

Hidden Valley 16
8082 N Hillham Rd S
French Lick, IN 47432

\$128,935
16± Acres
Dubois County



Hidden Valley 16

French Lick, IN / Dubois County

SUMMARY

Address

8082 N Hillham Rd S

City, State Zip

French Lick, IN 47432

County

Dubois County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

38.502323 / -86.689139

Taxes (Annually)

655

Acreage

16

Price

\$128,935

Property Website

<https://indianalandandlifestyle.com/property/hidden-valley-16-dubois-indiana/28508/>



PROPERTY DESCRIPTION

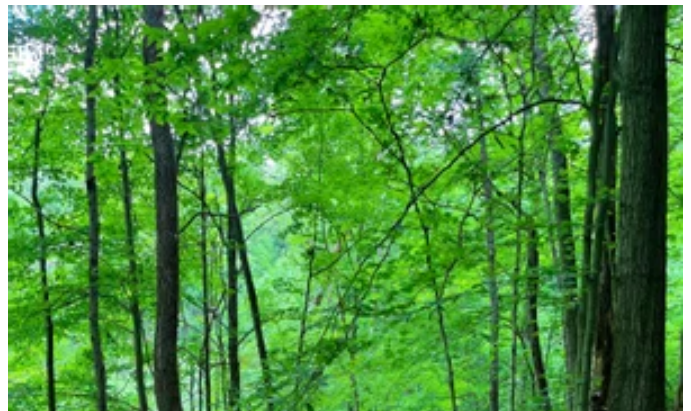
Hidden Valley 16

This Beautiful 16 acre tract is an ideal location down a long private lane nestled deep in the hills of Dubois County. This property is under 5 miles from beautiful Patoka Lake and just a 7.5 mile drive from French Lick! When you arrive onsite, the first thing that you will notice is just how quiet and peaceful this area is, making it perfect for anyone looking to get away from it all. The property is broken up into approximately 2.5 acres of open area with a small creek running through it and about 13.5 acres of woods, mostly on top of the hill. The only existing structure is an old root cellar that with some minor work could be put to use or even used as a storm shelter.

There are at least 3 great building sites that would all make for stunning home or cabin locations, one along the existing driveway, one at the back of the 2.5 acre opening and one in the woods on top of the hill that has an existing logging road up to that spot but would require some trees to be cleared. Utilities are onsite- power pole with meter and breaker box, propane tank, septic system, and public water are ready for use and currently connected to the 2 existing RV hookups located in the large gravel parking area. This makes a great spot for anyone looking for a weekend retreat or recreational getaway. The woods consists of native hard and soft wood trees with quite a few holding current timber value and many more with great future potential. This property would be a great hunting track for both deer and turkey as well as small game and mushrooms. Ginseng and yellow root are in surprising abundance on the hillsides. If you are looking to keep horses or other animals, this place could easily be setup to do so. There is also a nice walking path that loops the wooded area, up and around the top of the hill that is sure to keep you in great shape and help you enjoy all the beauty that this place has to offer.

