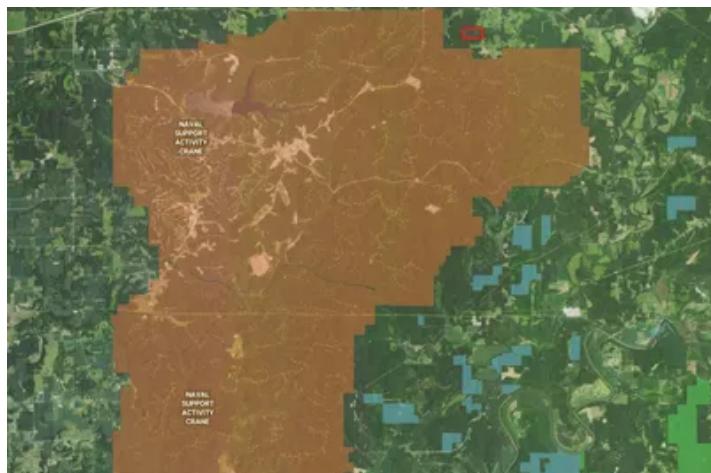
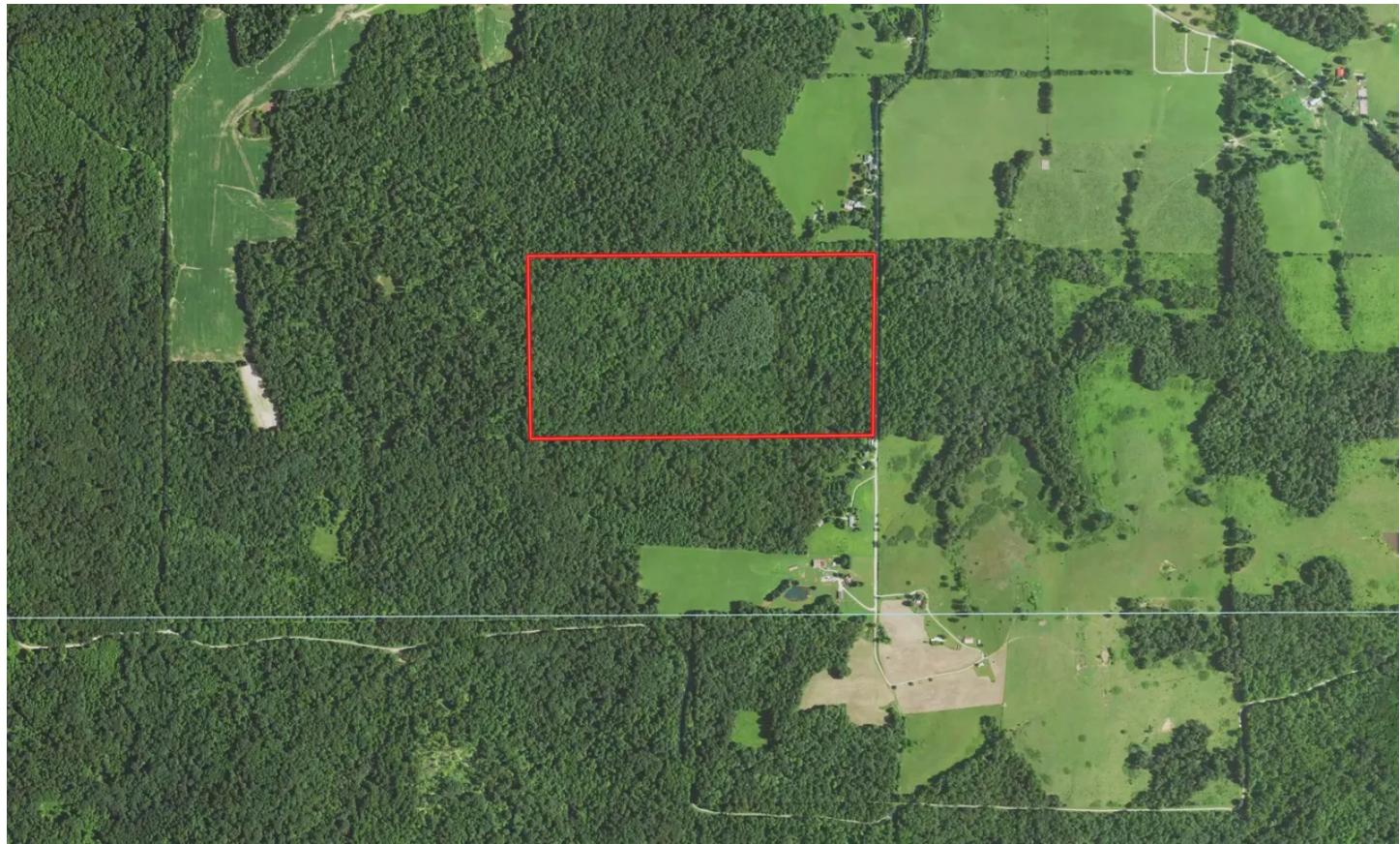


