

23 Acres On Beaver Creek
Ironton Rd
Shoals, IN 47581

\$119,000
23 +/- acres
Martin County



23 Acres On Beaver Creek Shoals, IN / Martin County

SUMMARY

Address

Ironton Rd

City, State Zip

Shoals, IN 47581

County

Martin County

Type

Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.667524 / -86.7759069

Taxes (Annually)

7

Acreage

23

Price

\$119,000

Property Website

<https://indianalandandlifestyle.com/property/23-acres-on-beaver-creek-martin-indiana/27169/>



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PROPERTY DESCRIPTION

Located in Martin County just outside of Shoals, Indiana, this 23 Acres tract on Beaver creek may just be the piece you are looking for.

This Property Features Great Timber! Black walnut, red and white oak, cherry, silver and sugar maple, beech and many other kinds of mixed hardwoods cover the entirety of the property. Many trees are ready for harvest and some need a few more years of growth.

This property will make a wonderful hunting piece before or after a timber harvest. Many great bucks have been seen on trail camera as seen in the photos. Currently there are many deer trails through the property. There are 5 deer stands ready to go that are included in the sell. There is an area that has been cleared out in the bottom where you could grow about a 1/4-1/2 acre food plot. Ag ground borders the property on two sides making for a great food source and ambush locations. The way the creeks and hillsides run, there are natural funnels that will make for excellent hunting locations. Turkey are known to use the area, and the creek makes for some great fishing. This is a secluded tract way back off the road in a great hunting area with deeded access from the north.

For more information or to see the property, call Andrew Epperson 812-789-6688



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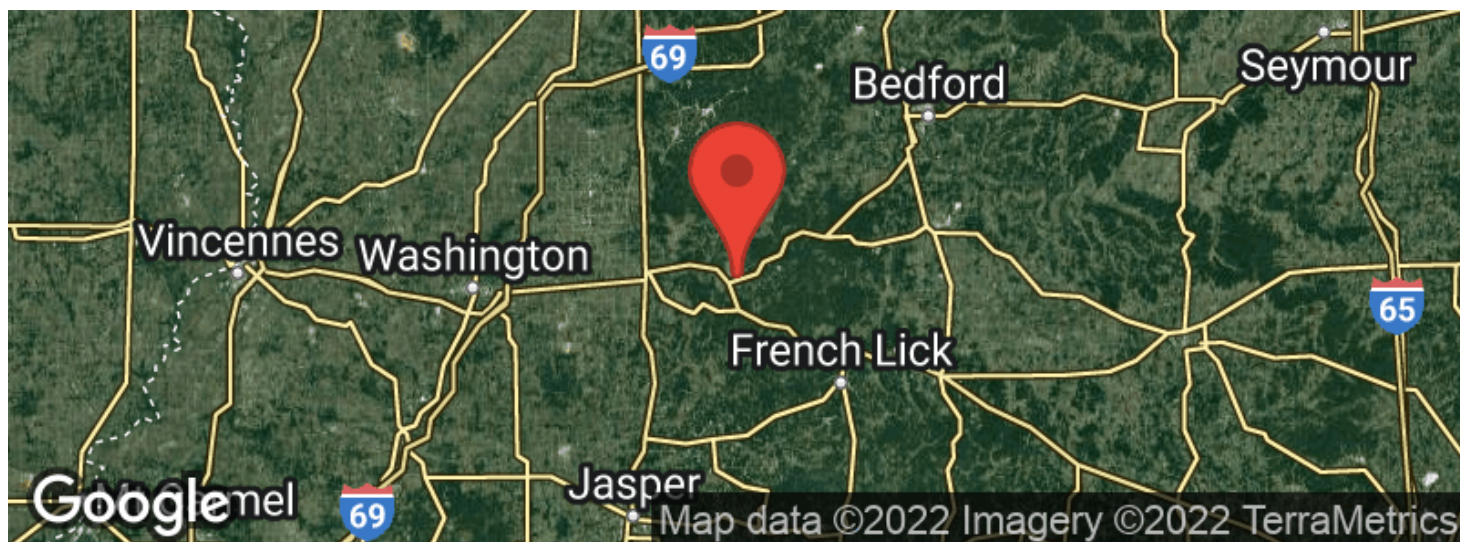




Locator Maps



Aerial Maps



23 Acres On Beaver Creek
Shoals, IN / Martin County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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.



DISCLAIMERS

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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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