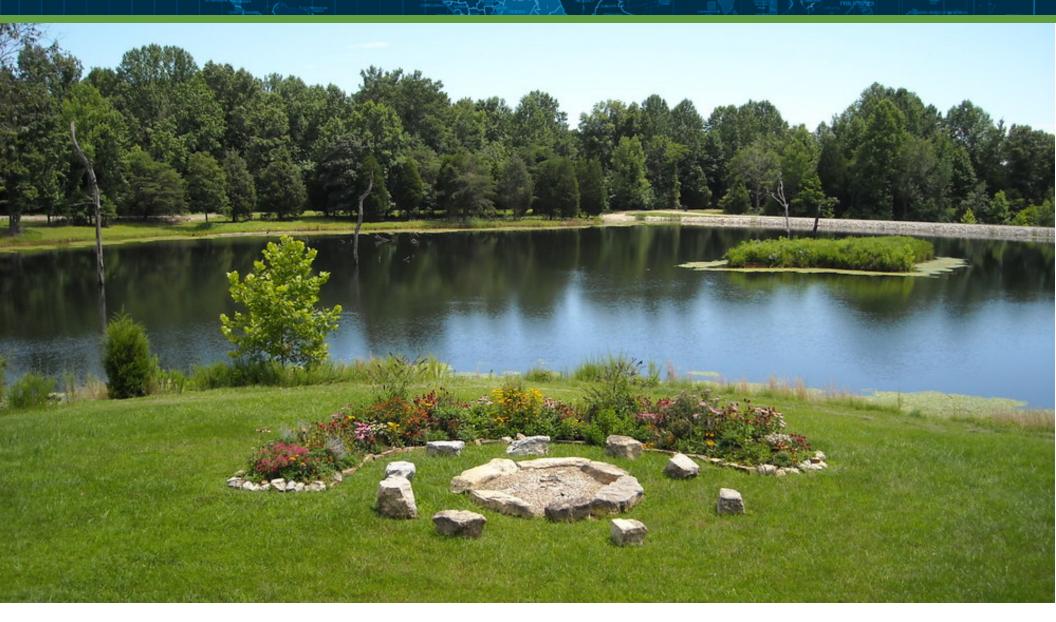
1518 GILBERT ROAD, MARYSVILLE, INDIANA 47141 BUFFALO GORGE RETREAT



6 DEGREES WESLEY ODLE III Principal Broker - Partner 502.797.8828 wesley.odle@sperrycga.com KY #201952 GREGORY FRIEND Associate 502.939.0466 greg.friend@sperrycga.com KY #251580 6 DEGREES 743 E. BROADWAY LOUISVILLE, KY 40202 SPERRYCGA.COM

PROPERTY INFORMATION



SECURE RUSTIC RESORT

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PROPERTY INFORMATION // 2



PROPERTY INFORMATION EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	4,725 SF
Lot Size:	308 Acres
Price / SF:	\$497.35
Year Built:	2000

PROPERTY OVERVIEW

Escape the Chaotic world to your Secluded Getaway in the Wooded Hills and Forests of Buffalo Gorge.

Located in peaceful Marysville, Indiana, this Secure Retreat sits off the beaten path at the heart of a 308 acre fenced and Private nature preserve.

Hunt, farm, fish & flourish in this Secluded Sanctuary. The 4725 sf Log Fortress is located at the center of the property and overlooks a 16 Acre Stocked Lake that's crystal clean and ready for swimming, boating or simply relaxing.

- · Fully Furnished
- Attendants Apartment (walking distance)
- Amish Horse Barn
- Large Maintenance/Equipment/Workshop

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EXECUTIVE SUMMARY // 3



PROPERTY INFORMATION PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

16 ACRE LAKE 28 FEET DEEP - ALL UNDERGROUNG UTILITIES - CITY WATER - 2 CREEKS & 3 SPRINGS - 4725 SF LOG HOME OVERLOOKING LAKE - 3 FIREPLACES - LARGE EQUIPMENT BARN/WORKSHOP WITH FURNISHED APARTMENT - AMISH BUILT HORSE BARN - TOO MANY FEATURES TO LIST.SELLER WILL CONSIDER FINANCE, EXCHANGES, INVESTMENT OPPORTUNITIES.SELLER WISHES TO TAKE INVESTMENT INTO INCOME PRODUCING PROPERTIES OR VERO BEACH INVESTMENTS.

LOCATION DESCRIPTION

Less than 45 min northeast of Louisville, KY.

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PROPERTY DESCRIPTION // 4



PROPERTY INFORMATION COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Buffalo Gorge
Street Address	1518 Gilbert Rd
City, State, Zip	Marysville, IN 47141
County	Clark
Signal Intersection	No

