

6775 E State Rd 218
6775 E State Rd 218
La Fontaine, IN 46940

\$725,000
20.520± Acres
Wabash County



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La Fontaine, IN / Wabash County

SUMMARY

Address

6775 E State Rd 218

City, State Zip

La Fontaine, IN 46940

County

Wabash County

Type

Residential Property, Ranches, Hunting Land

Latitude / Longitude

40.665505 / -85.661143

Dwelling Square Feet

3425

Bedrooms / Bathrooms

4 / 3

Acreage

20.520

Price

\$725,000

Property Website

<https://indianalandandlifestyle.com/property/6775-e-state-rd-218-wabash-indiana/114656/>



PROPERTY DESCRIPTION

Have you been dreaming of owning a private country estate with acreage, a custom home, a stocked pond, and a versatile shop? Welcome to 6775 E State Rd 218- an exceptional opportunity to own a property that offers all of this and more. When you consider today's cost of purchasing land and building from the ground up, this property presents outstanding value.

Built in 2003 by local contractors and meticulously maintained by its original owners, the custom home offers quality craftsmanship and thoughtful design throughout. The inviting kitchen features beautiful hickory cabinetry and a spacious eat-in dining area. You'll notice the custom poplar trim and solid poplar doors throughout the home. The living room is highlighted by a vaulted ceiling and an impressive floor-to-ceiling stone fireplace, creating a warm and welcoming gathering space.

The main level includes a spacious primary suite, two additional bedrooms with walk-in closets, and a second full bathroom. The finished basement expands the living space with a large recreation room with a gas stove, a fourth bedroom, an additional full bathroom, and a generous mechanical/storage room. The house is energy efficient with a geothermal heating and cooling system. A newer metal roof provides added peace of mind, while the attached two-car garage offers convenient attic storage.

Step outside and enjoy your own private stocked pond with a pier, perfect for relaxing or fishing. The impressive 30' x 48' shop features a concrete floor and spray foam insulation, making it comfortable for year-round use whether you're working on projects, storing equipment, or pursuing hobbies.

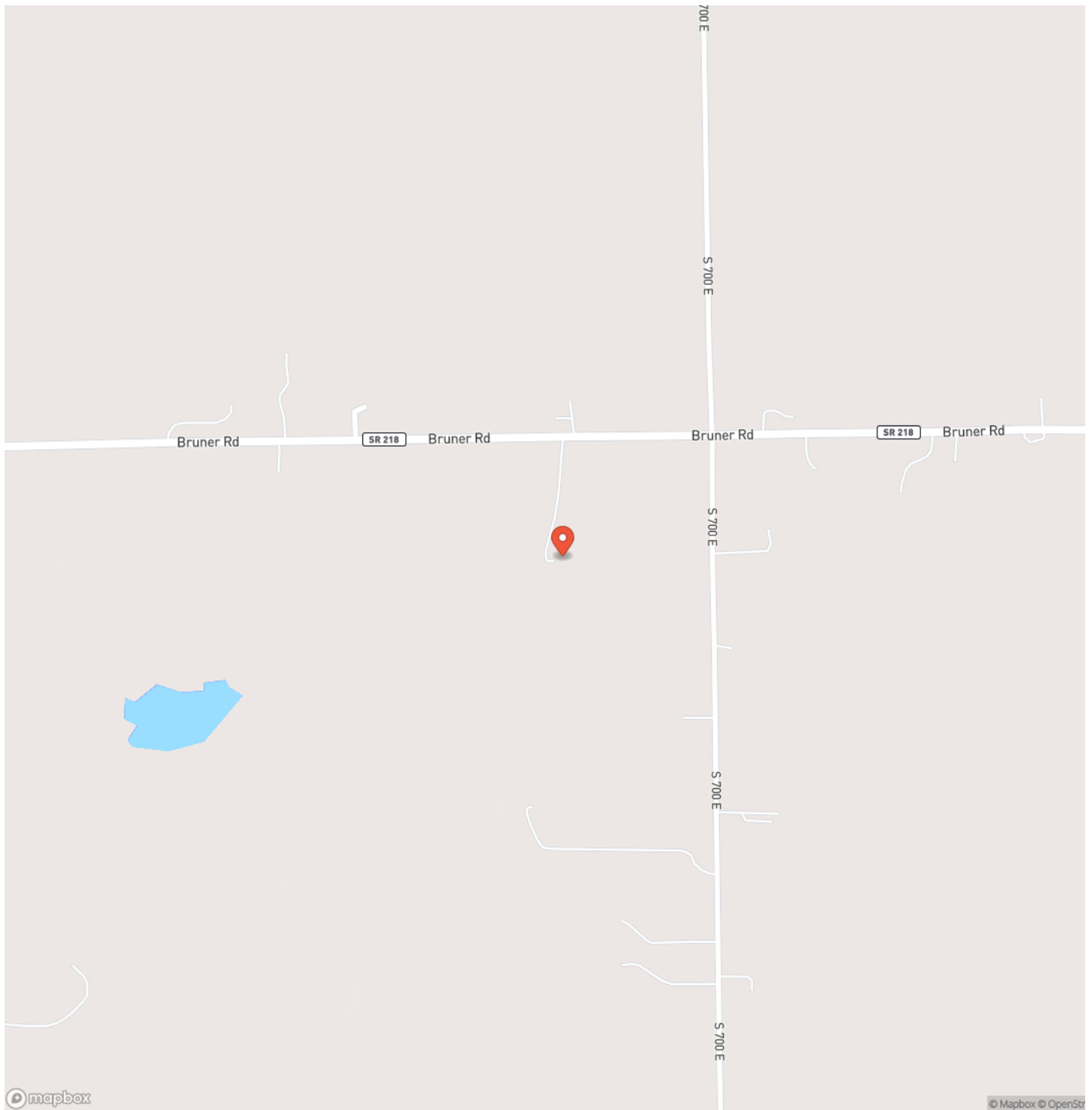
The gently rolling 20-acre property provides outstanding privacy and abundant wildlife, making it ideal for hunting, ATV riding, or simply enjoying nature from your own backyard. This area has a rich history of producing mature white-tailed deer. Approximately 12 acres is currently planted with soybeans and could continued to be farmed, or it could be a clean slate for your imagination. Plant your own food plots and native grasses for hunting and wildlife opportunities, or create your own hobby farm. If you've been searching for your forever home in the country, this remarkable property offers a lifestyle that's increasingly difficult to find.

