

**Pike County 358**  
**N CO RD 550 W**  
**Petersburg, IN 47567**

**\$698,000**  
**358 +/- acres**  
**Pike County**





**Pike County 358**  
**Petersburg, IN / Pike County**

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**SUMMARY**

**Address**

N CO RD 550 W

**City, State Zip**

Petersburg, IN 47567

**County**

Pike County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

38.5063773 / -87.3797347

**Taxes (Annually)**

2800

**Acreage**

358

**Price**

\$698,000

**Property Website**

<https://indianalandandlifestyle.com/property/pike-county-358-pike-indiana/25767/>





## **PROPERTY DESCRIPTION**

### **Pike County 358 Acres For Sale!**

This piece is 358 acres of prime whitetail habitat located in Pike county, just west of Petersburg, IN 47567. The first thing that hits you when you walk this property is its sheer size! Tracts of this size are becoming a rare find! There is plenty of room for the whole family to hunt even at the same time. This would also make a great property for a sportsmen's club or something similar.

This is not your average WRP property, some areas are thick with small trees and brush which has created good browse and excellent escape cover helping supporting an abundance of wildlife on the property. There are areas of mature forest with many different species of hardwoods including a good number of large acorn bearing white and red oaks, many of which are in great spots to hunt and a few already have tree stands in them ready to go! Some areas have had hundreds of swamp white oaks and red oaks planted most of which are now between 6" and 12" in diameter, if properly managed these trees will make for great hunting now and for generations to come. Whitetail deer sign can be found all over the property, rubs and scrapes abound and every area seem to be littered with tracks and trails. We even found a couple shed antlers on our last visit!

Turkey are known to inhabit the property and they could be easily hunted in the open mature woods and along the trails and food plots.

If waterfowl is your passion, then this is the place for you! On our last visit the sloughs and flooded timber were teeming with wood ducks, mallards and a few other species. This property is located just 10 miles north of the Patoka River National Wildlife refuge which consists of over 10,000 acres of various wildlife habitat and is reported to be some of the best waterfowl hunting in Indiana. The White River runs just 200 feet from the property boundary making it part of a rich river ecosystem.

WRP ground has some restrictions, but quiet enjoyment and recreational activities including hunting are allowed. 5% of the total acres can be put into food plots and trails, with 358 acres you should be able to plant up to 17.9 acres which should be more than enough for the serious hunters and habitat manager to get very creative with their designs perhaps creating many different pockets of food throughout the property resulting in many possible ambush locations. There are a few open pockets that would be easy to plant and one established food plot area of about an acre, and others like it could be carved out of the cover on other areas of the property.

There are 4 very nice elevated box blinds and 15 tree stands currently on the property and will be included in the sale.





There is an extensive and well maintained trail system that provides access to much of the property. It is wide enough for a UTV or even a vehicle, making getting your deer out much easier and opening up many more hunting opportunities for hunters with limited mobility.

Seller also will include an additional 3 +/- acre local building site (if desired) with utilities available in the sale of this property. This spot is about 8 miles from the main property and will be a perfect place to build a cabin for a deer or duck camp or a great spot to park a camper or RV.

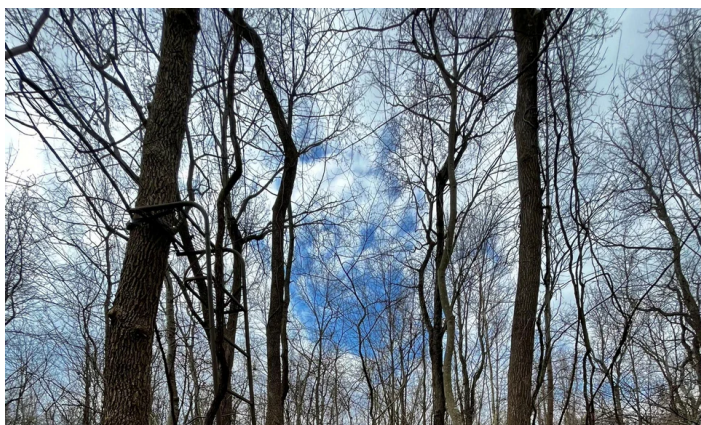
If you're looking for a large tract of ground with great recreational opportunities in southern Indiana, check out this one of a kind Pike County 358 acre property! To schedule a property visit, contact Andrew Epperson at 812-789-6688.

- 10 Minutes from Petersburg, IN.
- 35 Minutes from Toyota Motor Manufacturing, IN
- 55 Minutes from Evansville, IN.
- 2 Hours 20 Minutes from Indianapolis, IN.
- 1 Hour 55 Minutes from Louisville, KY.



