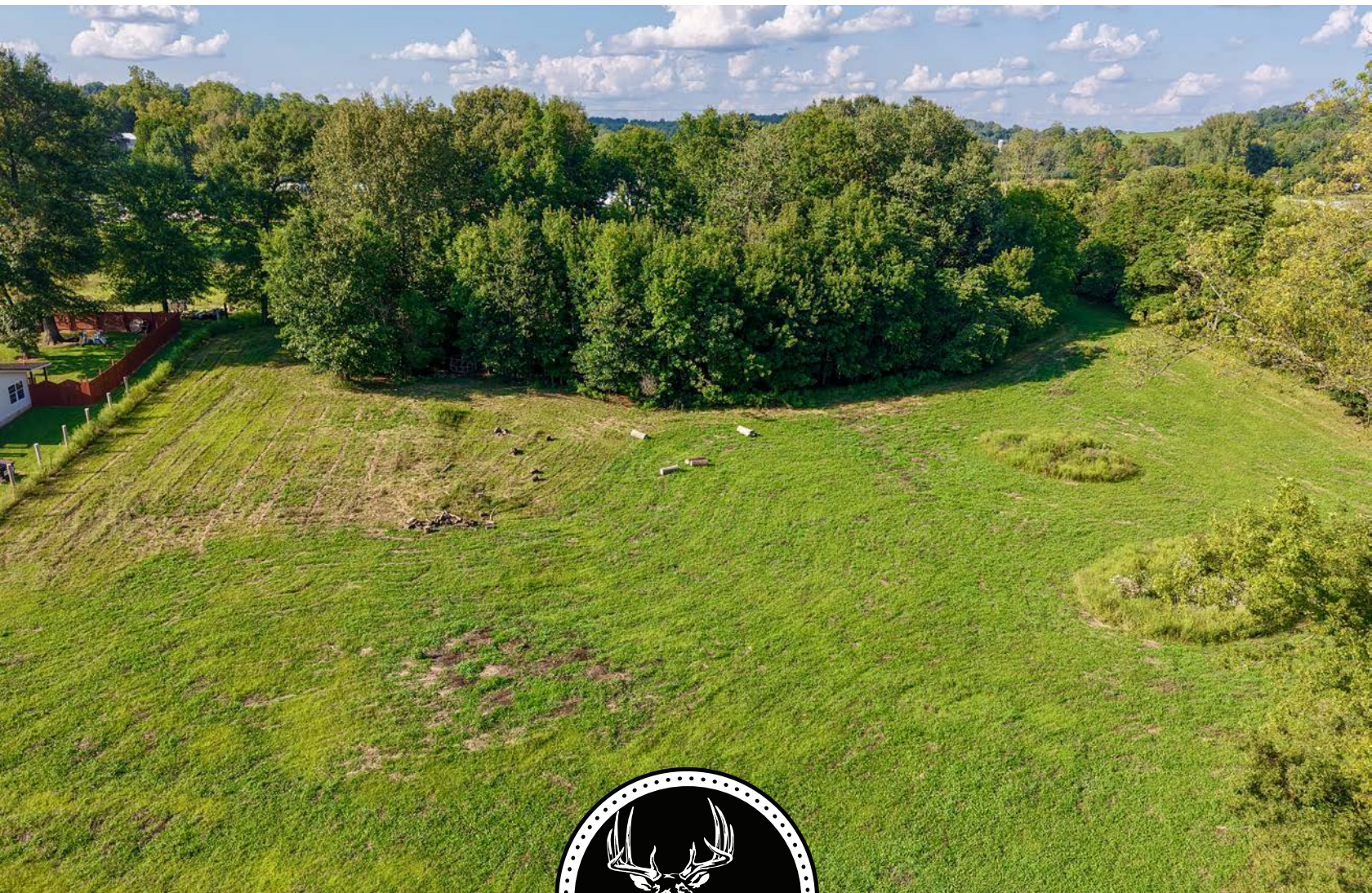


MIDWEST LAND GROUP PRESENTS

6.6 ACRES IN

ORANGE COUNTY INDIANA

8171 NORTH COUNTY ROAD 75 WEST



