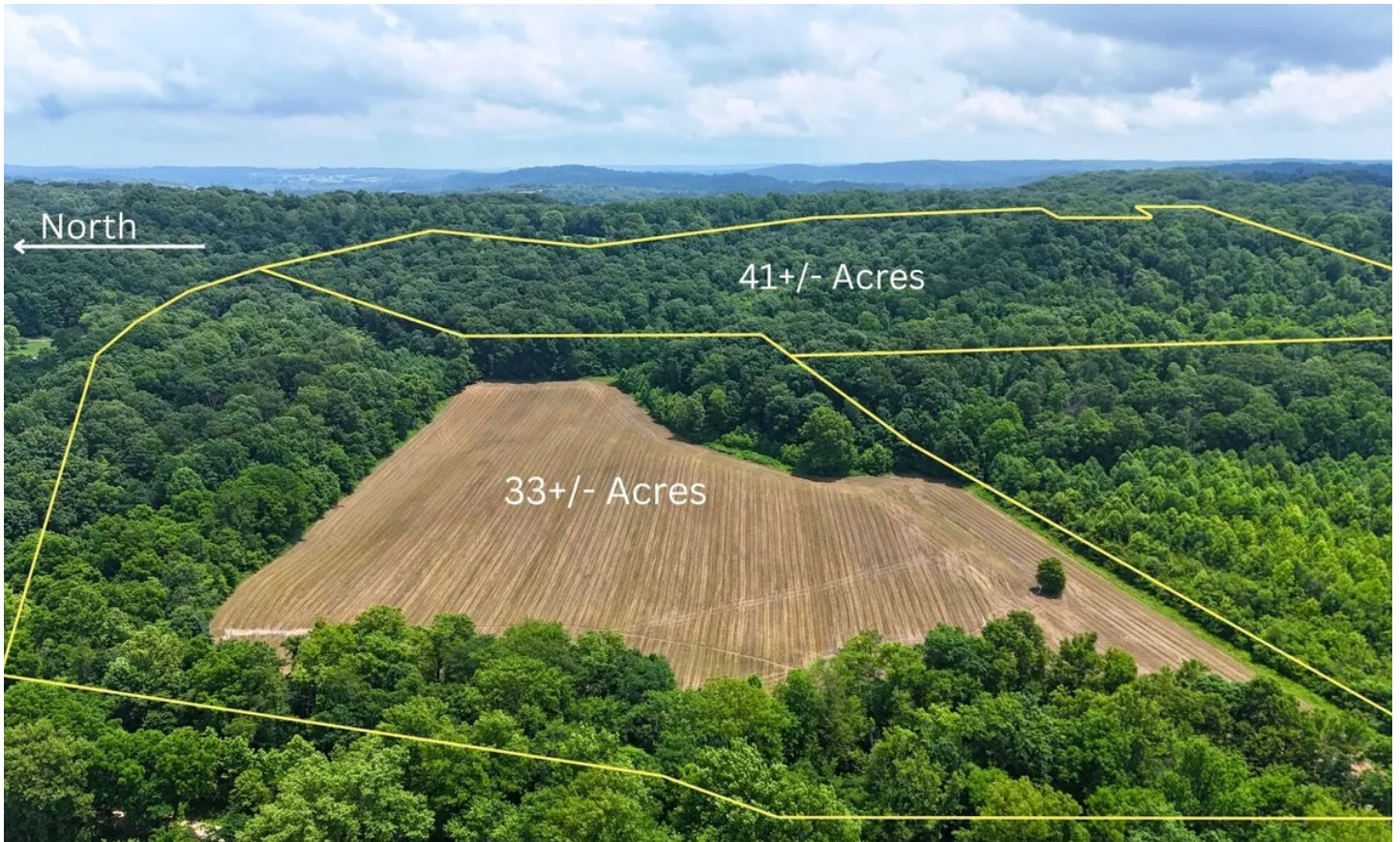


74.70 Acres In Martin County IN
High Gap Rd
Shoals, IN 47581

\$425,000
74.700± Acres
Martin County



74.70 Acres In Martin County IN Shoals, IN / Martin County

SUMMARY

Address

High Gap Rd

City, State Zip

Shoals, IN 47581

County

Martin County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

38.797621 / -86.689964

Acreage

74.700

Price

\$425,000

Property Website

<https://www.integrityrealtyindiana.com/property/74-70-acres-in-martin-county-in-martin-indiana/83953/>

