

43.5 Acres In Orange County
00 Co Rd 775 W
West Baden Springs, IN 47469

\$250,000
43.500± Acres
Orange County



43.5 Acres In Orange County
West Baden Springs, IN / Orange County

SUMMARY

Address

00 Co Rd 775 W

City, State Zip

West Baden Springs, IN 47469

County

Orange County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

38.64549 / -86.605629

Acreage

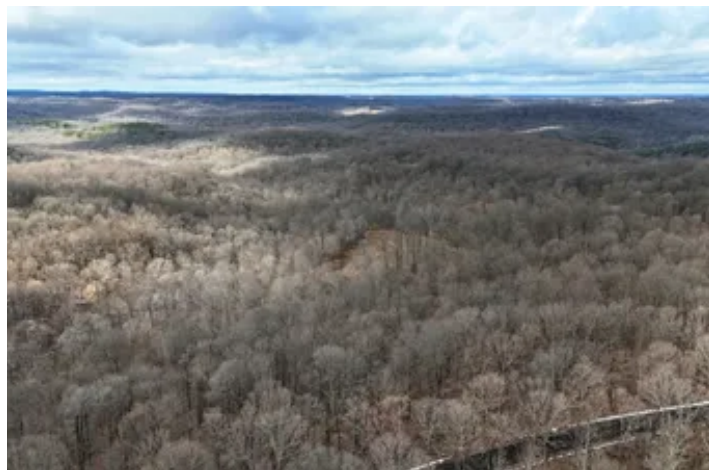
43.500

Price

\$250,000

Property Website

<https://www.integrityrealtyindiana.com/property/43-5-acres-in-orange-county-orange-indiana/75673/>



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West Baden Springs, IN / Orange County

