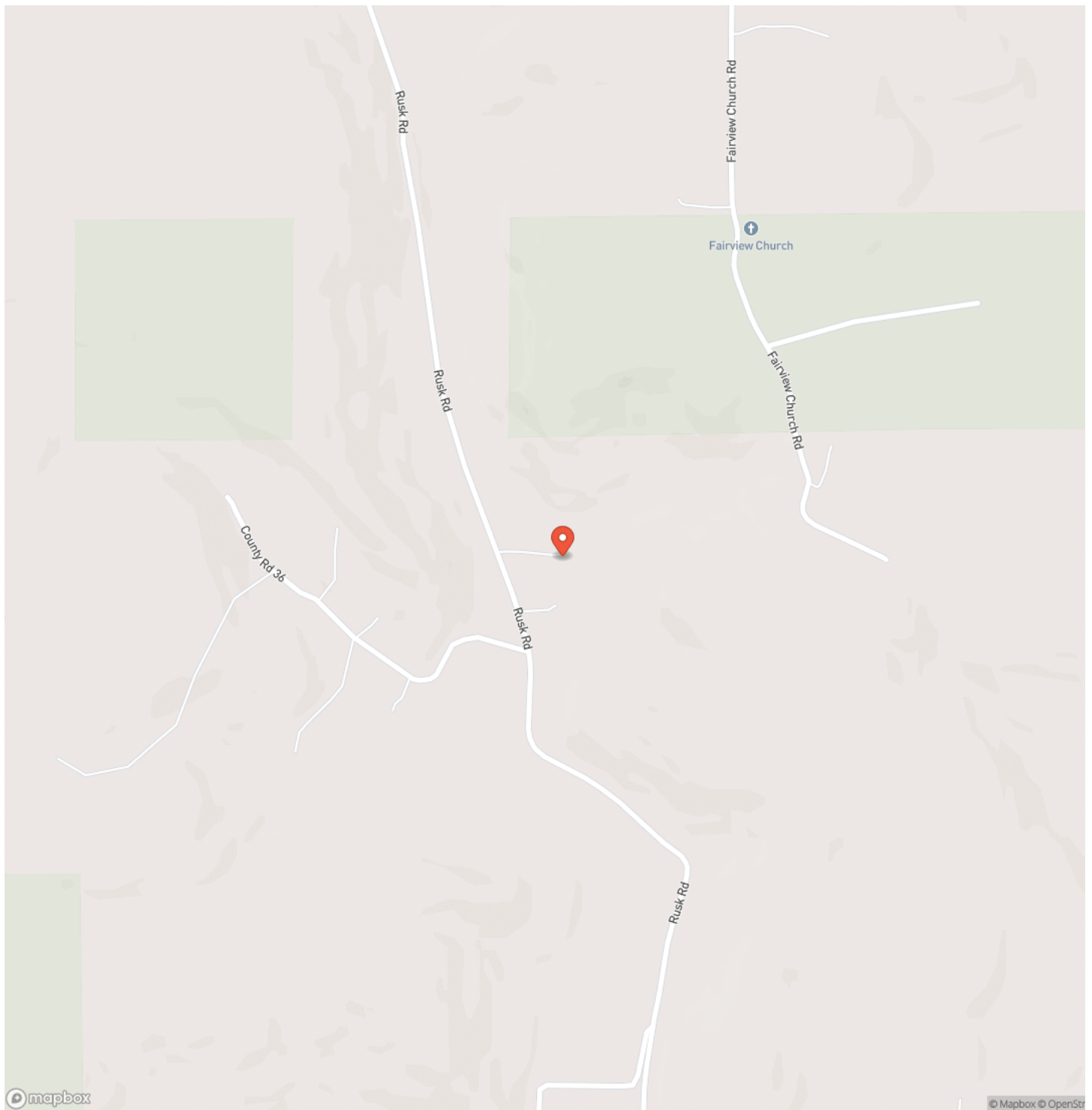
**Email:** [jwright@MossyOakProperties.com](mailto:jwright@MossyOakProperties.com)

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.