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

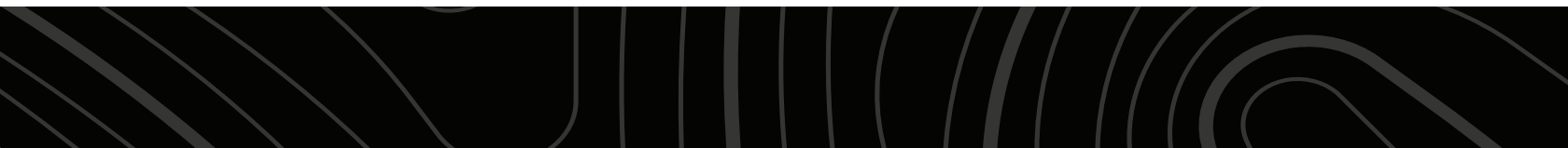
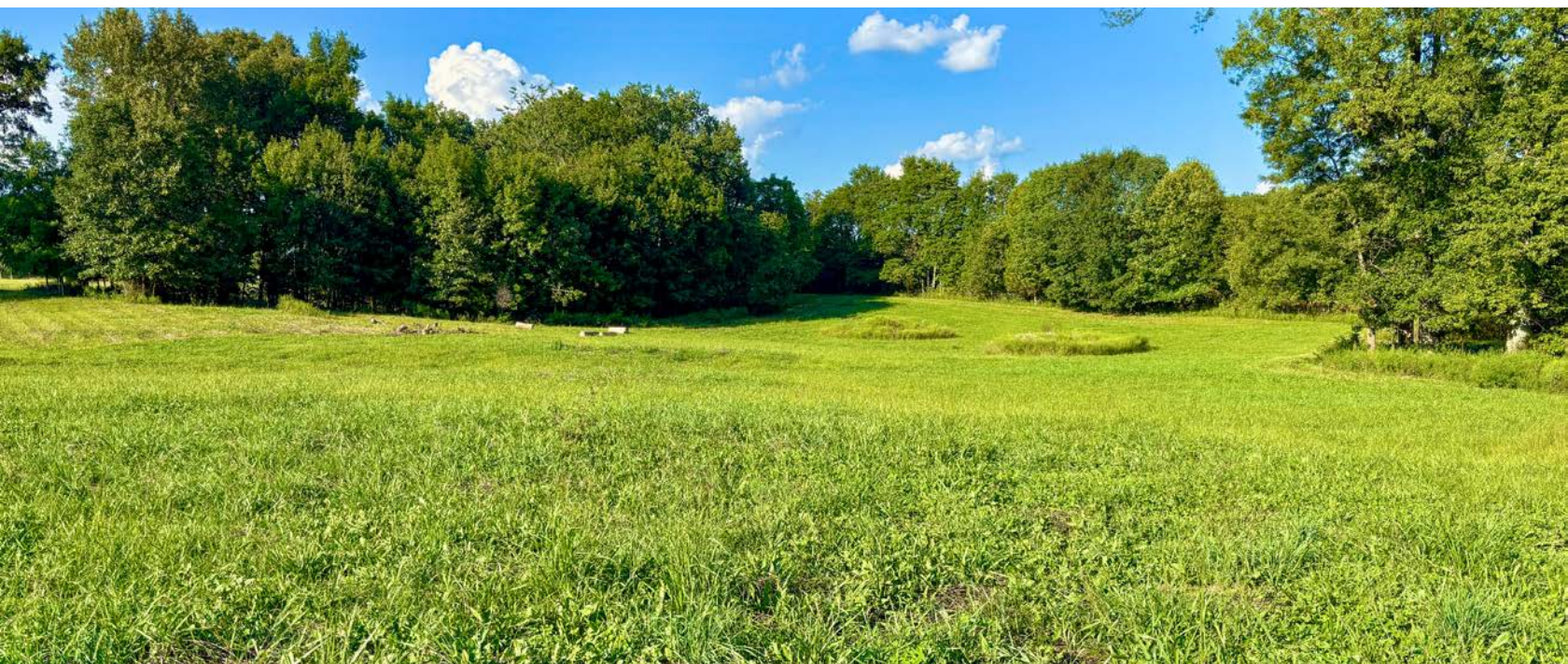
UNIQUE HOME AND SMALL FARM WITH DEAD-END ROAD PRIVACY

