

Listings as of: 02/12/2025

Status Active

CDOM 20

DOM 20

Auction No

MLS # 202502162	625 N State 75 Road	Flora	IN 46929	LP \$2,500,000
------------------------	---------------------	-------	----------	-----------------------



List Agent/Office Connie E Wilson - Agt: 765-426-1255 / Weichert Realtors Len Wilson - OFC: 765-250-4644
List Agent - E-mail cwilsonst@hotmail.com
Co-List Agent / Office /
Parcel# ID 08-10-04-000-027.000-015 **Parcel ID 2** 08-10-04-000-030.000-015
Parcel ID 3 08-10-04-000-031.000-015 **State ID** **Platted Y/N** Yes
Property SubType Sport & Entertainment **Area** Carroll County
Township Monroe **Subdivision** None
Planned Unit Dvlpmt N

Cross Street **Original Price** \$2,500,000
Auction No **Auction Date** **Auction Time**
Auctioneer Name **Auctioneer License #** **Auction Comments**
Publish to Internet Yes **Show Addr to Public** Yes **Show Comments on Internet** Yes **Allow AVM on Internet** Yes **IDX Include** Y
Seller Concessions Offer Y/N No **Special Listing Cond.** None **REO** N **Short Sale** N
Seller Concession Amount \$ **Contract Type** Exclusive Right to Sell
List Date 1/23/2025 **Expiration Date** 1/23/2026

Remarks Welcome to your ultimate outdoor adventure destination—a sprawling **65-acre campground** that promises fun, relaxation, and unforgettable memories! Imagine waking up in a cozy **3-bedroom apartment** just steps away from a **1200 sq ft event center** perfect for weddings and corporate events. Additionally, a Beautiful Creek also runs through the property. Whether you're planning a magical ceremony or a productive meeting, we've got you covered! But that's just the beginning! Enjoy fantastic **employee discounts** while you explore all the amazing amenities we offer. With **two offices** on-site, you can mix business with pleasure. Ready to tee off? Play a round on our **9-hole golf course**, or hone your skills at the **golf driving range**! Our charming **7 electric cabins** come equipped with fridges, microwaves, grills, and fire pits—perfect for a cozy night under the stars. And when you step inside our suite, you'll enjoy complimentary electricity, toiletries, WiFi, and coffee to keep you energized throughout your stay. Looking for fun? Dive into our **game room**, strike it lucky in the **arcade**, or challenge your friends to a few rounds of **bowling**! Hit the trails for a scenic hike, enjoy a game of **putt-putt**, or engage in some friendly competition with **volleyball**, **horseshoes**, and **cornhole**! For RV enthusiasts, we offer **30/50 amp RV sites** and primitive campsites, so you can enjoy nature without sacrificing comfort. And don't forget about our exciting **disc golf** course that will keep everyone entertained! The other tract of land could be housing, winery, returned to a golf course, add small drive in movie theater, expanded as the same concept, a community pool put in would also draw the entire community as there's nothing nearby to compete, the sky is seriously the limit. Such a unique beautiful piece of land. People have paid just to sled down the hills and have photographs taken. Additionally, you can tap into the creek for water source and unlimited free water as was

Unbranded Virtual Tour Unbranded Virtual Tour

Additional MLS Numbers

Section Number	Lot Number
City Zoning	Zoning Desc Commercial - Campground
Lot Dimensions 65 acres	Approx. Lot Size SqFt 2,831,400 Sq Footage Source
Year Built 1935 Age 90	Years Established 4
Construction Type 1 Wood	Construction Type 2
Number of Buildings 10	Stories 3.0
Bldg1 Above Grd SqFt 4,800 Bldg1 Below Grd SqFt 2,964	Bldg1 Story 1 Bldg1 Fin. Office SqFt 400
Bldg2 Above Grd SqFt 0 Bldg2 Below Grd SqFt 0	Bldg2 Story 1 Bldg2 Fin. Office SqFt 400
Bldg3 Above Grd SqFt 0 Bldg3 Below Grd SqFt 0	Bldg3 Story 1 Bldg3 Fin. Office SqFt 300
Total AG SqFt 4,800 Business Name Bachelor Runn Campground	
Known UG Storage Tanks No	Known Soil/Oth Contamin. No
Legal Description 011-03027-00 PT NE4 4-24-1 63.276 AC 011-03030-00 FRAC PT NE4 4-24-1.581 AC 011-03031-00 FRAC PT NE4 4-24- 1.792 AC	

Total Restrooms 2	Building Height	Interior Height 18	Ceiling Height 18
Column Spacing 24	Parking Yes	Parking Type Open	# of Parking Spaces
Traffic Count	Lighted Intersection	Lighted Parking Y/N	
Road Access County	Road Surface	Ingress/Egress Gravel	Security Gate Y/N No
Waterfront Y/N No	Water Type	Water Access	Water Frontage
Channel Frontage	Water Name		

