

51+/- Acres Recreational / Hunting / Building Lot
1 Sand Ridge Road
Patriot, IN 47038

\$280,500
51± Acres
Switzerland County



51+/- Acres Recreational / Hunting / Building Lot
Patriot, IN / Switzerland County

SUMMARY

Address

1 Sand Ridge Road null

City, State Zip

Patriot, IN 47038

County

Switzerland County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

38.812114 / -84.850067

Acreage

51

Price

\$280,500

Property Website

<https://indianalandandlifestyle.com/property/51-acres-recreational-hunting-building-lot/switzerland/indiana/112572/>



51+/- Acres Recreational / Hunting / Building Lot Patriot, IN / Switzerland County

PROPERTY DESCRIPTION

Discover the perfect blend of **recreation and future potential** with this **51+/- acre tract (subject to survey)** in beautiful **Switzerland County near Patriot, Indiana**. Located at the **end of a quiet dead-end road**, this property offers outstanding privacy while still providing an **excellent building site** for your dream home, cabin, or weekend retreat.

The front of the property features a **potential homesite with electric available**, making it easy to start planning your private country escape. Beyond the building area, you'll find **approximately 51 acres of rolling, timber terrain**, and **established trails** perfect for **ATVs, side-by-sides, hiking, and exploring**.

For outdoor enthusiasts, this property offers **excellent deer and turkey hunting** with abundant wildlife and ideal habitat throughout the timber. Whether you're looking for a **premier hunting property**, a **weekend getaway**, or a **future homesite with acreage**, this tract delivers the perfect combination of **privacy, recreation, and investment potential**.

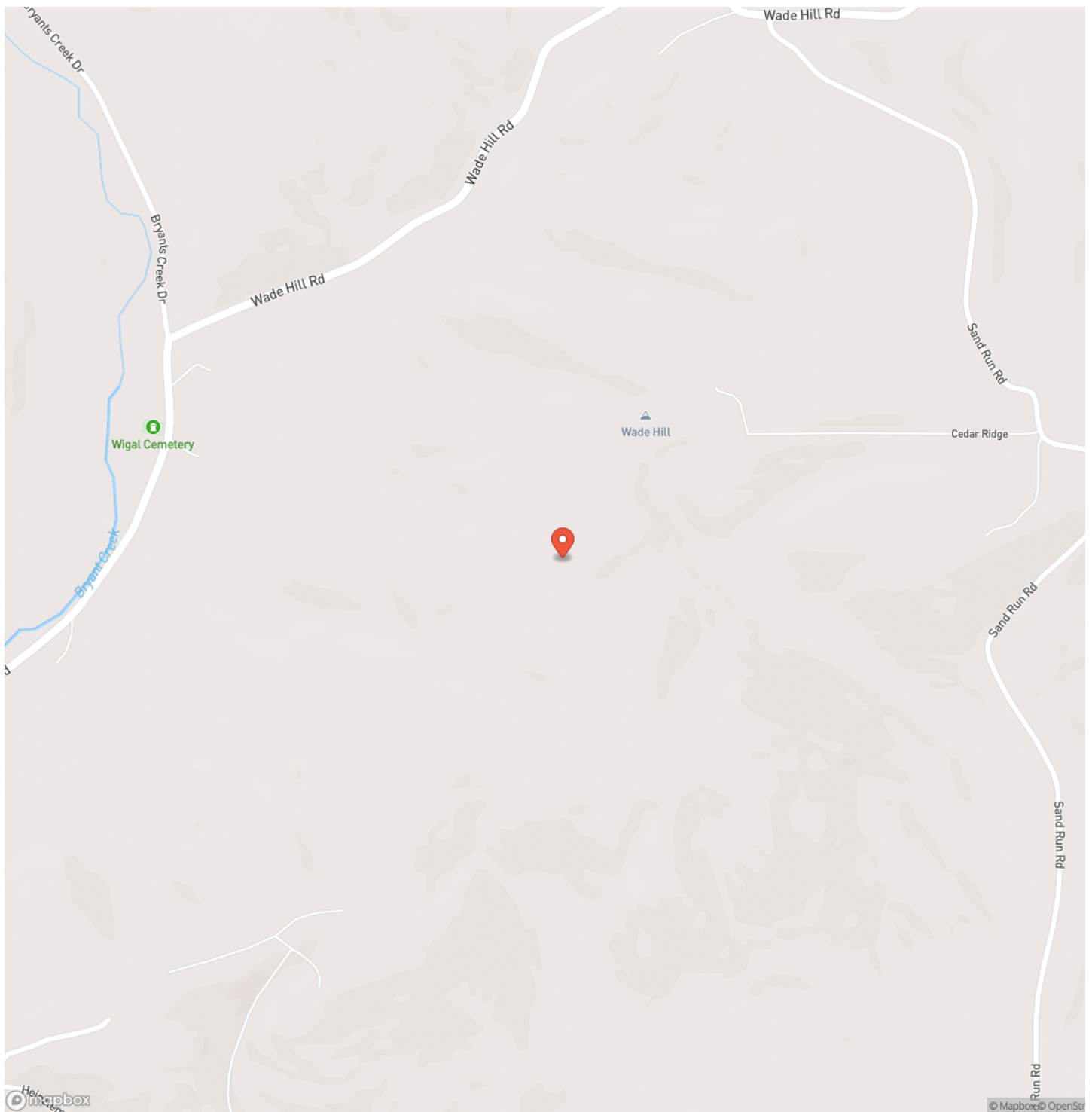
Properties offering **buildable acreage, electric availability**, and **exceptional hunting opportunities** are becoming increasingly difficult to find. Don't miss your chance to own this beautiful piece of **Switzerland County**. **Subject to survey**.

