Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Site-Built Home **Status** Active **CDOM** 3 **DOM** 3 **Auction** No

MLS 202632342 **5403 Dyer Lane Lane** **Freedom** **IN** 47431 **LP** $950,000

Area Owen County **Parcel ID** 60-16-16-304-200.000-01 **Type** Site-Built Home **Waterfront** Yes
Sub None **Cross Street** **Bedrms** 5 **F Baths** 3 **H** 1
Township Franklin **Style** Two Story **REO** No **Short Sale** No
School District Spencer-Owen Community Schools **Elem** Spencer
Intermediate **JrH** Owen Valley **SrH** Owen Valley
Legal Description PT S 1/2 S16 T9 R4 20A, PT SE S16 T9 R4 59.89A
Directions to Property At the caution light in Freedom, go East on Freedom Road to Dyer Lane.

Inside City **City Zoning** **County** **Zoning**

Remarks Exceptional 80-Acre White River Frontage Property with Renovated 5BR/3 1/2BA Home & 70 x 120 Shop If you have been searching for the kind of property that offers space, privacy, over 3/4 mile of White River frontage, and real everyday usability, this 80-acre White River frontage property just outside Freedom, Indiana is the one to see. Conveniently located near two major highways, US 231 and SR 67, the property features a 5-bedroom, 3.5-bath home built in 1999 and completely renovated in 2019, with a new metal roof scheduled to be installed shortly. Additional features include 25 acres of tillable ground, a 70 x 120 shop with a 20 x 48 lean-to, a 24 x 28 office, multiple garden sheds and outbuildings, screened outdoor living space, firepit, and huge garden. It is ready for full-time living, recreation, a working homestead, or a flexible investment opportunity. Property Highlights • Approximately 80 acres with over 3/4 mile of scenic White River frontage, 25 acres of tillable ground, privacy, and room to roam • Located just outside Freedom, Indiana with convenient access to US 231 and SR 67 • Spacious 5-bedroom, 3.5-bath home built in 1999, completely renovated in 2019, with a new metal roof scheduled to be installed shortly • Impressive 70 x 120 shop with 20 x 48 lean-to for equipment, vehicles, toys, projects, or business use • 24 x 28 dedicated office for remote work, property management, or a home

Agent Remarks Please allow 12 hr notice for Showing

Sec **Lot** **Lot Ac/SF/Dim** 80.0000 / 3,484,800 / Irregular **Lot Desc** Heavily Wooded, Irregular, Partially Wooded, Rolling, Slope,
Above Gd Fin SqFt 2,382 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 960 **Ttl Below Gd SqFt** 960 **Ttl Fin SqFt** 3,342 **Year Built** 1999
Age 27 **New Const** No **Date Complete** **Ext** Shingle, Vinyl **Bsm** Crawl, Partial Basement, Finished **#** 17
Basement Material Block

Room Dimensions	RM DIM	LV
LR	21 x 20	M
DR	25 x 11	M
FR	x	
KT	23 x 15	M
BK	14 x 11	M
DN	x	
1B	16 x 16	M
2B	14 x 13	U
3B	11 x 10	U
4B	11 x 10	U
5B	11 x 11	U
RR	x	
LF	x	
EX	x	

Baths	Ful	Hal
B-Main	1	1
B-Upper	2	0
B-Blw G	0	0

Laundry Rm Main
Laundry x

Water Well
Well Private
Sewer Septic
Fuel / Gas, Propane, Forced Air, Propane
Heating
Cooling Central Air, Multiple

AMENITIES Ceiling-Cathedral, Ceiling-Tray, Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Solid Surf, Deck Covered, Dryer Hook Up Electric, Firepit, Kitchen Island, Landscaped, Pantry-Walk

Garage / / x /
Outbuilding 1 Outbuilding 120 x 70 8400
Outbuilding 2 Garden Shed 12 x 12 144
Assn Dues **Frequenc** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg**	No
Jet Tub	No	**Garage Y/N**	No
Pool	No	**Off Street**	
Pool Type			

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Cooktop-Electric, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric
FIREPLACE Dining Rm, Wood Burning

Water Riverfront **Wtr Name** White River **Water Frontage** 4,225. **Channel Frontage**
Water Private Beach **Water Type** River **Lake**
Auctioneer **Lic** **Auction** **Tim** **Location**
Financing **Existing** Conventional **Proposed** Cash, Conventional, FHA, USDA **Excluded Party** None
Annual $8,162.63 **Exemptions** No Exemptions **Year Taxes Payable** 2026 **Assessed Value**
Possessio 30 after Closing
List Office farm2country.com - office: 812-630-5722 **List Agent** Marcus Marner - Cell: 812-585-0634
Agent mmarner74@gmail.com **List Agent - User** SW96613 **List Team**
Co-List Office **Co-List Agent**
Showing Please book on Showing time and allow 12-hour notice
Start Showing **Exp Date** 3/8/2027 **Owner/Seller a Real Estate** No **Agent/Owner** No
Seller Concessions Offer Y/N **Seller Concession Amount $**
Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual Unbranded Virtual Tour **Lockbox** Mechanical/Combo **Lockbox Location** front door **Type of**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions **Sold/Concession** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell **Co-Sell Agent** **Sell Team**
/ farm2country.com - office: 812-630-5722

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