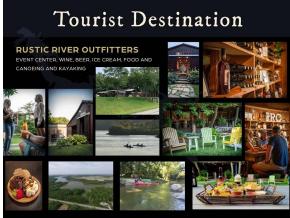


Listings as of 09/11/2025

Property Type COMMERCIAL

Status Active

Auction No

MLS # 202536769	6062 W 600 S	Huntington	IN 46750	Status Active	LP \$1,299,900
Tourist Destination	Area Huntington County	Parcel ID	35-09-36-400-008.900-012	Type Mixed Use	
	Cross Street		Lot Sz Acr 2.3200	Lot Sz SqFt 101,059	Age 125
	Subdivision None				
	Legal Description 007-00089-00 PT TR LOT 5 SEC 36 2.316A				
	Directions IN-9 South out of Huntington for 10 mi. Turn left onto IN-124 E. Proceed .5 mi. Location will be on the left.				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

**Remarks** Welcome to Rustic River Outfitters! We are pleased to present this unique opportunity to own a thriving business perched atop the bluffs of the Salamonie Reservoir. This property has been meticulously maintained after a complete and carefully considered renovation in 2016, making this a true "turn-key" investment. This property includes 2.32 acres, a beautifully restored sawmill that now serves as a limited restaurant, winery also serving craft beer and spirits, and event space. An outdoor pavilion and secondary bar lend seamlessly to outdoor events and gatherings. Don't forget to visit the ice cream shop and reserve your kayaks and canoes for a day spent on the water. This piece of Huntington County history exudes rustic character and timeless allure, providing a magical setting for unforgettable celebrations. The 3-way liquor license, inventory and décor to remain with the property. The kayak business will convey. Current owners are available to assist the new owners for a seamless transition.

Sec	Lot	Township	Polk	Zoning	Lot Ac/SF/Dim	2.320 / 101,059	/ 340 x 270
Year Built	1900	New	No	Years Established 2016	Exterior	Metal, Wood	Bsmt/Fndn None
Const Type	Stick Built			Total # Bldgs 3	Stories	1.0	Total Restrooms 1
Bldg #1 Total Above Gd SqFt	3,500	Total Below Gd SqFt	0	Story 2			Finished Office SqFt 0
Bldg #2 Total Above Gd SqFt	1,400	Total Below Gd SqFt	0	Story 1			Finished Office SqFt 0
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story			Finished Office SqFt
Location		Fire Protection	Township			Fire Doors No	
Water Frtg		Roof Material	Metal		Interior Height	9'	
Bldg Height		Ceiling Height	9'-15'		Column Spacing	none	
Interior Walls	Drywall, Wood	Parking	Gravel, Lot, Private		Water	City	
Flooring	Concrete, Wood	Equipment	Yes		Well Type		
Road Access	State	Enterprise Zone	No		Sewer	City	
		Currently Leased	No		Heating/Fuel	Gas, Forced Air	
Virtual Tour					Cooling	Central Air	
					Burglar Alarm	Yes	

**SALE INCLUDES** Building, Business, Land, Inventory, License Included**INTERNAL ROOMS** Kitchen, Storage**SPECIAL FEATURES** Locker/Change Room, Public Restrooms, Refrigeration/Freezer**PROPERTY USE** Bus. Included w/Property

Water Name	Lake Type	Water Access
Water Features None		

Financing: Proposed	Cash, Conventional	Exemption	No Exemptions	Year Taxes Payable	2025
Annual Taxes \$715.32	Is Owner/Seller a Real Estate Licensee	No	Possession	DOC	
List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911					

Pending Date	Closing Date	Selling Price	How Sold
Total Concessions Paid	Sold/Concession Remarks		
Seller Concessions Offer Y/N		Seller Concession Amount \$	

Presented by: Cathy Woodman - Off: 260-356-3911

/ Ness Bros. Realtors &amp; Auctioneers - Off: 260-356-3911

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