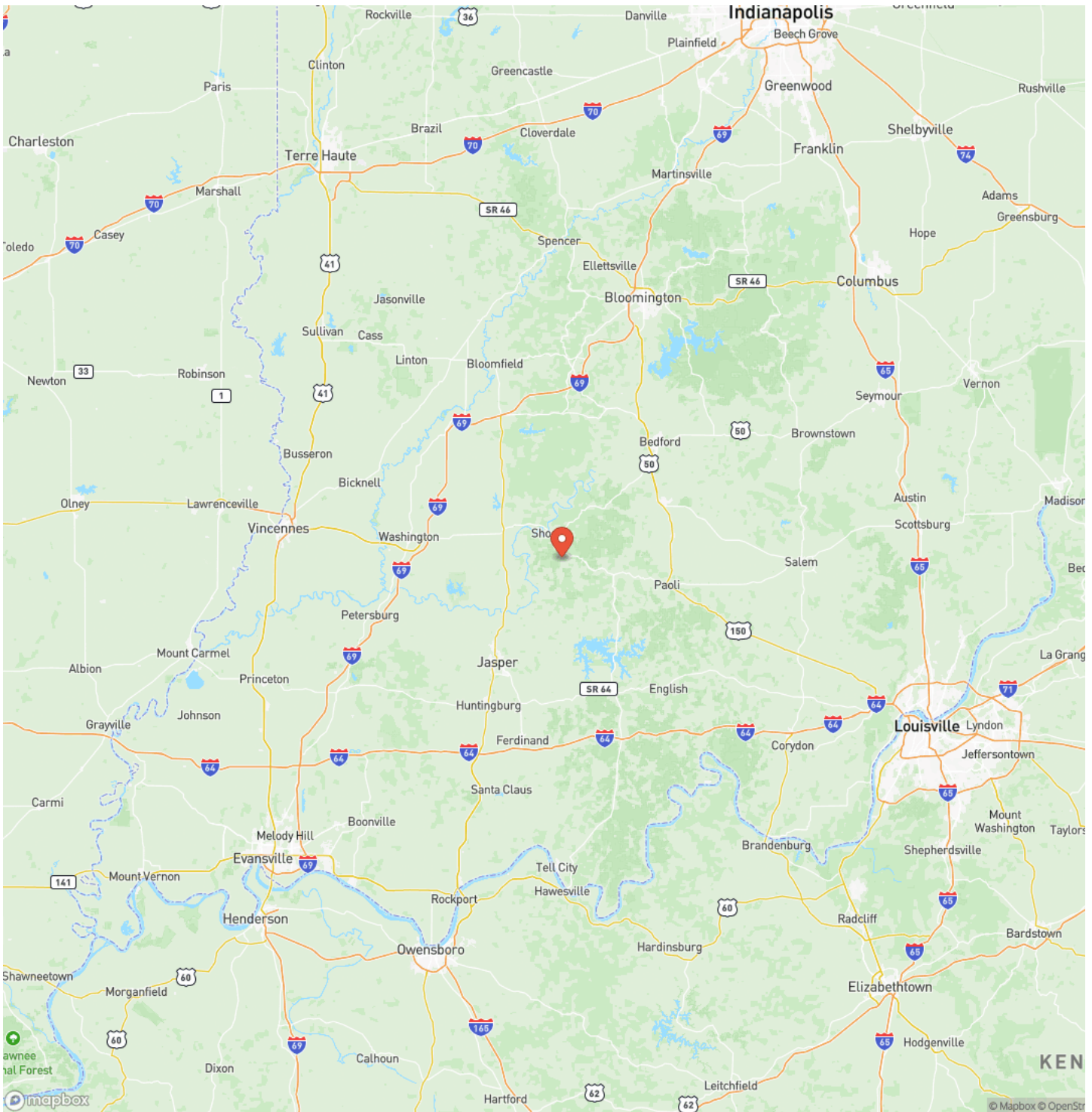
7862 Butler Bridge Road  
Shoals, IN / Martin County



## 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

(765) 505-4155

## Email

jwright@mossyoakproperties.com

### Address

## City / State / Zip

Bedford, IN 47421

## 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.

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