

1518 GILBERT ROAD, MARYSVILLE, INDIANA 47141

BUFFALO GORGE RETREAT



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6 DEGREES
743 E. BROADWAY
LOUISVILLE, KY 40202
SPERRYCGA.COM



PROPERTY INFORMATION



SECURE RUSTIC RESORT

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PROPERTY INFORMATION // 2



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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



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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

16 ACRE LAKE 28 FEET DEEP - ALL UNDERGROUND 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



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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

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COMPLETE HIGHLIGHTS // 5



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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 6



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LODGE GRAND ENTRY



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LOCATION INFORMATION // 7



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LOCATION INFORMATION

LOCATION MAPS



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LOCATION MAPS // 8



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AERIAL VIEW



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AERIAL MAPS // 9



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SECLUDED PRIVATE SITE



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SITE PLAN // 10



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LOCATION INFORMATION

CONSULTANT BIO & CONTACT 1

WESLEY ODLE III

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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"

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CONSULTANT BIO & CONTACT 2

GREGORY FRIEND

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