East Crane 80
S County Road 1150 E
Owensburg, IN 47453

\$432,000
80± Acres
Greene County



East Crane 80
Owensburg, IN / Greene County

SUMMARY

Address

S County Road 1150 E

City, State Zip

Owensburg, IN 47453

County

Greene County

Type

Hunting Land, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude

38.910086 / -86.729506

Taxes (Annually)

136

Acreage

80

Price

\$432,000

Property Website

<https://indianalandandlifestyle.com/property/east-crane-80-greene-indiana/56596/>



East Crane 80
Owensburg, IN / Greene County

PROPERTY DESCRIPTION

East Crane 80 - Reduced to \$5400 Per Acre!

Immediate & Exclusive Hunting Rights Upon Signing!

The East Crane 80 is a large, all-wooded tract of timber and recreational ground.

Location:

Located down a quiet dead-end road in remote Greene County, Indiana, this place offers the peace and seclusion you are looking for. Despite its remoteness, it's just an 8-minute drive from Interstate 69 and only 40 minutes from Bloomington, Indiana.

Timber:

The land is in the classified forest program and has been well-managed for many years. It has recently undergone a select cut that removed some of the mature timber. There is still a good stand of harvest-ready hardwoods. Additionally, a timber stand improvement project was completed that will ensure high timber yields in the coming years.

Hunting:

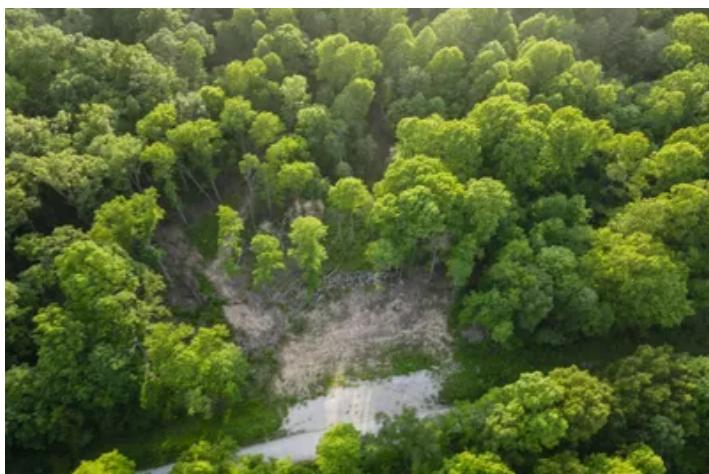
On our first visit to the property, we were impressed with the amount of deer sign and the number of deer we saw as we walked through. The property is around 1000 feet from the borders of Crane Naval Base with its tens of thousands of acres of forested land; this will no doubt enhance the hunting on the property. With the recent removal of timber, the understory will thicken over the coming years, providing great habitat for deer and other wildlife. Several small openings in the trees could be made into hidden food plots that will no doubt be magnets for deer and awesome tree stand sites come fall. With all this said, there is no doubt that this will be a top-notch hunting parcel for generations to come.

