

3098 E Archibald Falls Road
3098 E Archibald Falls Road
Leavenworth, IN 47137

\$95,000
9± Acres
Crawford County



**3098 E Archibald Falls Road
Leavenworth, IN / Crawford County**

SUMMARY

Address

3098 E Archibald Falls Road

City, State Zip

Leavenworth, IN 47137

County

Crawford County

Type

Residential Property

Latitude / Longitude

38.140836 / -86.406264

Dwelling Square Feet

1,064

Bedrooms / Bathrooms

3 / 2

Acreage

9

Price

\$95,000



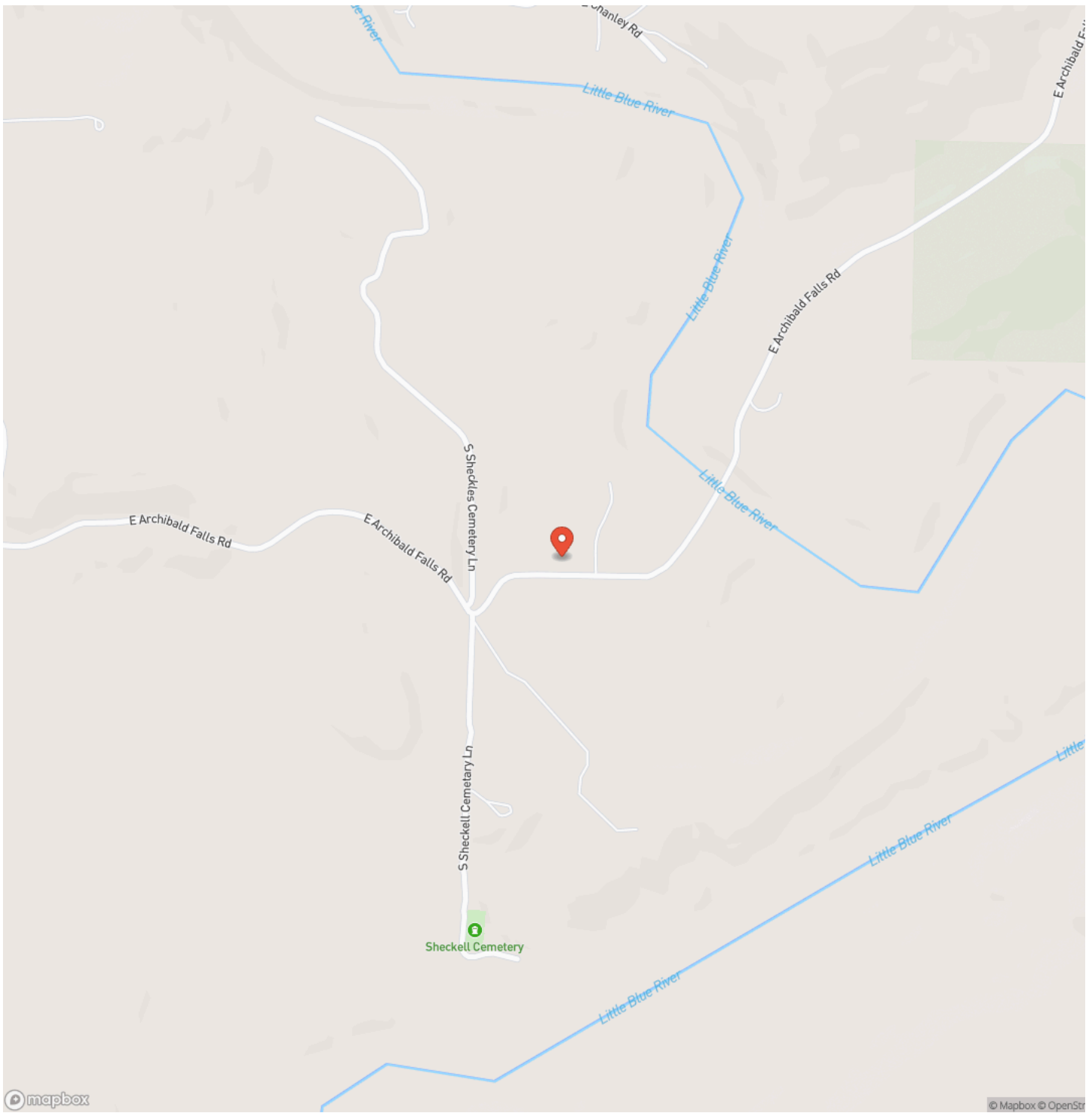
PROPERTY DESCRIPTION

Tucked away in the scenic countryside of Leavenworth, this unique 9-acre property offers a rare opportunity to create your own private retreat. Featuring two parcels, this listing combines charm, potential, and versatility. The main 6-acre parcel includes a single-wide manufactured home in need of rehab along with a 24x30 pole barn-style garage-perfect for storage, hobbies, or workshop space. A rustic log cabin adds even more character and could be restored into a cozy getaway. The property boasts a picturesque setting with a spacious yard shaded by mature trees, beautiful established flowers, a peaceful pond, and a mix of open ground and wooded areas. The additional 3-acre parcel is fully wooded, providing added privacy and excellent opportunities for recreation or hunting. With access from Sheckells Cemetery Road, it offers versatility and possibility. Whether you're searching for a weekend escape, hunting retreat, or the perfect location to build your country home, this property delivers seclusion and natural beauty-far removed from the hustle and bustle, yet full of possibility. Property is being sold as is.