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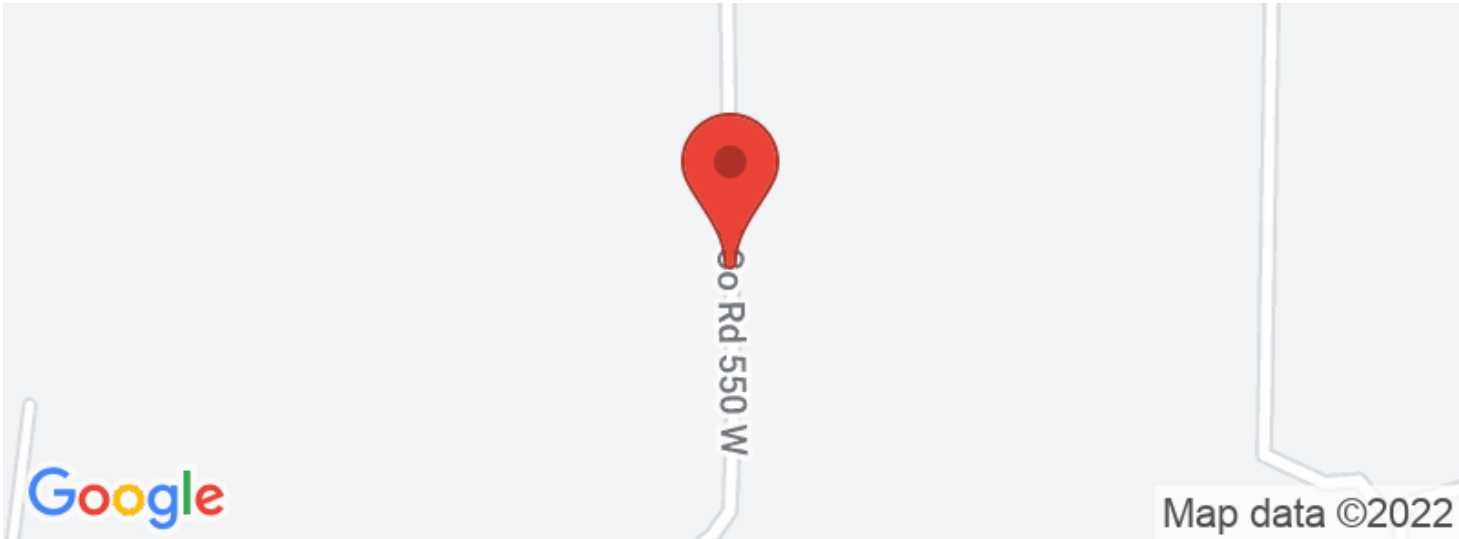






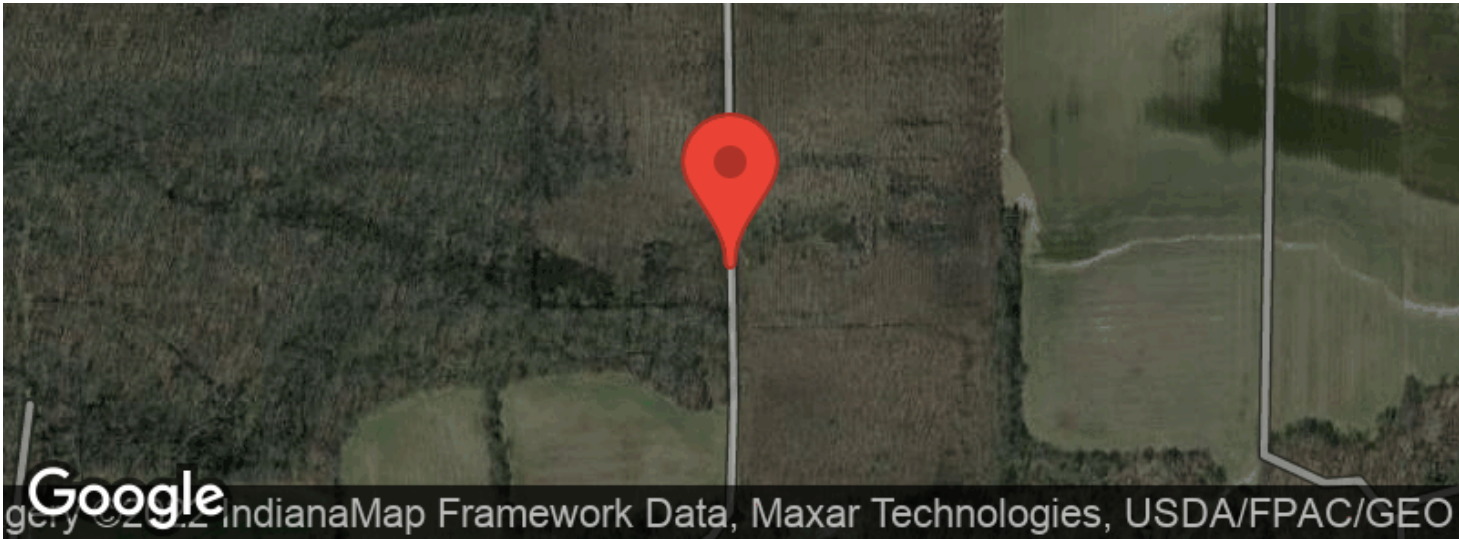


# Locator Maps





# Aerial Maps



**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

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**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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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