Building Site:

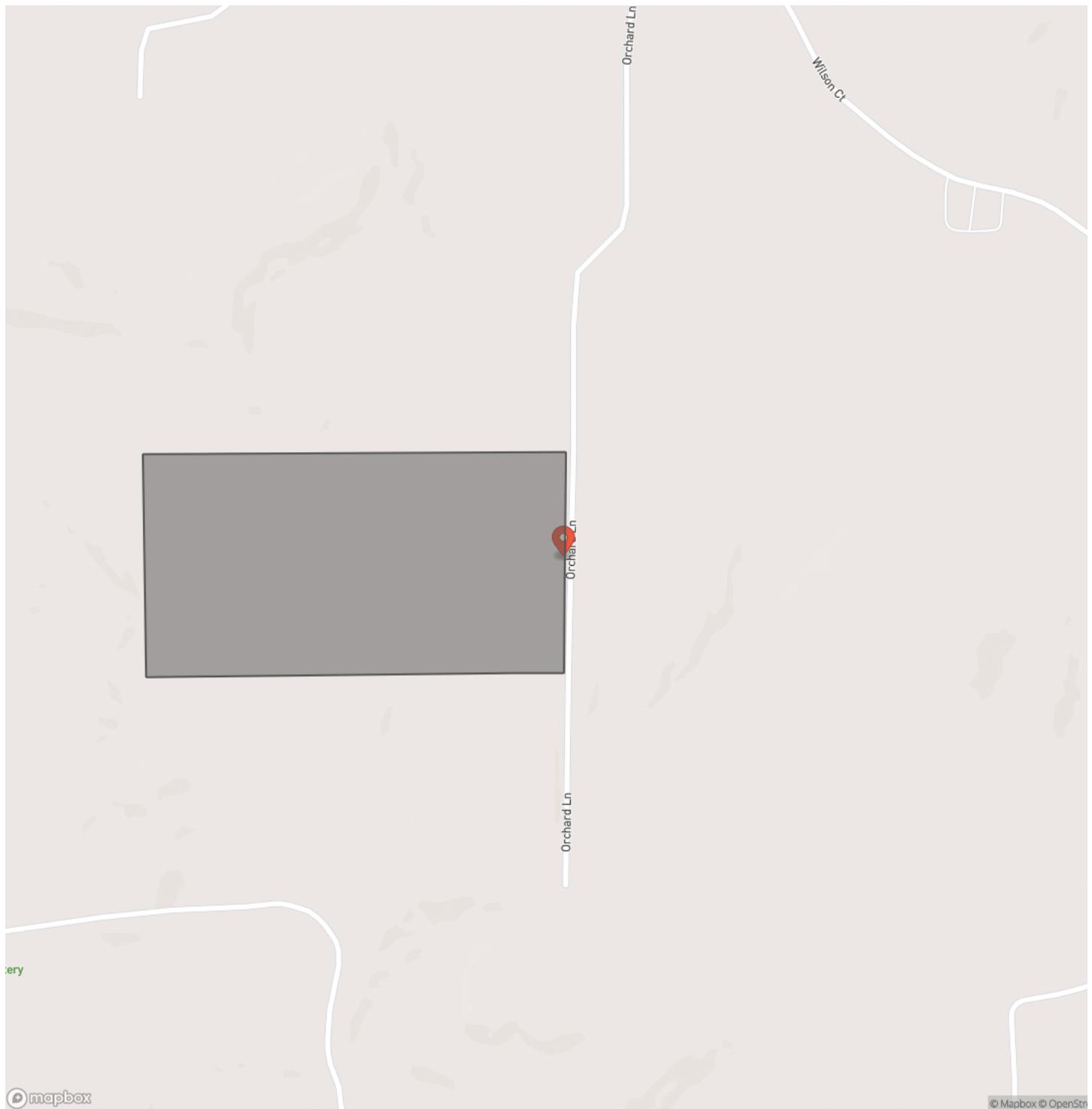
This property has everything it needs to be a great place to live. There is a building site near the road that can hold the foundation of your future home. Power and some other utilities are available at the road. Please note that you cannot build on classified forest land, but it would be possible to take a section of the property out of the program, allowing you to build what you want to suit your needs.

This opportunity is one you won't want to miss! There is so much to offer and it is competitively priced. If you would like to see it firsthand, call today and don't miss out. Contact Listing Agent & Land Specialist Andrew Epperson and schedule a showing at a time convenient for you: [812-789-6688](tel:812-789-6688).

