

861 E 800 S
861 E 800 S
Kingman, IN 47952

\$289,000
20± Acres
Fountain County



861 E 800 S
Kingman, IN / Fountain County

SUMMARY

Address

861 E 800 S

City, State Zip

Kingman, IN 47952

County

Fountain County

Type

Farms, Residential Property

Latitude / Longitude

40.010806 / -87.221373

Dwelling Square Feet

1,200

Bedrooms / Bathrooms

2 / 1

Acreage

20

Price

\$289,000

Property Website

<https://legacylandco.com/property/861-e-800-s/fountain/indiana/102515/>



PROPERTY DESCRIPTION

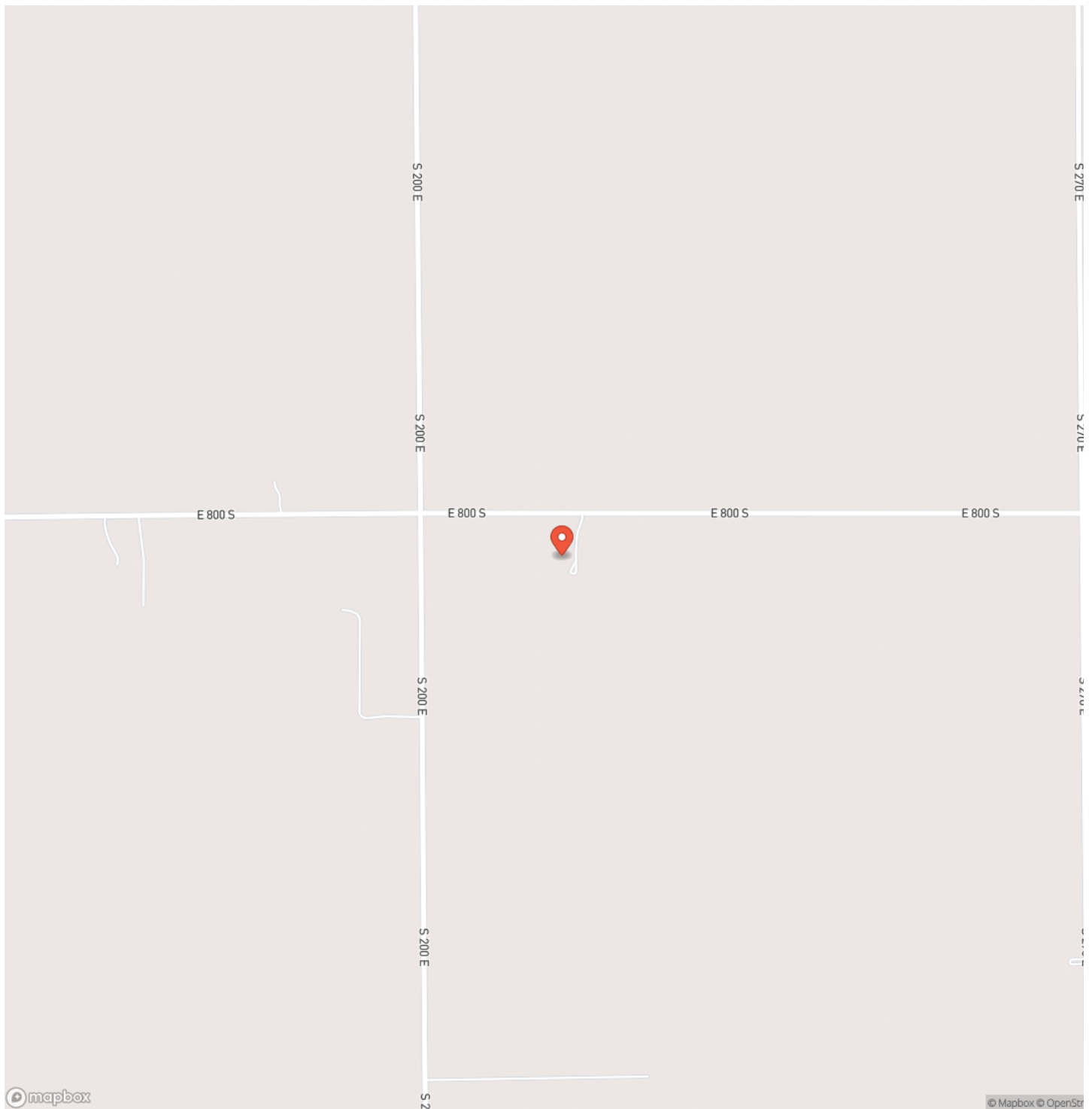
Discover your private slice of paradise on this stunning 20-acre retreat, where rolling pasture meets towering trees, and a sparkling creek winds gracefully through the front of the property. Perched on a gentle hill, the cozy two-bedroom farmhouse offers pretty views- truly a dream property in the country. Step inside the warm and inviting farmhouse, where the master bedroom features its own private bathroom and spacious walk-in closet for ultimate convenience and privacy. The bright library/sunporch that overlooks the flowing creek and lush yard-an idyllic spot for morning coffee, reading, or simply soaking in the serenity. Outside, the entire pasture is fully fenced and ready for horses, livestock, or future adventures. A large pole barn provides ample space for storage, workshops, or equipment, while an additional outdoor shed and a two-car detached garage (with brand-new windows and a new side door) offer even more flexibility. Recent updates include a metal roof replaced just five years ago and a new wooden front porch deck. This place is more than a home; it's a lifestyle. Escape the ordinary and embrace wide-open skies, the soothing sound of the creek, and endless opportunities to garden, have a small farm, or simply relax on your own piece of heaven.

