36.935 Acre Woodland Haven
E Temple Road
Marengo, IN 47140

$273,000
36.94± Acres
Crawford County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
E Temple Road

City, State Zip
Marengo, IN 47140

County
Crawford County

Type
Recreational Land

Latitude / Longitude
38.357266 / -86.364534

Acreage
36.94

Price
$273,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Discover 36.935 picturesque acres of secluded, wooded land—a true haven for deer, turkey, and other wildlife. This beautiful property features rolling terrain that levels out in areas suitable for building a cabin or your dream home. Established ATV trails wind through the woods, offering convenient access and outdoor enjoyment. The property includes an old wooden yurt and outhouse that may be salvageable for those interested in creating a hunter's retreat or rustic weekend getaway. There's approximately 200 feet of paved road frontage, and electricity available at the road. Marketable timber potential in the coming years adds to the long-term value of this peaceful escape. Appointment required and buyers must be accompanied by their realtor. 36.935 acres were recently surveyed from parent parcel #13-07-12-109-001.000-006, which previously contained 58.731 acres. Current assessments and taxes are based on the original acreage and have not yet been updated by the county.



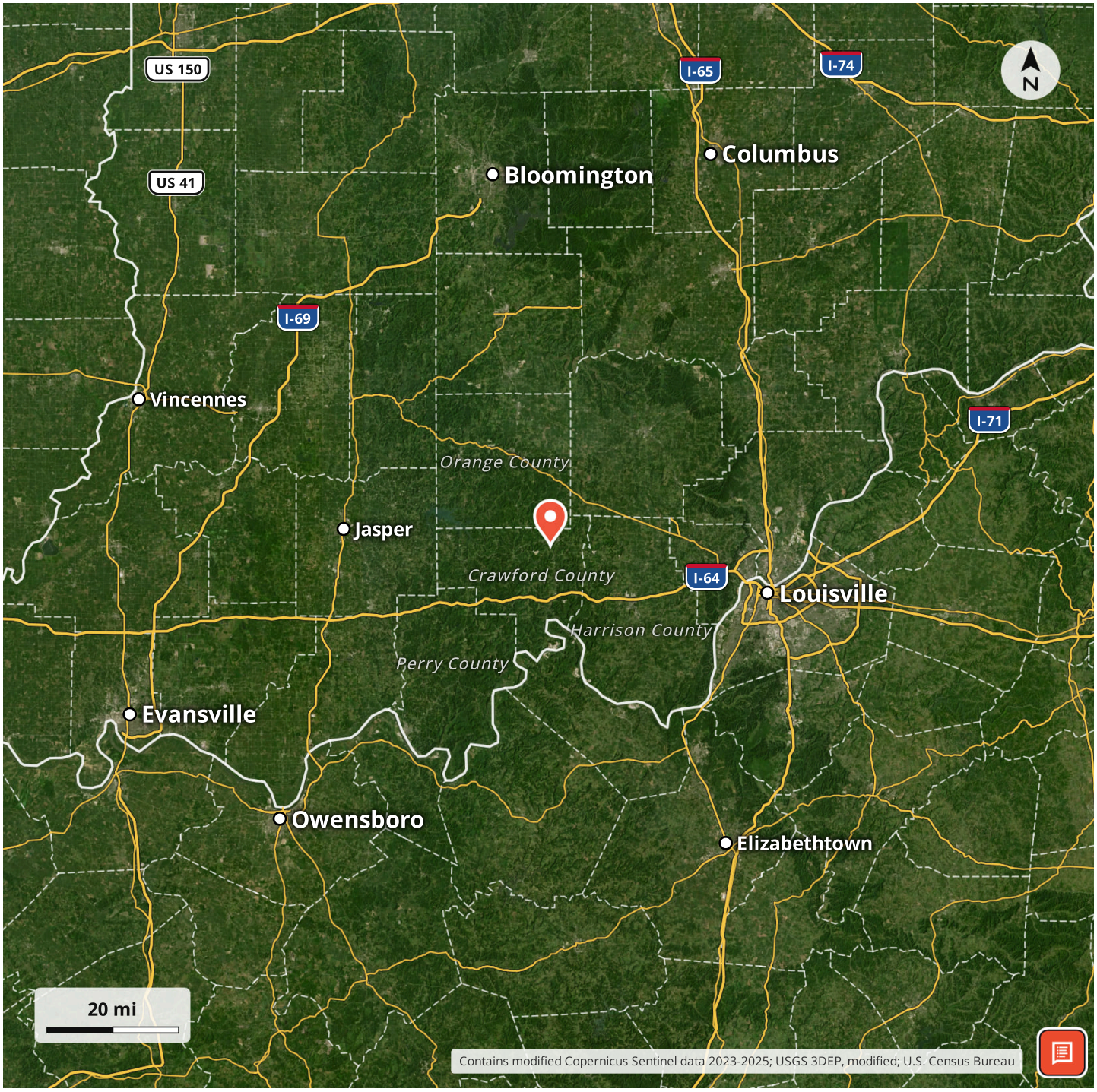




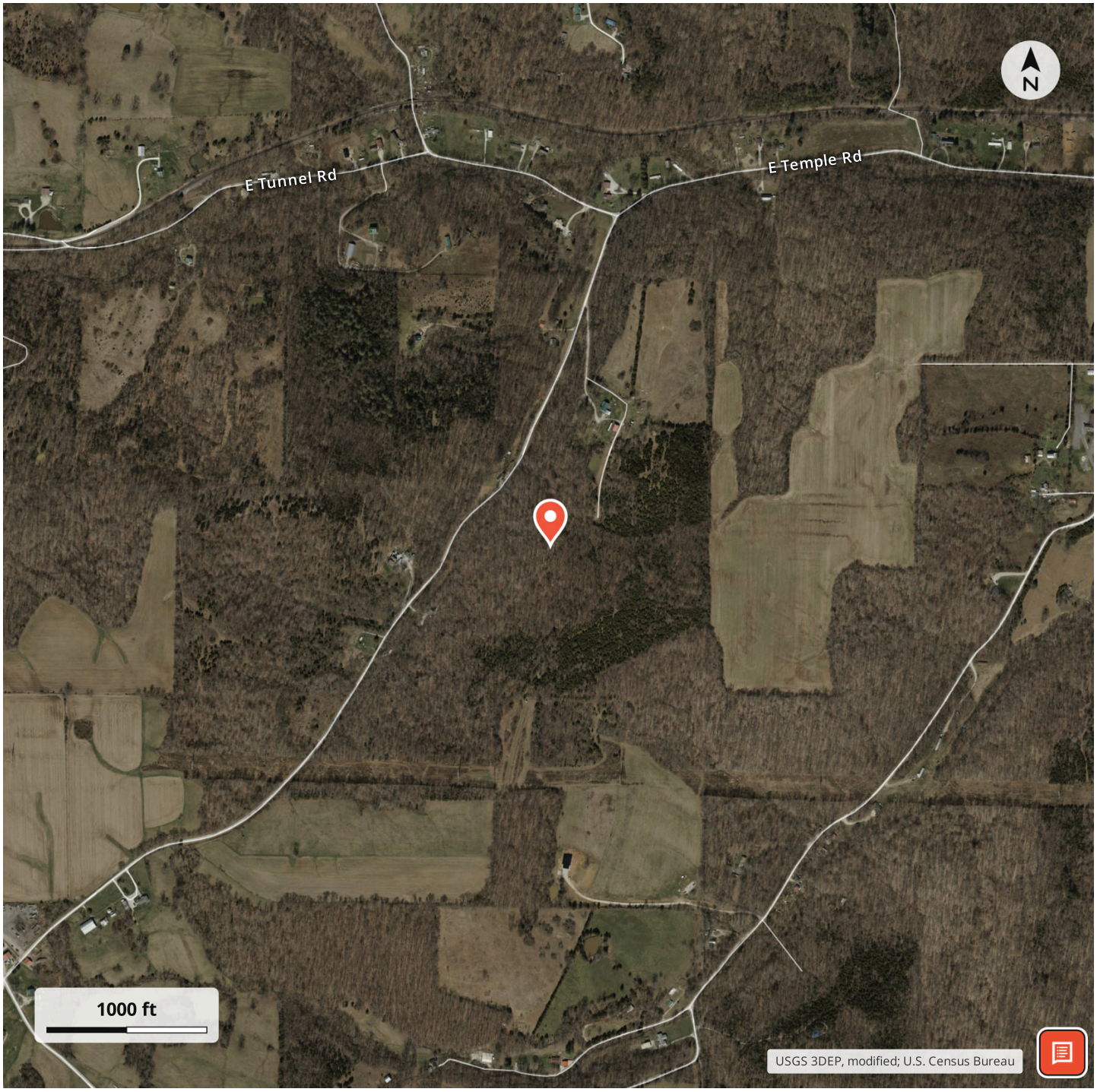




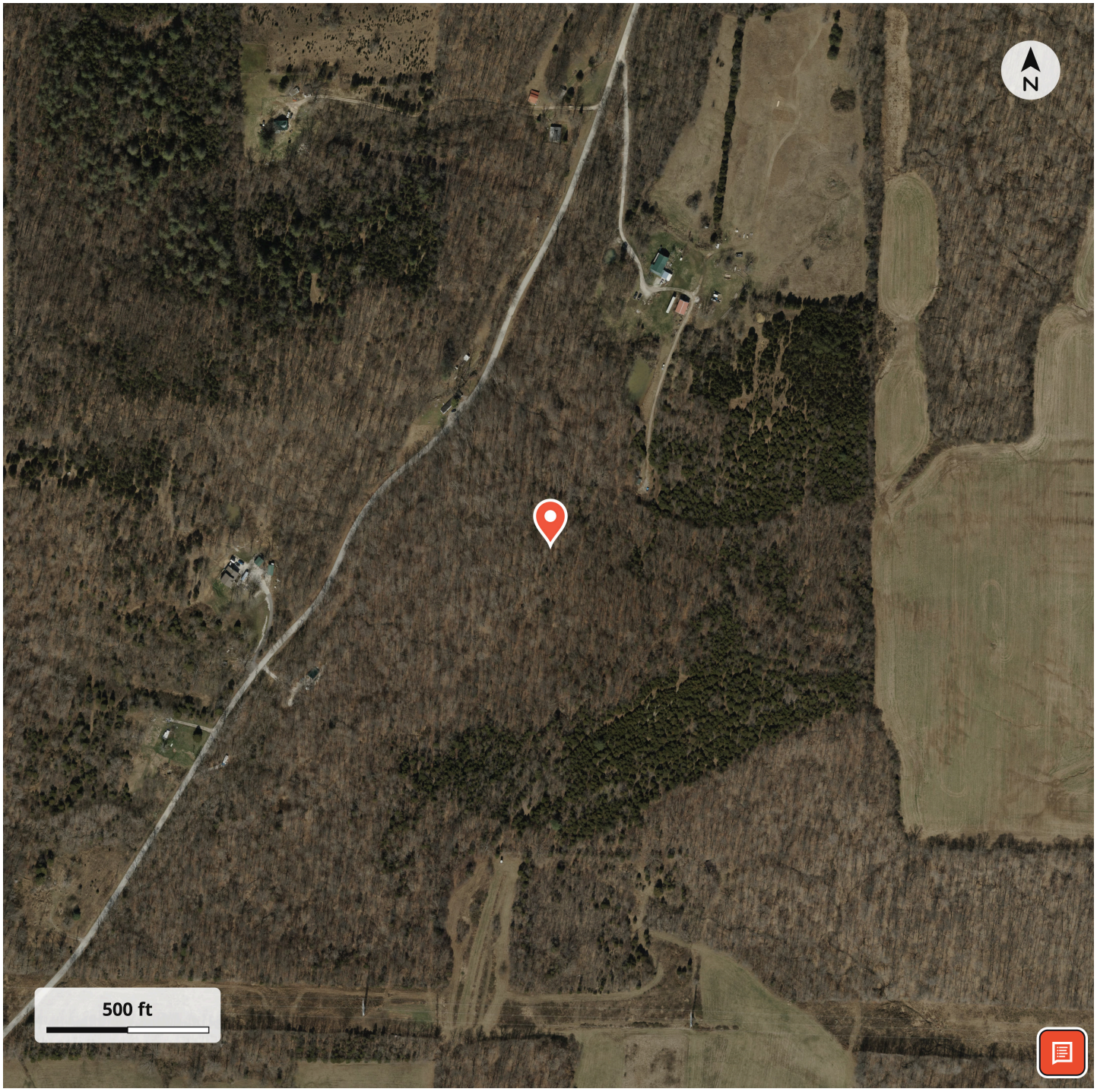
Regional Map



Locator Map


E Tunnel Rd
E Temple Rd
N
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip
Marengo, IN 47140

NOTES

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DISCLAIMERS

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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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