For a private showing contact **Land Specialists Dylan Badinghaus** at 513.508.6490 or mossyoakdylan@gmail.com or **Katelyn Badinghaus** at 812.506.2892 or kbadinghaus@mossyoakproperties.com

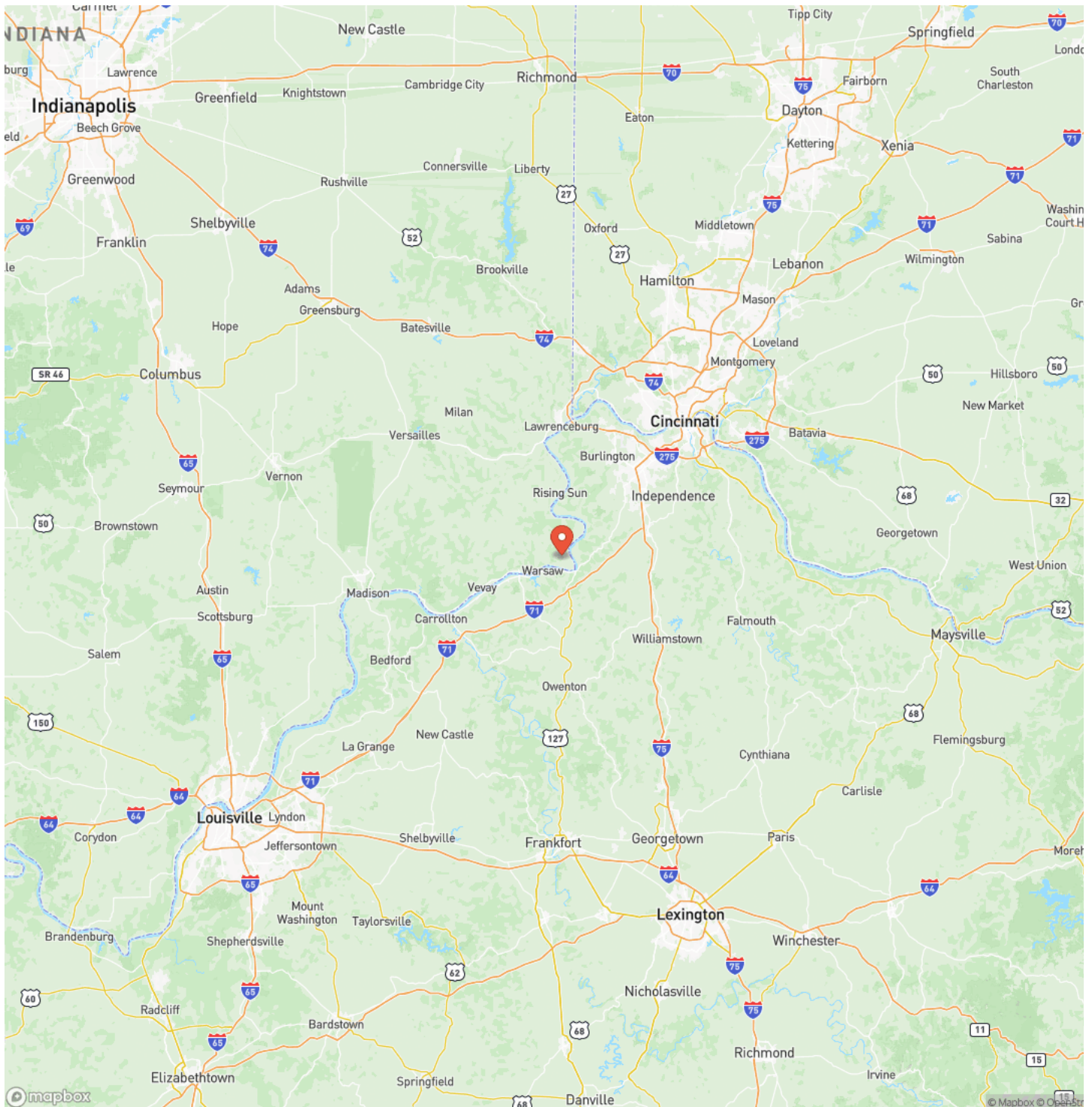
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Locator Map



Locator Map



Satellite Map



**51+/- Acres Recreational / Hunting / Building Lot
Patriot, IN / Switzerland County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Clinton, IN 47842

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
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