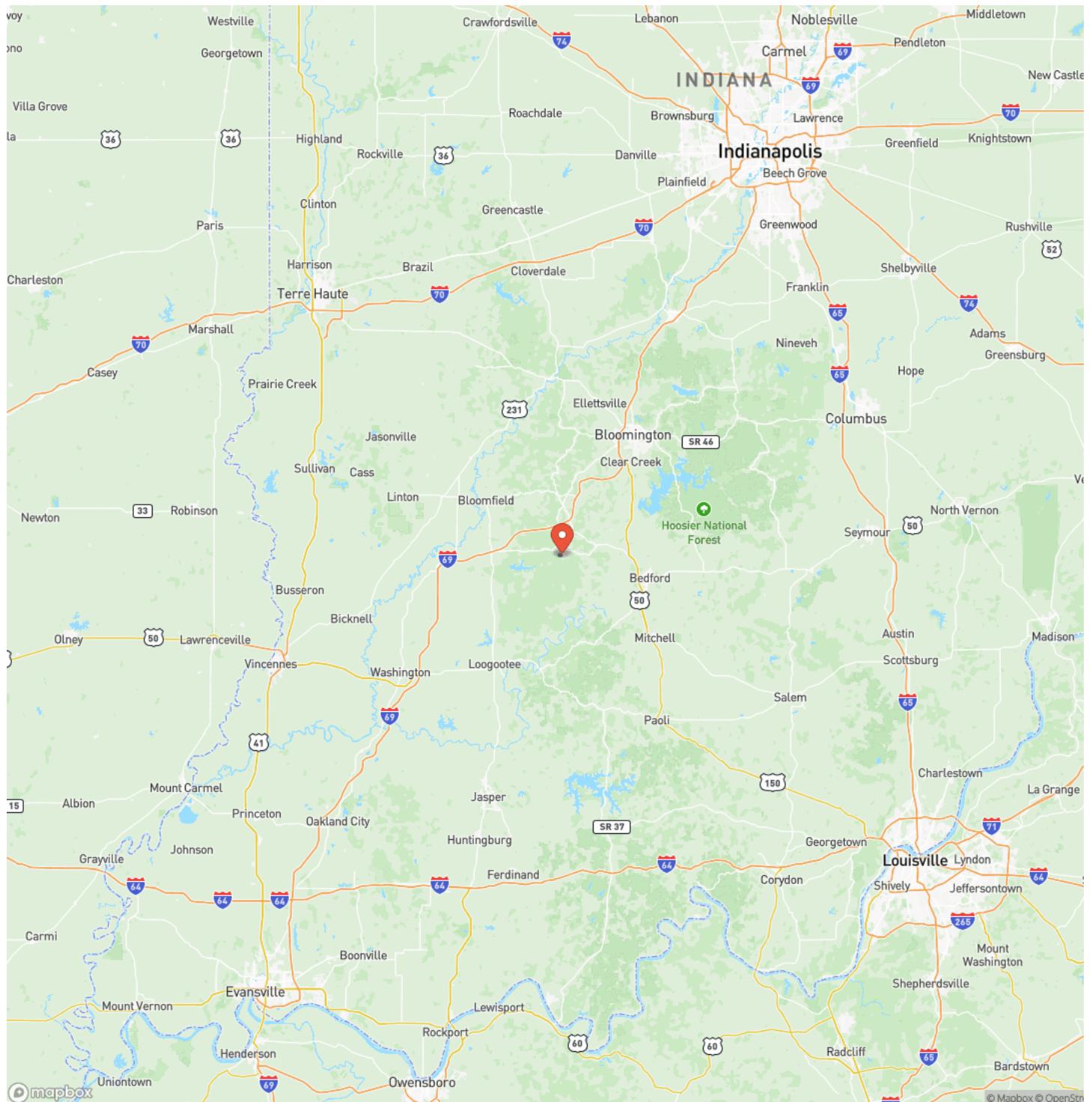
East Crane 80
Owensburg, IN / Greene County



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



**East Crane 80
Owensburg, IN / Greene County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Epperson

Mobile

(812) 789-6688

Office

(765) 505-4155

Email

aepperson@mossyoakproperties.com

Address

1645 Ritterskamp Ave

City / State / Zip

Vincennes, IN 47591

NOTES



MORE INFO ONLINE:

NOTES



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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