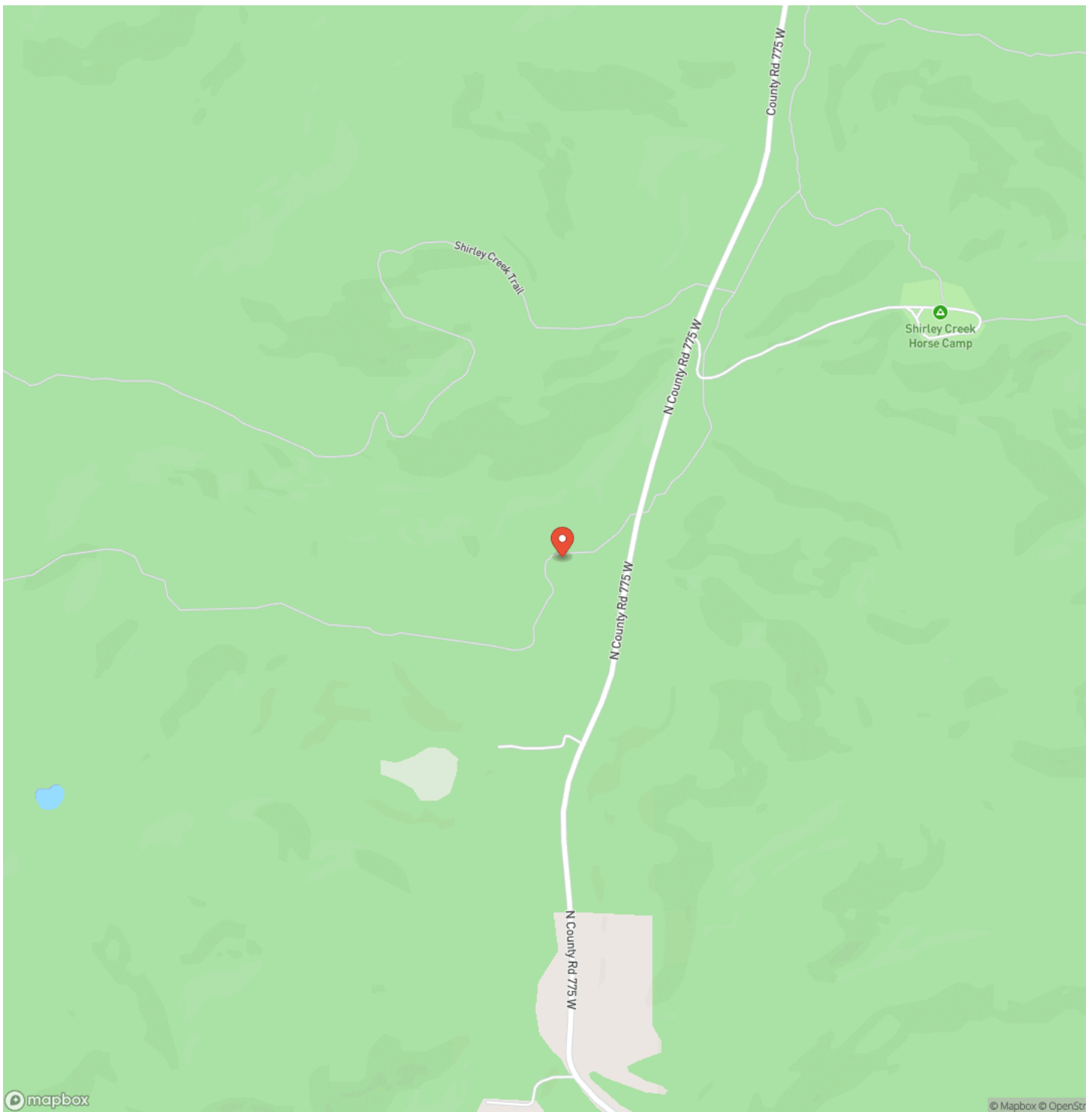
PROPERTY DESCRIPTION

43.5 Acres Surrounded on 3 Sides by Hoosier National Forest giving you access to thousands of additional acres to hunt ! This property is such a Gem !! Come on Fair Weather Hunter; 3 Nice Custom Made Hunting Blinds dot the property giving you a nice reprieve from the wind and chill! The huge Food plot is so heavily traveled it is tough to get any food to maturity. Turkey are also Frequent visitors to the Food Plot Area. After Hunting season when the wild flowers bloom, you will be excited to bring the family and all your buddies to enjoy a Campfire beside the Shelter House that was built new in 2021. The Shelter House is situated on the property where there is cell service to ensure that you are not disconnected completely. Unless you turn off your phone . Shh!!.... There is also a cabin on the property that was initially planned for Bunk beds, but needs some updates to be functional. Come on City Slicker and/or Hill Billy. This one is Set up pretty Cool !! Experience nature, Own Land, Hunt, Hike, Harvest Morels, and own part of the Creation. Land Ownership Feels so good. Would like to try it?? Affordability is Key !!

