

Sale Name: WESTLAKE SANCTUARY - "WHERE DREAMS BECOME REALITY" - 80 +/- ACRES

LOT Lot 1 - West Lake "Where Dreams Become Realty - 80

WESTLAKE SANCTUARY
Where your dreams become reality

**80+/- ACRES
CULVER, IN
MARSHALL COUNTY**

**ONLINE/PHONE BID
LAND AUCTION**

**CHECKS ALL THE ULTIMATE WHITETAIL
SANCTUARY BOXES:**

- Diverse Bedding Cover
- Planted Orchard
- Mature Timber
- Blinds, Stands, and Trail Cameras
- Great Hunter Access
- Established Food Plots
- Excellent 2025 Buck Inventory

**CALL 574-248-9667 TO HAVE
A FULL INFO BROCHURE
SENT VIA MAIL OR CONTACT
BRECKEN TO SEND VIA EMAIL**

**Onsite Open House
August 30th | 9am - 12pm EST**

September 9th - September 16th
Bidding Starts Bidding Ends

**MOSSY OAK
PROPERTIES**

**TAGOUT
TECHNIQUE**
PROPERTY SETUP AND MANAGED BY:

Visit Mossyoakproperties.com or
Call Brecken Kennedy at
(260)-578-7661
for more information.

Auction Terms: Sold As Is. 10% Down Non-Refundable. Auction ends
September 16, 2025 at 6:00 PM ET with 2:30 minute extensions.
\$600,000 starting bid with \$5,000 increments.

Description

West Lake "Where Dreams Become Realty - 80

Online-Only Auction with Phone Bids Available!

Don't miss your chance to own this premier recreational property in northern Indiana!

Located just west of **Lake Maxinkuckee** in **Culver, IN**, this **80-acre** property—known as **Westlake Sanctuary**—offers an unmatched combination of seclusion, habitat, and strategic development. Situated between **Plymouth** and **Rochester, Indiana**, it provides a convenient location for both local and out-of-town hunters, investors, and outdoor enthusiasts.

This mixed-use property includes timber and productive farmland, and has been thoughtfully transformed into a **turnkey whitetail hunting sanctuary**. With **strategic access points**, thick **bedding cover**, **established food plots**, **elevated blinds**, and **well-placed stand locations**, every element is designed to maximize hunting success while minimizing pressure.

Additional improvements include **trail camera setups**, **feeders**, and **fruit trees** that help attract and hold a healthy deer population. Multiple ready-to-hunt stands and blinds are positioned across the property, giving you effective setups for varying wind conditions and seasonal movements.

The groundwork is already done—this property is ready for you to take over and reap the rewards. With a growing deer herd and mature bucks on camera, **Westlake Sanctuary** is primed for continued success.

Whether you're looking to expand your hunting portfolio, invest in land, or find your own outdoor escape, this is a rare opportunity in one of northern Indiana's most desirable outdoor corridors.

Located minutes from Lake Maxinkuckee in Culver, IN
Easy access to Plymouth and Rochester, IN

For more information or to register for the **online auction with phone bidding**, contact **Brecken Kennedy** at [\(260\) 578-7661](tel:2605787661) or visit [MossyOakProperties.com](https://indianaland.auctioneersoftware.com/).

80

Quantity: 1



<https://indianaland.auctioneersoftware.com/>