Presented by: Connie E Wilson - Agt: 765-426-1255 / Weichert Realtors Len Wilson - OFC: 765-250-4644

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

Lease Available Y/N	No	Currently Leased	No	Lease Term Remaining	None																																												
Water Heater	Yes	Water Softener	No	Equipment	Yes																																												
Burglar Alarm	No	Smoke/Fire Alarm	Yes	Sprinkler System	Yes																																												
Signs	Yes	Sign Type	Street Sign	Fire Doors	No																																												
Other																																																	
Personal Prop. Included																																																	
Enterprise Zone	No	Tax Abatement		No																																													
Occupancy Comments			Owner Occupied																																														
Showing Instructions			Call 877-746-9185 For showing instructions																																														
Schedule Showing via Email			N																																														
Lockbox Type			None																																														
Lockbox Location			None																																														
Excluded Party			None																																														
Annual Taxes	\$4,117.44	Year Taxes Payable	2025	Assessed Value																																													
Owner RE Licensee	No	Agent/Owner Related	No	Possession At Closing																																													
Other Fees		Other Fee Description																																															
Franchise Fee		% Fee for Franchise																																															
Gross Monthly Rent		Gross Monthly Exp.																																															
<table border="0"> <tr> <td>BASEMENT/FOUNDATION</td> <td>Full Basement</td> <td>SEWER</td> <td>Septic</td> </tr> <tr> <td>HEATING/FUEL</td> <td>Electric</td> <td>SPECIAL FEATURES</td> <td>Living Space, Basement, Display Room, Drapes, Locker/Change Room, Office Space, Public Restrooms, Reception Area, Cable, Refrigeration /Freezer</td> </tr> <tr> <td>COOLING</td> <td>Central Air</td> <td>PROPOSED FINANCING</td> <td>Cash, Conventional</td> </tr> <tr> <td>EXTERIOR</td> <td>Wood</td> <td>FENCE</td> <td>None</td> </tr> <tr> <td>SALE INCLUDES</td> <td>Building, Land</td> <td>LOCATION</td> <td>Commercial, Rural</td> </tr> <tr> <td>FIRE PROTECTION</td> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>ROOF MATERIAL</td> <td>Asphalt</td> <td></td> <td></td> </tr> <tr> <td>INTERIOR WALLS</td> <td>Drywall, Wood</td> <td></td> <td></td> </tr> <tr> <td>FLOORING</td> <td>Laminate</td> <td></td> <td></td> </tr> <tr> <td>PARKING</td> <td>Gravel</td> <td></td> <td></td> </tr> <tr> <td>WATER UTILITY</td> <td>Well</td> <td></td> <td></td> </tr> </table>						BASEMENT/FOUNDATION	Full Basement	SEWER	Septic	HEATING/FUEL	Electric	SPECIAL FEATURES	Living Space, Basement, Display Room, Drapes, Locker/Change Room, Office Space, Public Restrooms, Reception Area, Cable, Refrigeration /Freezer	COOLING	Central Air	PROPOSED FINANCING	Cash, Conventional	EXTERIOR	Wood	FENCE	None	SALE INCLUDES	Building, Land	LOCATION	Commercial, Rural	FIRE PROTECTION	Other			ROOF MATERIAL	Asphalt			INTERIOR WALLS	Drywall, Wood			FLOORING	Laminate			PARKING	Gravel			WATER UTILITY	Well		
BASEMENT/FOUNDATION	Full Basement	SEWER	Septic																																														
HEATING/FUEL	Electric	SPECIAL FEATURES	Living Space, Basement, Display Room, Drapes, Locker/Change Room, Office Space, Public Restrooms, Reception Area, Cable, Refrigeration /Freezer																																														
COOLING	Central Air	PROPOSED FINANCING	Cash, Conventional																																														
EXTERIOR	Wood	FENCE	None																																														
SALE INCLUDES	Building, Land	LOCATION	Commercial, Rural																																														
FIRE PROTECTION	Other																																																
ROOF MATERIAL	Asphalt																																																
INTERIOR WALLS	Drywall, Wood																																																
FLOORING	Laminate																																																
PARKING	Gravel																																																
WATER UTILITY	Well																																																
How Sold	Selling Price	Closing Date	Pending Date																																														
Type of Sale		Total Concessions Paid	DOM 20	CDOM	20																																												
Selling Agent		Selling Office																																															
Co-Selling Agent		Co-Selling Office																																															
Sold/Concession Remarks																																																	
NonMLS Sales Agent	NonMLS Sales Office																																																

Presented by: Connie E Wilson - Agt: 765-426-1255

/

Weichert Realtors Len Wilson - OFC: 765-250-4644

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
 Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.