Nestled along a dead-end road, this beautiful 3 bedroom, 2 bathroom home offers the perfect blend of comfort and countryside charm. The tulip poplar planks, lantern chandelier, and central hearth provide the feeling of a remote cabin. Enjoy the rustic vibe as well as modern updates like new tile floors in the bathrooms, freshly painted walls and cabinets, and kitchen countertop coming soon. Several appliances are included in the sale for convenience such as the dishwasher, range, and refrigerator. The house also offers covered parking for two vehicles on a concrete pad.

For those looking to homestead or ride horses, this property has what you need with the hard work already done. Featuring over four acres of fenced pasture and

large barn with three stalls, all that's needed are the animals. With ample room for storage, the barn can accommodate livestock as well as the camper, tractor, or boat! There is also a workshop attached to the home for extra storage and room to tinker.

A wraparound porch, partially screened in, invites you to relax and enjoy the peaceful views of the expansive park-like yard. For the hunters, trail camera history shows quality Indiana whitetails right outside your door, and access to thousands of acres of public land is just a short drive away! This home perfectly balances modern comfort with rural tranquility, making it an ideal sanctuary for anyone seeking space, privacy, and country living.



PROPERTY FEATURES

COUNTY: **ORANGE** | STATE: **INDIANA** | ACRES: **6.6**

- Over 4 acres of fenced pasture
- Beautiful 3 bed, 2 bath home with fresh updates
- Large barn with 3 stalls including a chicken coop
- Camper/RV storage
- Expansive park-like yard
- Fresh gravel on the driveway
- Several appliances included in sale
- Wraparound porch, partially screened in
- Attached covered parking on a concrete pad
- Quality Indiana whitetails
- Dead-end road privacy
- Less than an hour from Bloomington



BEAUTIFUL 3 BEDROOM, 2 BATH HOME

Nestled along a dead-end road, this beautiful 3 bedroom, 2 bathroom home offers the perfect blend of comfort and countryside charm. The tulip poplar planks, lantern chandelier, and central hearth provide the feeling of a remote cabin.