Earnest money to be held by Partners Title. Buyer's agent to verify all measurements. Measurements are all estimated on room sizes. Lease agreement with tenant till February 2027. Renters did state are willing to have a buyout or new buyer could continue with the lease. Lease agreement is \$1100 per month due first of month. Renters responsible to mow the grass and maintain the property around the house Not the pastures. Renters are responsible for all utilities.

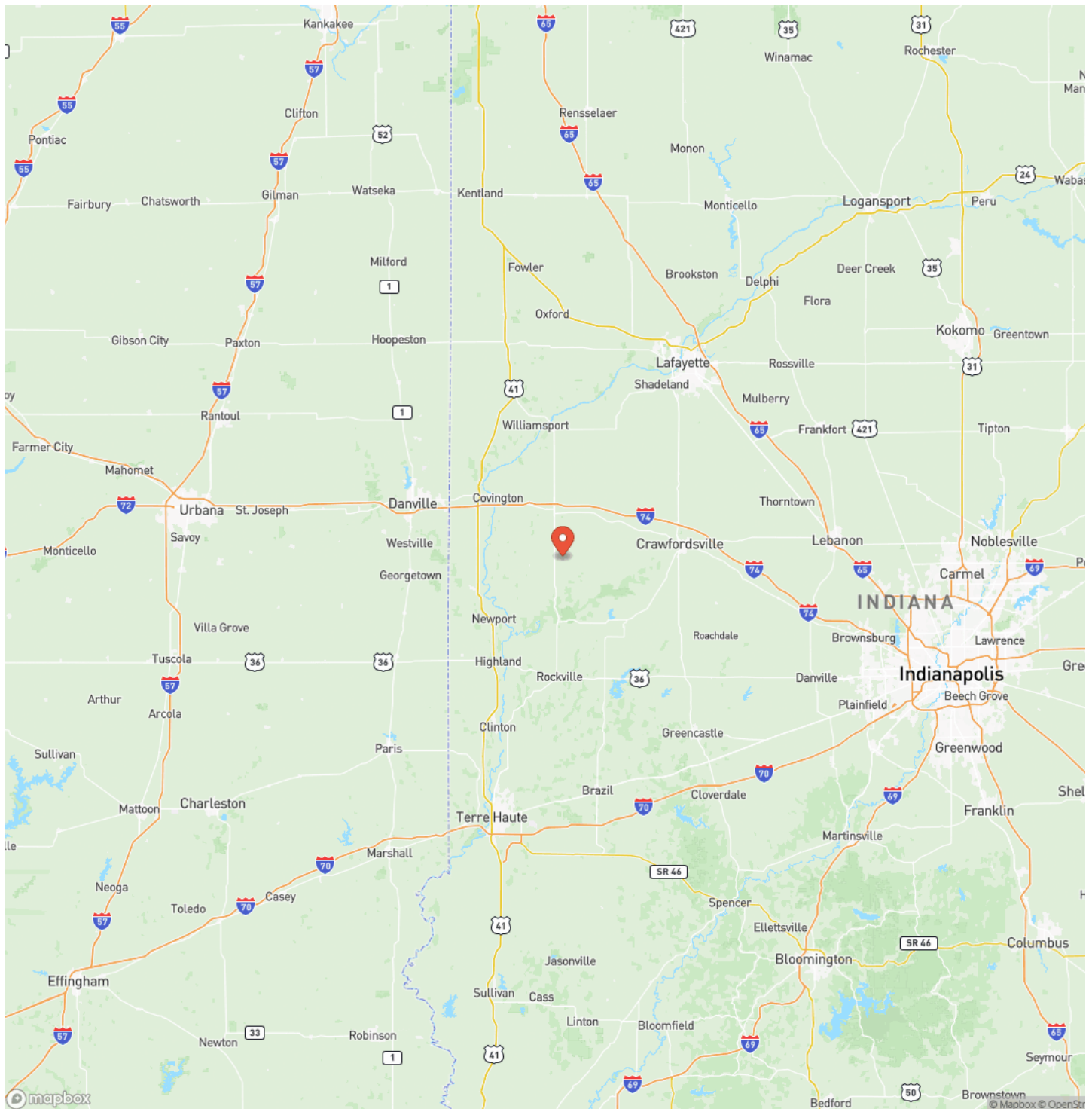
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Locator Map



Locator Map



Satellite Map



861 E 800 S
Kingman, IN / Fountain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lori Paddock

Mobile

(765) 230-6572

Email

lpaddock@legacylandco.com

Address

City / State / Zip

Covington, IN 47932

NOTES



MORE INFO ONLINE:

<https://legacylandco.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.



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<https://legacylandco.com/>

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.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
<https://legacylandco.com/>
