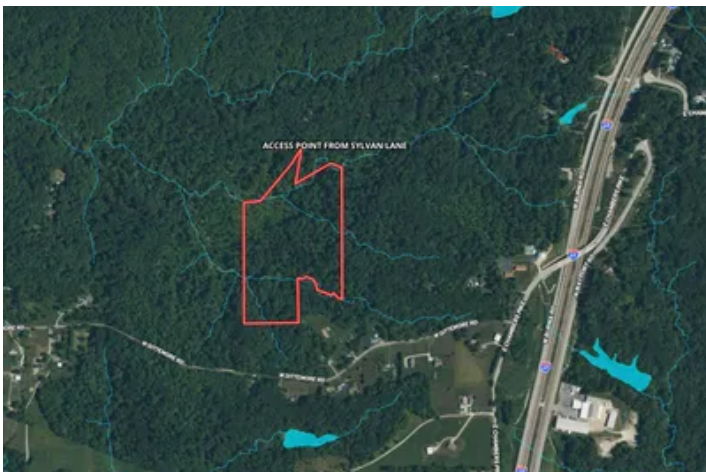


Sylvan Woods- Monroe County
687 W Sylvan Ln
Bloomington, IN 47404

\$169,000
23.91± Acres
Monroe County



Sylvan Woods- Monroe County
Bloomington, IN / Monroe County

SUMMARY

Address

687 W Sylvan Ln

City, State Zip

Bloomington, IN 47404

County

Monroe County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.304568 / -86.525938

Taxes (Annually)

\$6

Acreage

23.91

Price

\$169,000

Property Website

<https://indianalandandlifestyle.com/property/sylvan-woods-monroe-county-monroe-indiana/119406/>



PROPERTY DESCRIPTION

Sylvan Woods - 23 Acres of Private Wooded Recreation & Hunting Land Near Bloomington

If you're looking for a private piece of wooded ground with excellent recreational and hunting potential while remaining close to Bloomington, this approximately 23-acre tract in Monroe County is worth a look. Located at the end of **West Sylvan Lane**, the property offers a quiet, secluded setting with direct access and the privacy that comes with being surrounded by larger wooded tracts.

The property is entirely wooded and features a diverse mix of terrain, including **wooded ridges, a creek bottom, natural water sources and thick cover** that provide excellent habitat for wildlife. The combination of cover, water, and varied terrain creates ideal conditions for **deer and small game**, with the surrounding forested properties further enhancing the property's ability to hold and attract wildlife.

Several existing trails provide access throughout the property and make it easier to navigate the wooded terrain, whether you're hunting, hiking, exploring, or simply enjoying the outdoors. There are also **mature oak trees** scattered throughout the property, adding to the character of the land and providing an important natural food source for wildlife.

The property is enrolled in Indiana's **Classified Forest Program**, the property taxes are currently **\$6 per year**.

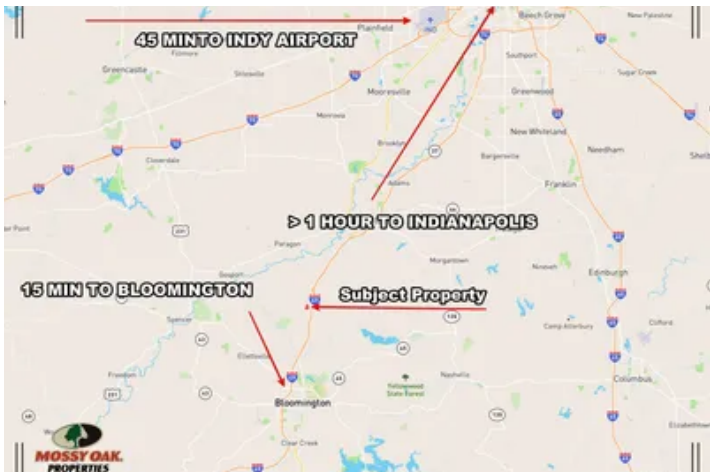
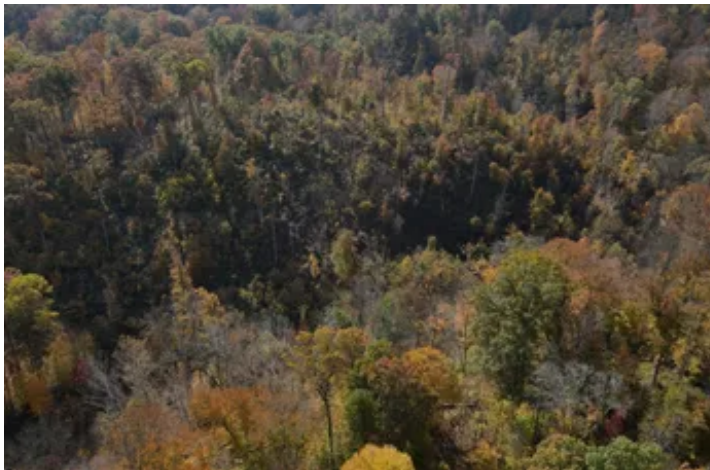
Despite its secluded setting, the property is conveniently located only approximately **15 minutes from Bloomington** and less than **an hour south of Indianapolis**. It offers an excellent opportunity for someone looking for a private recreational property that is still within easy driving distance of major amenities.