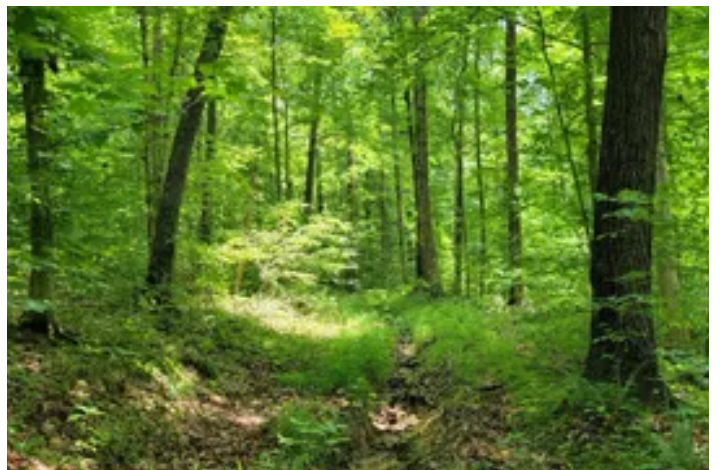


74.70 Acres In Martin County IN Shoals, IN / Martin County

PROPERTY DESCRIPTION

Together – 74+/- Acres / Martin County / White Oaks / Tillable. This Beautiful property offers the perfect mix of Tillable Income ; Hunting potential, and timber investment. Step into the fertile field of farmland and imagine a cool morning in November – You can see your Breath – Sipping on Coffee – A Twig Snaps Behind you / A Huge Booner exits the Brush from the South. As those Imaginary shivers go away--- Blink your eyes and think about the gobs of turkey sign on a fresh morning in April as a 5 TOM Turkey's gobble back at ya!! Whoo Boy—That is a Rush.. Also Contemplate the depositing of your check every year from the Tenant Farmer. And while your still in La La Land ; go ahead and picture before you the 6 offers from Timber Companies that are begging to make you wealthy with Timber Harvest as the White Oaks reach full maturity in a couple years. There was a Wise Man once Said – “Luck Favors Action” Execute your dreams, and enjoy a gorgeous property.

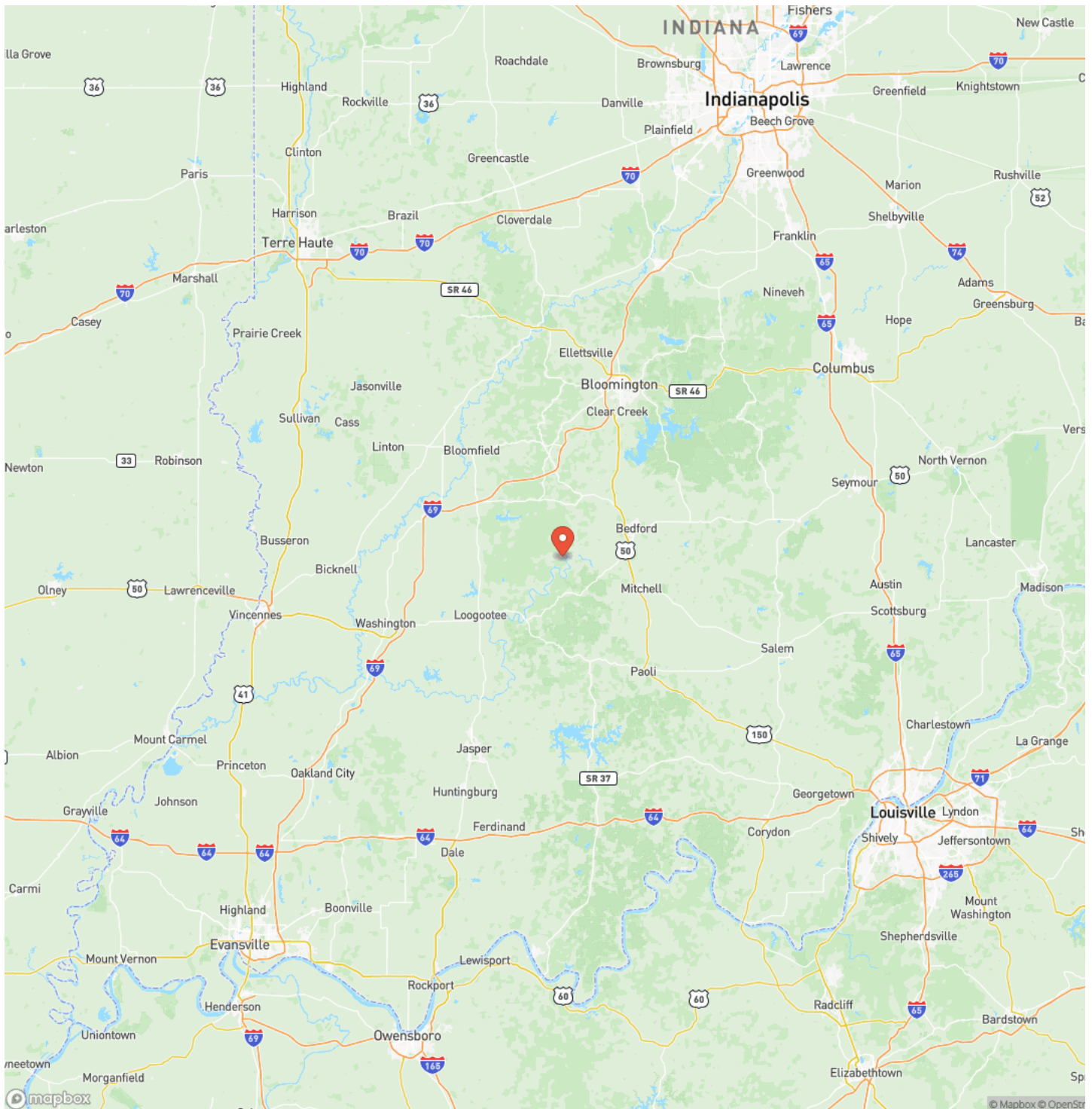
74.70 Acres In Martin County IN
Shoals, IN / Martin County



Locator Map



Locator Map



MORE INFO ONLINE:

integrityrealtyindiana.com

Satellite Map



74.70 Acres In Martin County IN Shoals, IN / Martin County

LISTING REPRESENTATIVE

For more information contact:



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(812) 636-5600

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Address

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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