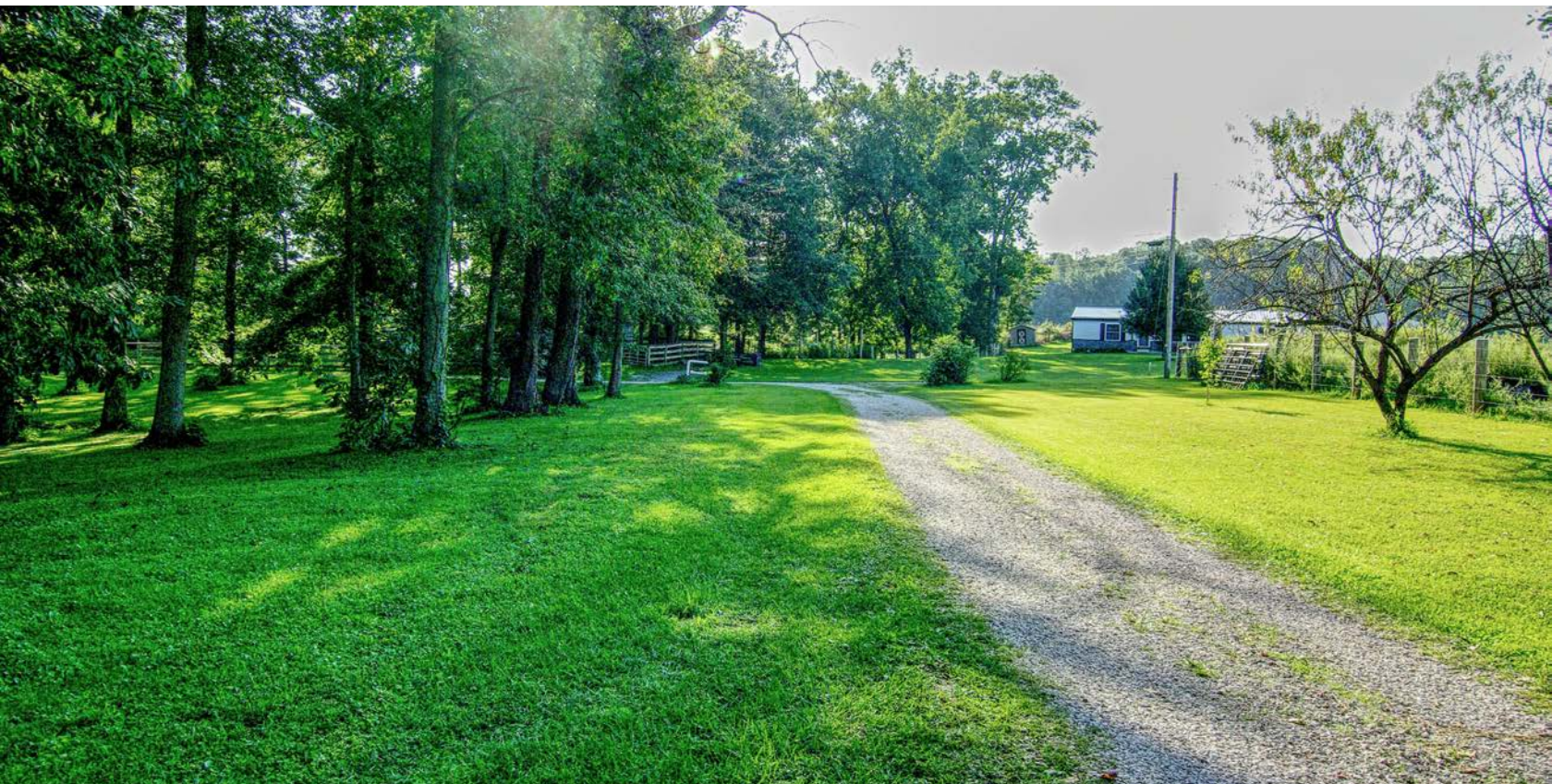
WRAPAROUND PORCH



LARGE BARN & CHICKEN COOP



DEAD-END ROAD PRIVACY



EXPANSIVE PARK-LIKE YARD



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: $38^{\circ} 40' 35.34$, $-86^{\circ} 28' 37.64$