Looking for a combination of recreation and a future homesite? The adjoining **5.08 acres at the end of West Sylvan Lane is also available for purchase separately**. That property includes an existing approximately 12' x 20' cabin with a wood stove, bunk beds, loft, and rear deck overlooking a deep hollow. It also offers approximately one acre suitable for a future homesite, with electric and water available at the street and a previous perk test. Purchasing both properties would provide approximately **28 acres of contiguous land**, creating an exceptional opportunity for privacy, recreation, hunting, and future residential use. See it here:

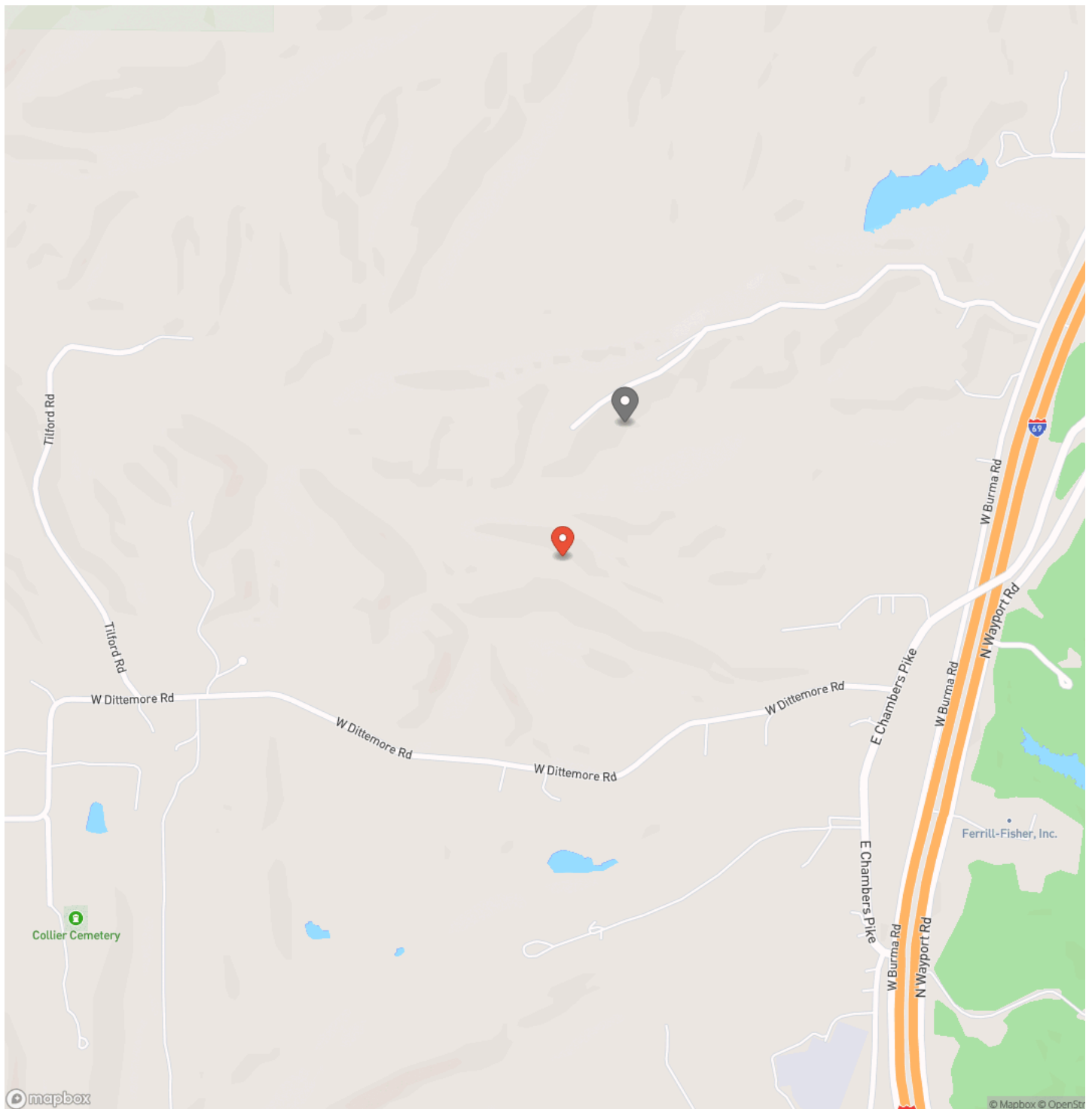
<https://indianalandandlifestyle.com/property/sylvan-lane-cabin-building-site-monroe-indiana/119376/>