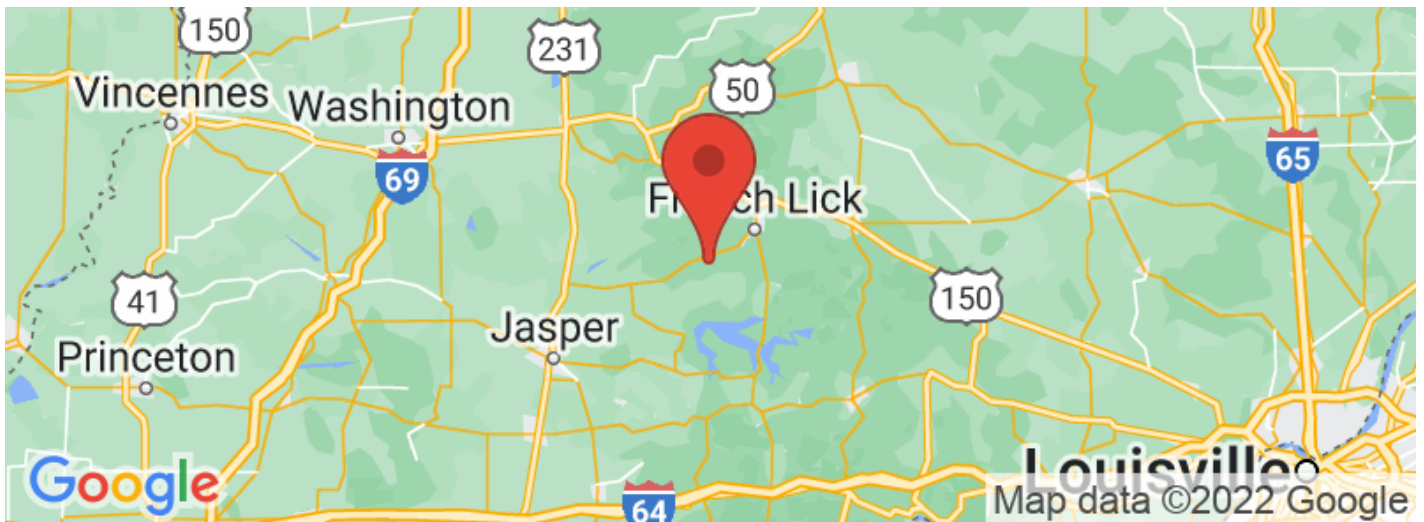
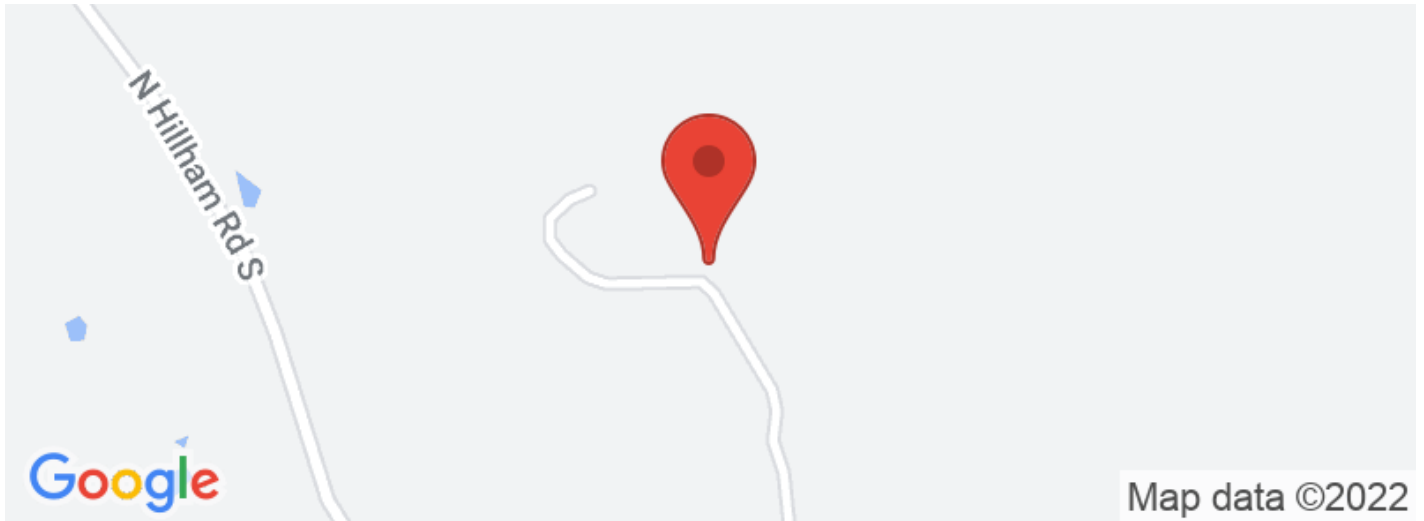
If you have been looking for a place of your own don't miss this one! Contact Andrew Epperson today for more details or to schedule a private tour: [812-789-6688](tel:812-789-6688)

Hidden Valley 16
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Locator Maps



Aerial Maps



Hidden Valley 16
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LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

Representative

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Address

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City / State / Zip

Vincennes, IN 47591

NOTES

NOTES

This image shows a single page from a notebook or ledger. It features a series of evenly spaced, horizontal black lines running across the width of the page. The lines are thin and dark, providing a guide for writing. There are no margins, text, or other markings on the page.

MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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