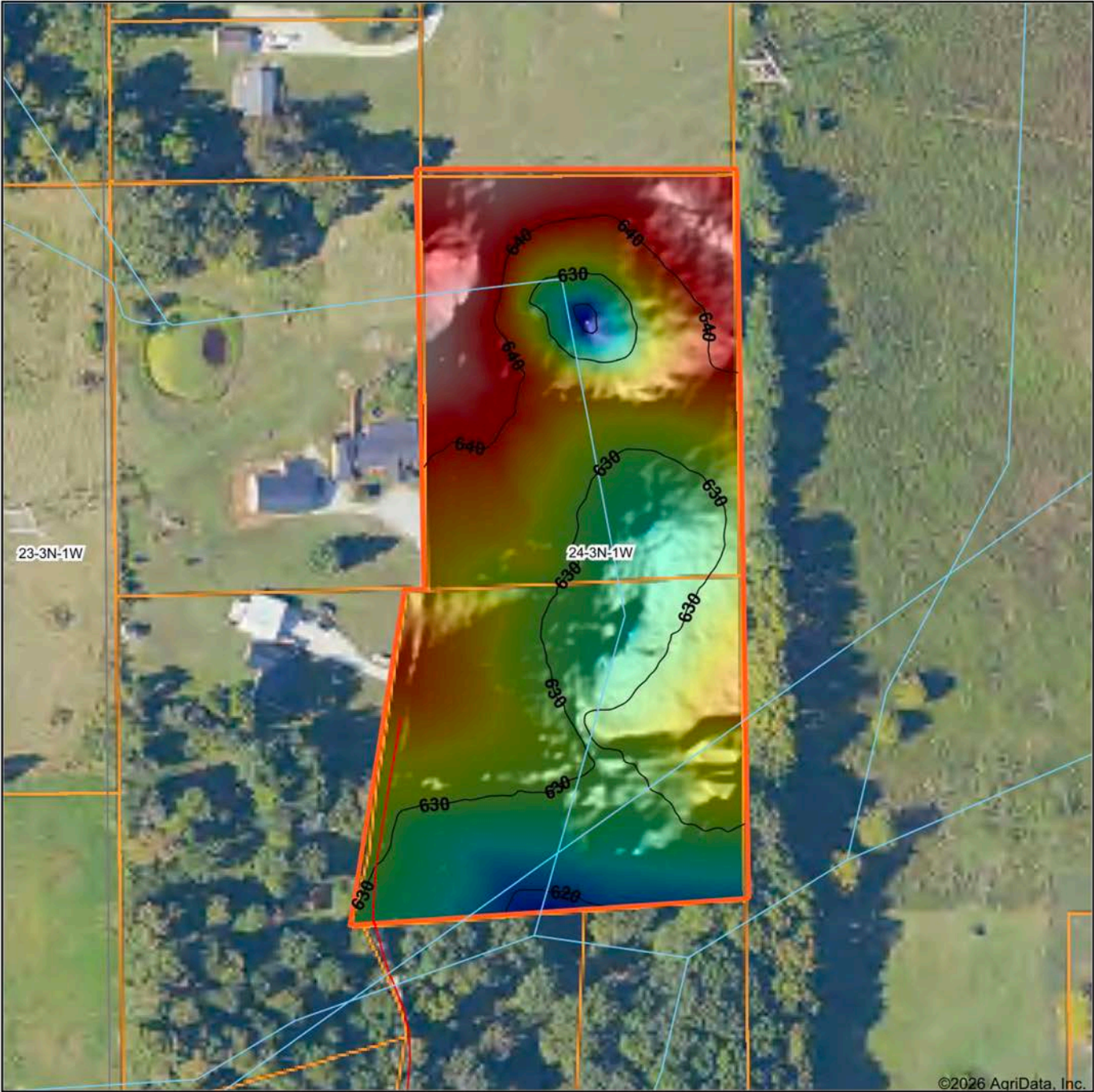
24-3N-1W
Orange County
Indiana

0ft 388ft 777ft



8/26/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

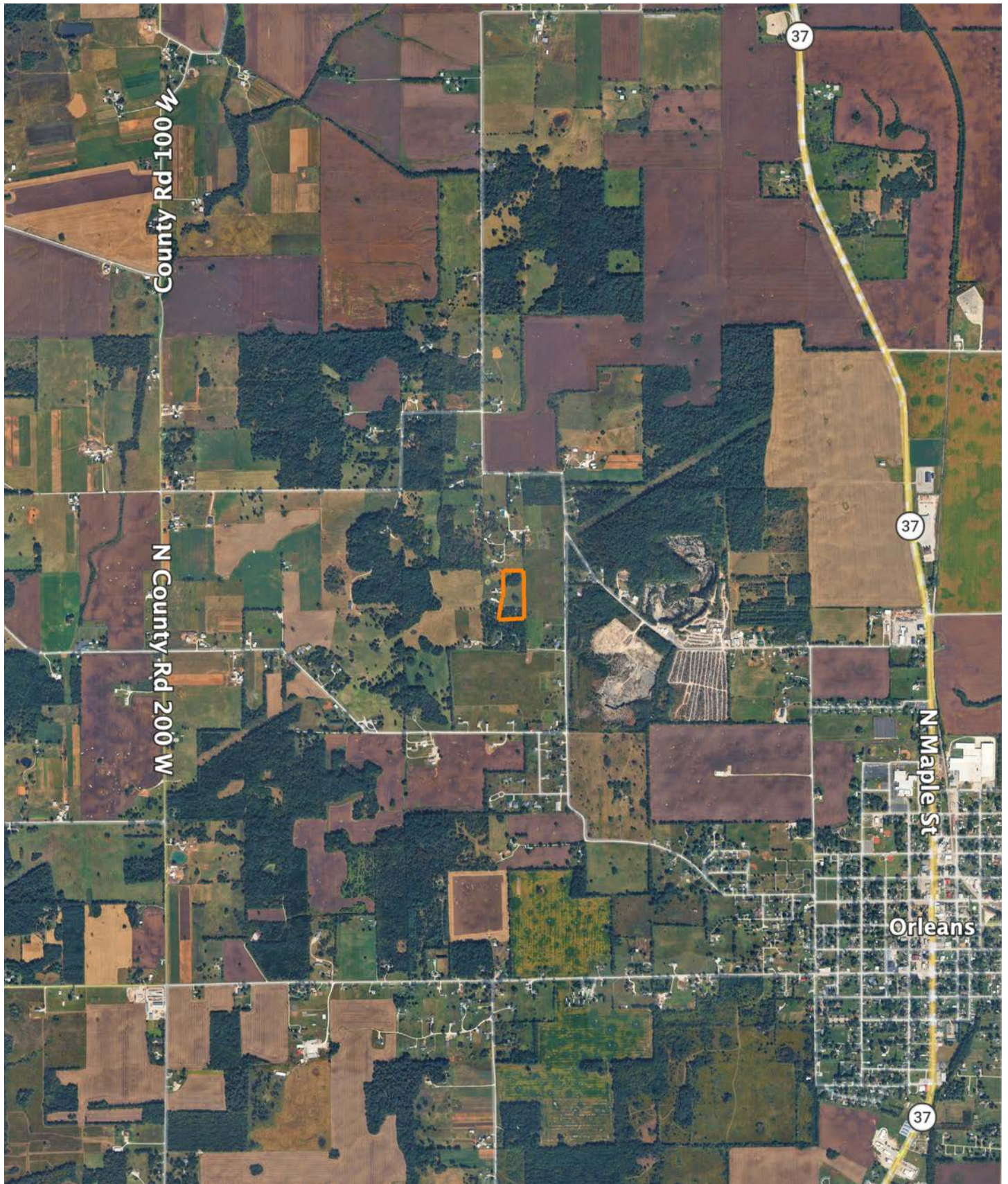
Source: USGS 1 meter dem
Interval(ft): 10
Min: 617.3
Max: 649.6
Range: 32.3
Average: 633.5
Standard Deviation: 6.2 ft



24-3N-1W
Orange County
Indiana

Boundary Center: 38° 40' 35.41, -86° 28' 37.62

OVERVIEW MAP



AGENT CONTACT

Growing up in the rural community of Brazil, Indiana, Noah Short developed an appreciation for the outdoors and the value of land at an early age. From fishing reclaimed coal mining pits and hunting squirrels on his father's 18 acre property to helping sink fence posts in the heavy clay soils of Clay County, Noah's connection to the land was built through hands-on experience and hard work. After earning his Bachelor of Science in Biology from Indiana University–Purdue University Indianapolis, Noah realized just how meaningful the outdoors and land stewardship were to him and committed himself to a career centered around natural resources and rural property.

Today, Noah brings extensive experience in both private forestry consulting and public land management to his clients across Indiana. His background includes timber sales, conservation projects, pollinator and tree plantings, tenant farm management, and hands-on work with both row crop and timber production. He has worked closely with landowners, farmers, outdoorsmen, and conservation professionals throughout the state, giving him a well-rounded understanding of both the land itself and the people connected to it.

An avid outdoorsman, Noah hunts nearly every legal game species Indiana offers and enjoys cooking wild game, hiking, gardening, reading, and traveling with his wife, Sarah. Known for his strong work ethic, listening skills, and passion for helping others achieve their goals, Noah is committed to building lasting relationships and guiding clients through every step of the land buying and selling process with honesty, knowledge, and enthusiasm, and is ready to put those traits to work for you.



NOAH SHORT, LAND AGENT
812.648.3299
NShort@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.