Call Land Specialist Andrew Epperson for more information or to schedule a showing. [812-789-6688](tel:812-789-6688)

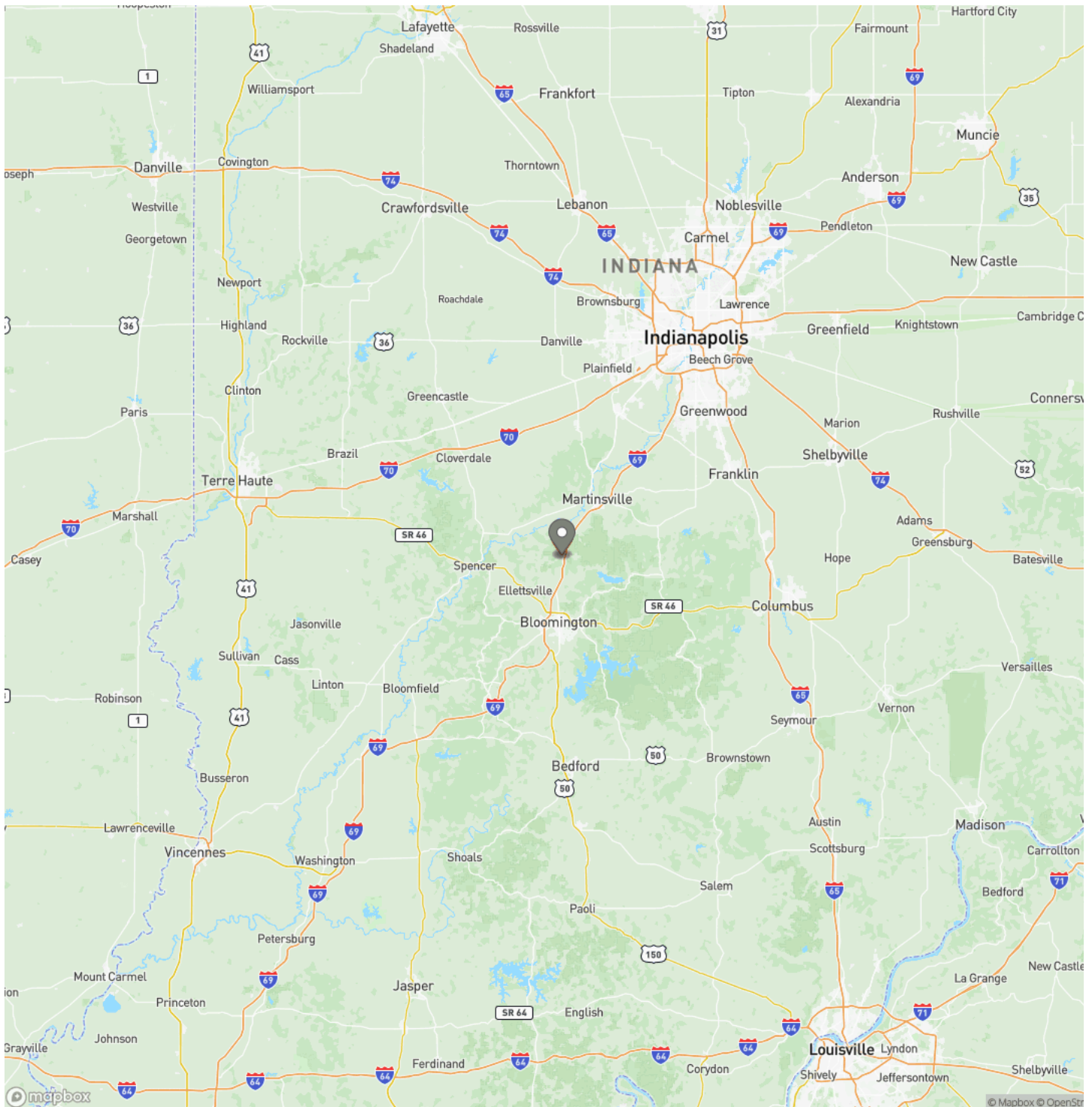
Sylvan Woods- Monroe County
Bloomington, IN / Monroe County



