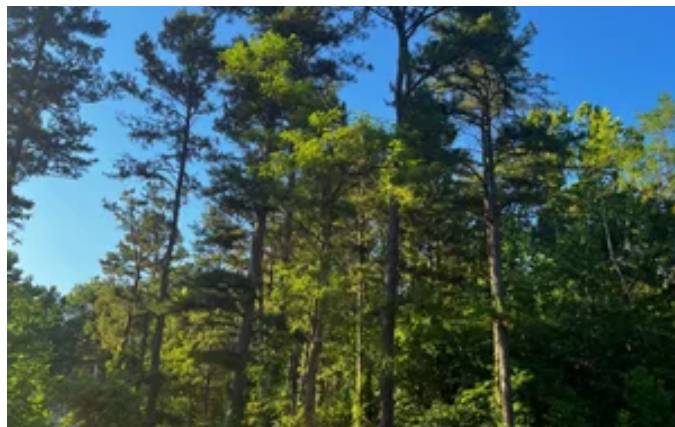


West Baden Hills 25
7500 W Woodlands Pike,
West Baden Springs, IN 47469

\$129,900
25± Acres
Orange County



West Baden Hills 25
West Baden Springs, IN / Orange County

SUMMARY

Address

7500 W Woodlands Pike,

City, State Zip

West Baden Springs, IN 47469

County

Orange County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

38.566409 / -86.598498

Taxes (Annually)

770

Acreage

25

Price

\$129,900

Property Website

<https://indianalandandlifestyle.com/property/west-baden-hills-25-orange-indiana/29759/>



West Baden Hills 25

West Baden Springs, IN / Orange County

PROPERTY DESCRIPTION

The West Baden Hills 25 is a great multi use property conveniently located just outside of town. You can get away from it all and still be just minuets from gas, groceries, and dining. This part of Indiana is well known for being a recreational hot spot; Orange County has so much to offer! There is an abundance of public land providing hunting, hiking and horse trails. Patoka Lake (Indiana's second largest) is just a short drive down Hwy 145 and the famous French Lick Resort with its beautiful hotels, golf courses, and casino are just down the street. If you're looking for a hunting property, don't overlook this gem! The 25 wooded acres are great wildlife habitat and are full of deer and turkey. On our last trip to the property we saw several groups of deer including some nice bucks as well as a few turkey. There are a large number of both red and white oak trees scattered across the hillsides that will create a good food source for wildlife, and over the next 15-20 years these trees will mature into a valuable crop of timber, making this property a great long term investment. The understory is thick with summer growth, providing great browse as well as security cover for the deer and other animals that live in the area. As you approach the back of the property, the hill crests and levels out creating a great travel corridor for the deer and a level spot if you want to clear an area for a small food plot. In the autumn and winter as the leaves fall, you will have some great views of the surrounding hills and valleys. This hilltop ridge will be breathtaking to sit in your tree stand and watch the November sunrise as it illuminates this picturesque hardwood forest. There is a great walking and ATV trail that leads up from the parking area below and circles the outside edge of the property, making for easy access even for those with limited mobility. The access point is located down a quiet, dead end lane and there is an open and level location that would be a great spot to build a home or simply to park an RV while visiting your property.

So what are you waiting for? Call TODAY and make this excellent property your private southern Indiana getaway! To see it, call Listing Agent, Andrew Epperson, at 812-789-6688.