For more information or a private showing, contact Land and Home Specialist, Nick Driskill, at [260-241-5868](tel:260-241-5868).

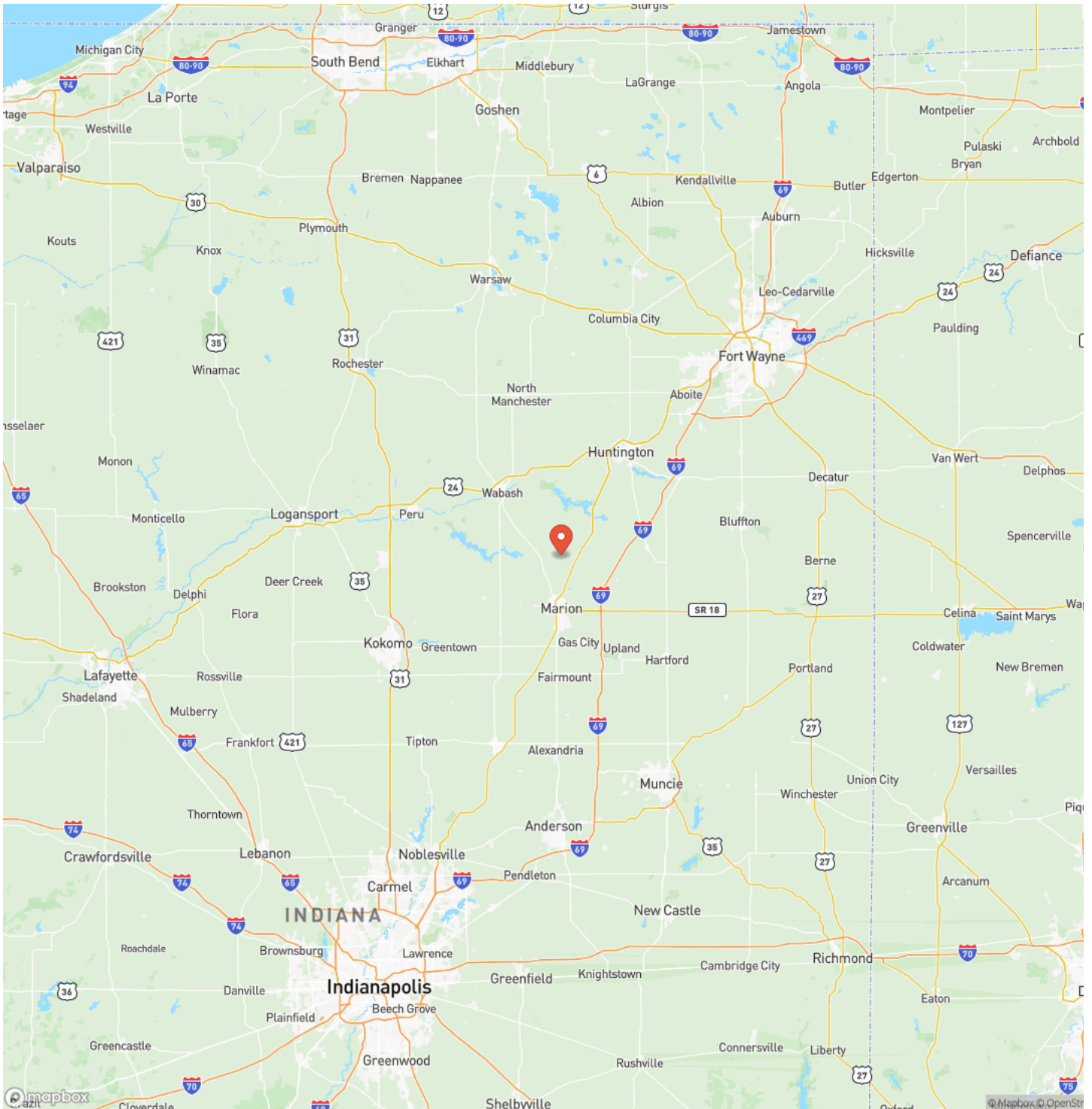
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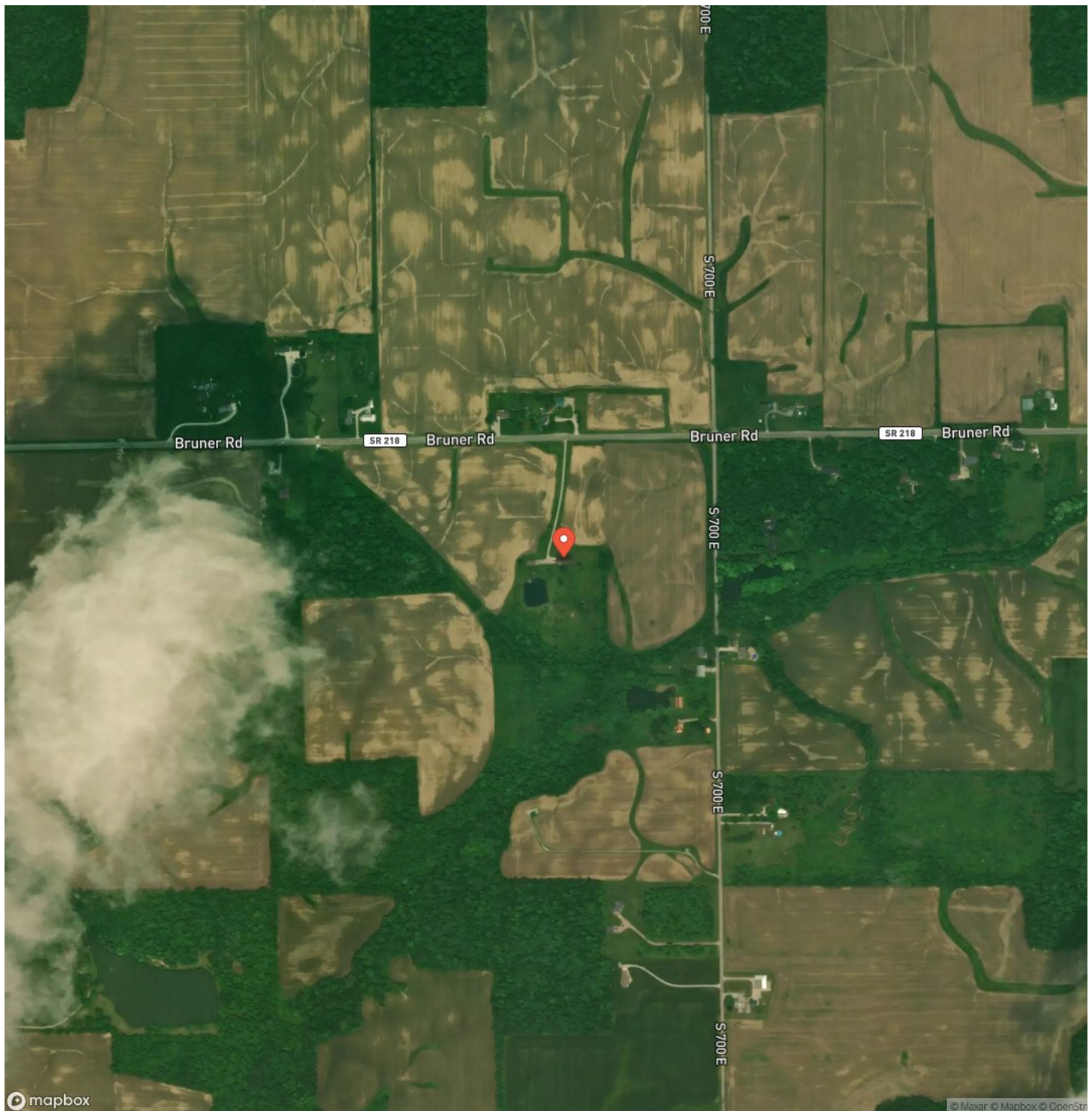
Locator Map



Locator Map



Satellite Map



6775 E State Rd 218
La Fontaine, IN / Wabash County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Driskill

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Address

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City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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<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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