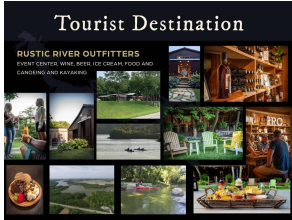


Property Type		COMMERCIAL		Status	Active		Auction	No				
MLS #	202536769	6062 W 600 S		Huntington		IN	46750	Status	Active	LP	\$1,299,900	
<div>Tourist Destination</div> <div></div>		Area	Huntington County		Parcel ID	35-09-36-400-008.900-012		Type	Mixed Use			
		Cross Street			Lot Sz Acr	2.3200		Lot Sz 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
Bldg #2 Total Above Gd SqFt	1,400			Total Below Gd SqFt	0	Story 1
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Story
						Finished Office SqFt 0
						Finished Office SqFt 0
						Finished Office SqFt
Location	Fire Protection			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 & Auctioneers - Off: 260-356-3911

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