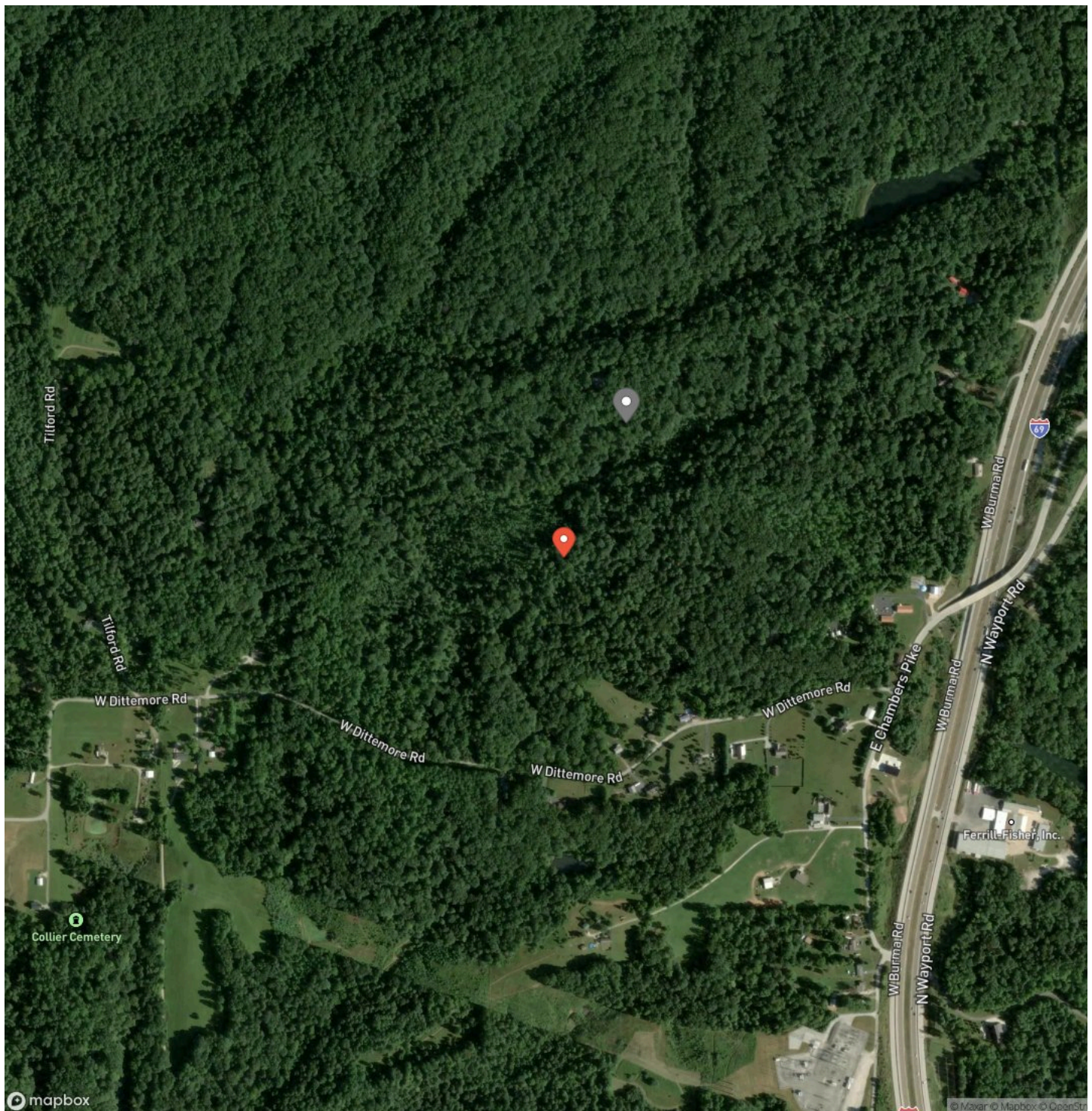
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Epperson

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(812) 706-2689

Office

(765) 505-4155

Email

aepperson@mossyoakproperties.com

Address

1645 Ritterskamp Ave

City / State / Zip

Vincennes, IN 47591

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



<https://indianalandandlifestyle.com/>

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.

Mossy Oak Properties Indiana Land and Lifestyle

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