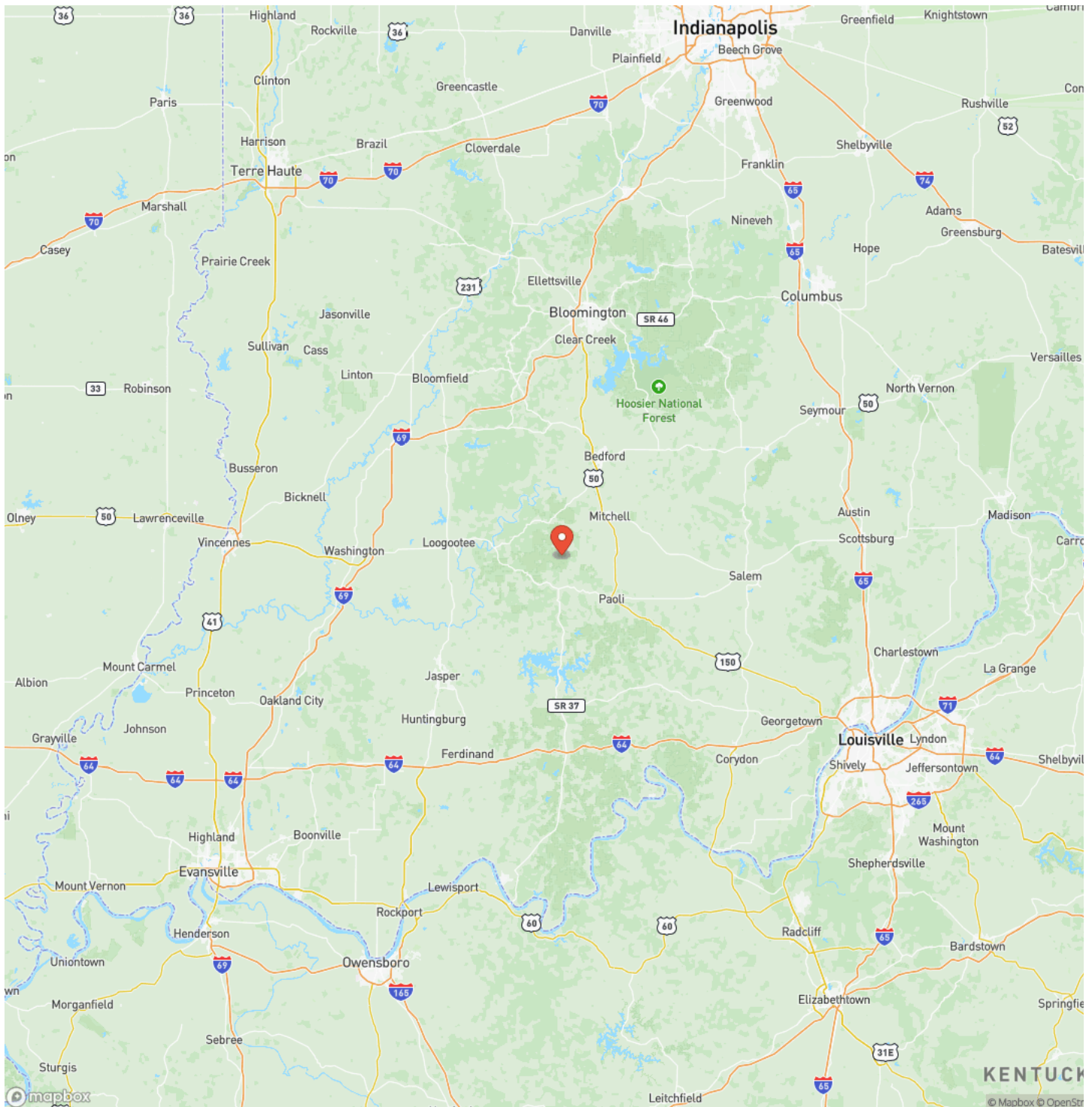
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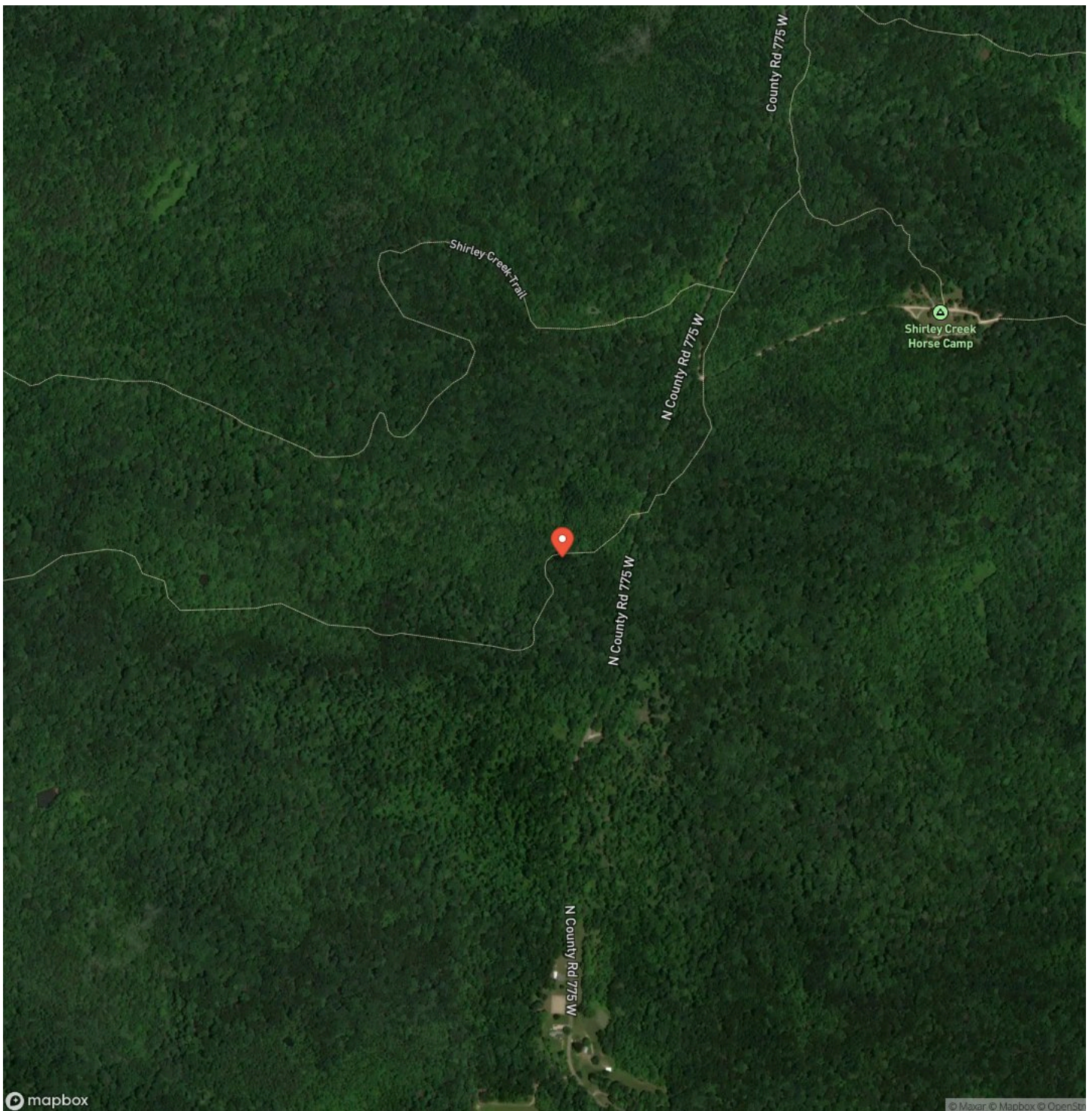
Locator Map



Locator Map



Satellite Map



43.5 Acres In Orange County

West Baden Springs, IN / Orange County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Odon, IN 47562

NOTES

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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.

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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