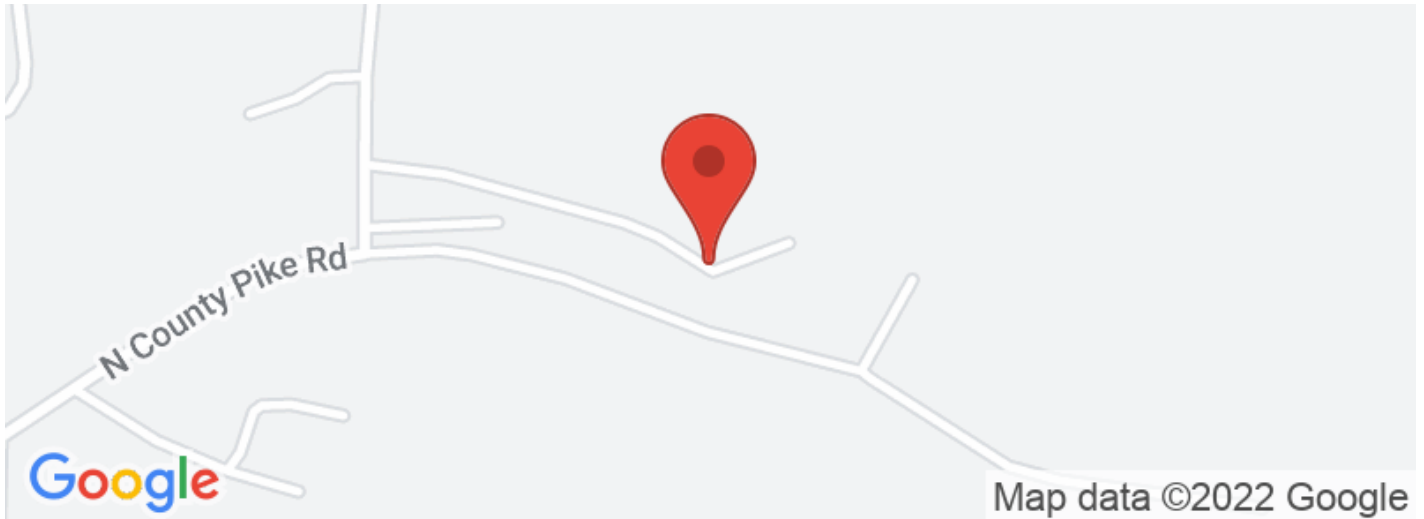
MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

West Baden Hills 25
West Baden Springs, IN / Orange County



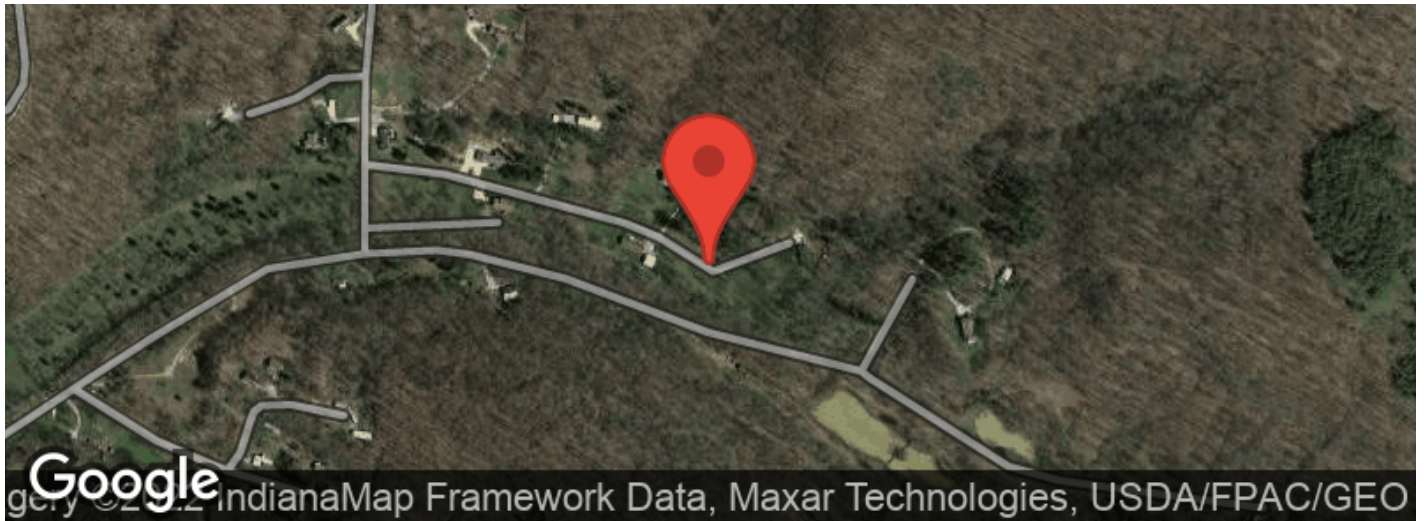
Locator Maps



West Baden Hills 25

West Baden Springs, IN / Orange County

Aerial Maps



West Baden Hills 25
West Baden Springs, IN / Orange 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

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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.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



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