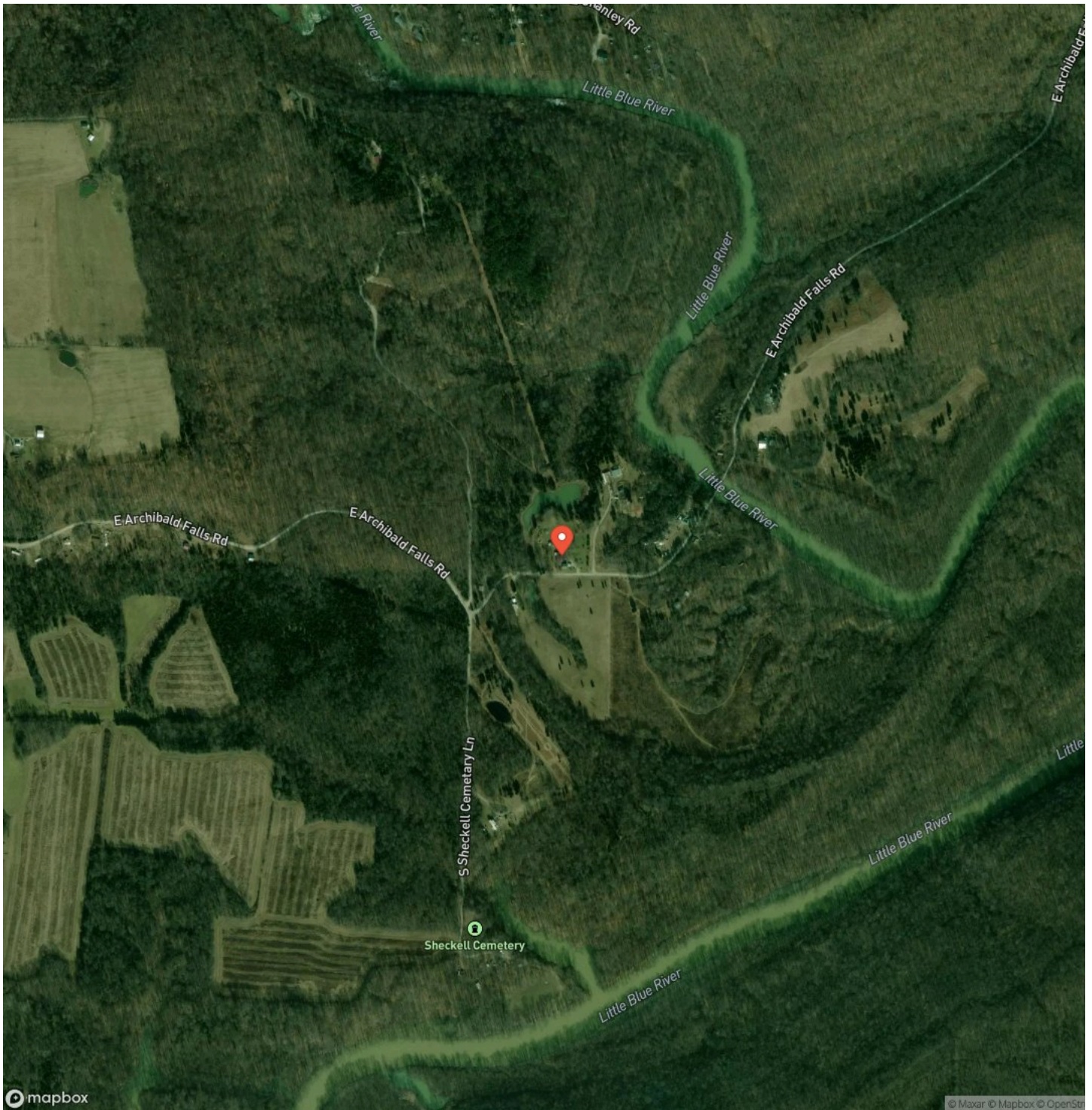
3098 E Archibald Falls Road
Leavenworth, IN / Crawford County



Locator Map



Satellite Map



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 Hoosier Land & Farm
190 S State Road 66
Marengo, IN 47140
(812) 365-9333
<https://mossyoakproperties.com/>