BUILDING INFORMATION

Year Built	2000
Free Standing	Yes



SECURE RUSTIC RESORT

1518 GILBERT RD, MARYSVILLE, IN 47141

COMPLETE HIGHLIGHTS // 5



PROPERTY INFORMATION ADDITIONAL PHOTOS









SECURE RUSTIC RESORT

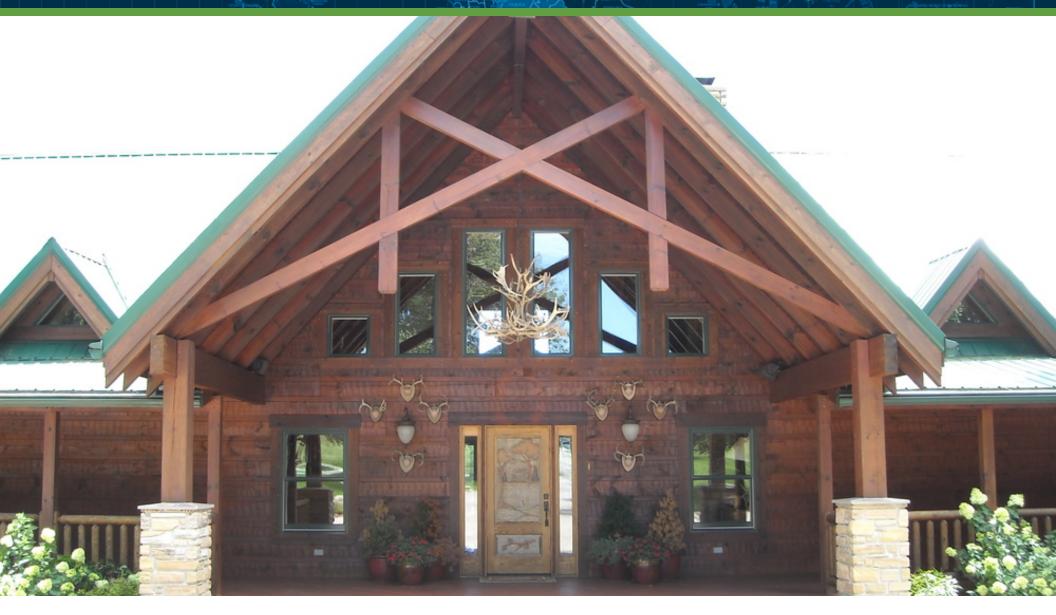
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ADDITIONAL PHOTOS // 6



LODGE GRAND ENTRY



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LOCATION INFORMATION // 7



LOCATION INFORMATION LOCATION MAPS



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LOCATION MAPS // 8



LOCATION INFORMATION AERIAL VIEW



SECURE RUSTIC RESORT

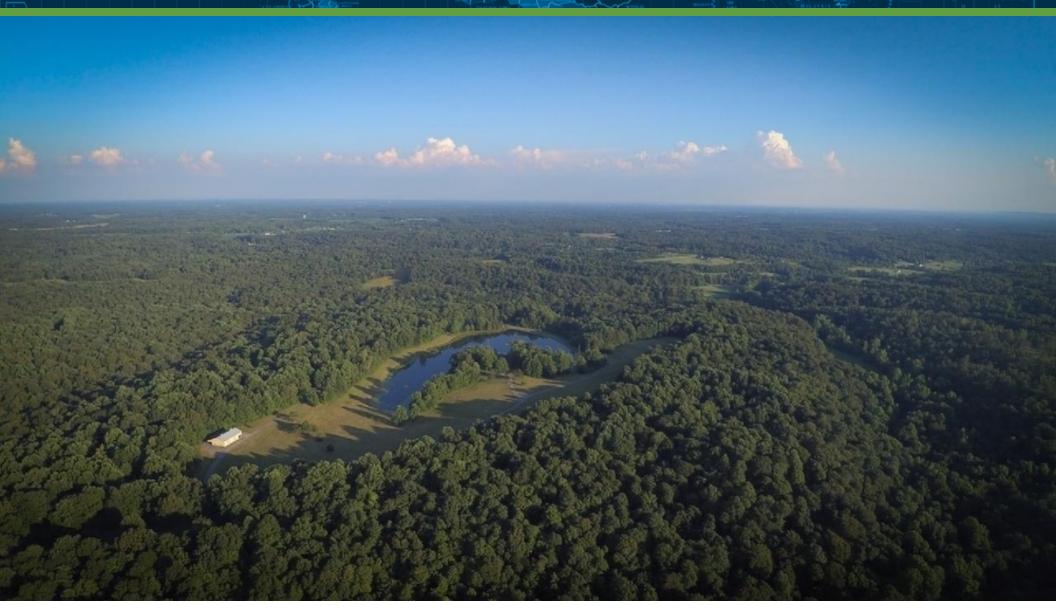
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AERIAL MAPS // 9



LOCATION INFORMATION SECLUDED PRIVATE SITE



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SITE PLAN // 10



LOCATION INFORMATION CONSULTANT BIO & CONTACT 1

WESLEY ODLE III

Principal Broker - Partner



743 E. Broadway Louisville, KY 40202 T 502.797.8828 C 502.797.8828 wesley.odle@sperrycga.com KY #201952

PROFESSIONAL BACKGROUND

Born in Moline, Illinois, I primarily grew up in the Louisville, Kentucky Highlands Area and graduated from Atherton High School. Have lived in Illinois, Indiana, Kentucky, Tennessee and Florida.

Full time Commercial Real Estate Brokerage Since 2001. Currently Licensed in Indiana & Kentucky. Specializing in Unique and Different Properties.

Honest, Moral, and Dedicated to Professional Work Ethics. Take Pride in Work Performance and End Results. A Thinker, Problem Solver and Versatile.

Business experiences include Business Consulting, New Business Start-up and Structuring, Competitive Business Acquisitions, Public Speaking in Corporate Environment, Recruiting-Interviewing-Training Personnel, Sales Marketing and Management Strategies.

Educated at Western Kentucky University- Bowling Green, Kentucky, SMC Management Corporation- Dallas, Texas, Automated Security Holdings- Washington, DC

Believer in "What Goes Around. Comes Around"... "Do Unto Others"... "Don't Burn Bridges"

SECURE RUSTIC RESORT

1518 GILBERT RD, MARYSVILLE, IN 4714



LOCATION INFORMATION CONSULTANT BIO & CONTACT 2

GREGORY FRIEND

Associate



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SECURE RUSTIC RESORT

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