

Natchez Indiana 376 Acre +/- Hunting Lease  
~11627 Us Hwy 150  
Shoals, IN 47581

376± Acres  
Martin County



**Natchez Indiana 376 Acre +/- Hunting Lease  
Shoals, IN / Martin County**

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**SUMMARY**

**Address**

~11627 Us Hwy 150 null

**City, State Zip**

Shoals, IN 47581

**County**

Martin County

**Type**

Hunting Land

**Latitude / Longitude**

38.621758 / -86.710992

**Acreage**

376

**Property Website**

<https://indianalandandlifestyle.com/property/natchez-indiana-376-acre-hunting-lease/martin/indiana/111319/>



## Natchez Indiana 376 Acre +/- Hunting Lease Shoals, IN / Martin County

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### PROPERTY DESCRIPTION

#### Natchez Hunting Lease 376 Acres of Quality Hunting in Martin County Indiana

~11627 Us Hwy 150, Shoals, IN, 47581

#### Exclusive Hunting Rights - All Seasons and Species - Year Round Access

#### Offered via Online Auction

Two hunting lease opportunities will be available by online auction, offering approximately 157 acres (Tract 1) and 219 acres (Tract 2) of primarily hardwood timber in southern Martin County. Each tract may be leased separately for up to four hunters, or together for up to eight hunters.

Habitat: The property features mature hardwoods with abundant mast-producing species along with thicker cover that provides excellent wildlife habitat. Rolling terrain and seasonal creeks create a variety of natural features throughout the property.

Shared Pond: A centrally located shared pond provides a reliable year-round water source for wildlife and is accessible to lessees of both tracts.

National forest: One of the standout characteristics is its location adjacent to a large, remote section of national forest that is difficult to access from public entry points, offering hunters direct access to an expansive block of surrounding habitat.

Food Plots: Both tracts include open hilltop fields that may be planted as food plots, giving you the opportunity to further improve the property for wildlife. An established network of trails provides convenient access throughout the lease and can accommodate ATVs or pickup trucks for transportation and property management.

Access: An access road serves both tracts, leading to the common central access point and shared pond area. Additionally both tracts can be easily accessed from the other side (see map).

Accommodations: Both tracts have cabins that are included in the lease. Tract 1's cabin has electricity and a wood stove and will provide a comfortable place to stay during the season. Tract 2's cabin is completely primitive and would need repairs before use and is a bit difficult to access. It does have a small wood stove and could work for overnight stays with a little work.

Opportunities: The property offers opportunities to pursue whitetail deer, wild turkey, and small game in a setting that combines seclusion with practical accessibility.

Hunting lease liability insurance will be required.

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### Property Highlights

- **376 ± acres** of diverse hunting habitat
  - Available in 2 Tracts: **Lease One or Lease Both!**
  - **Starting bid: \$20.00 per acre annually**
  - **3-year lease Contract**
  - **Excellent whitetail deer and Eastern wild turkey hunting**
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## Auction Information

**Auction Name:** Natchez Indiana 376 Acre +/- Hunting Lease

**Auction Format:** Online Auction

**Bidding Opens:** July 3rd 12:00 PM

**Bidding Closes:** July 23rd 7:00 PM

### Starting Bid:

\$20.00 **per acre per year: or Tract 1** \$3,140 Annually. **Tract 2** \$4,380 Annually.

### Important Auction Note:

The bid amount is for the **annual rate**. Thus the bid amount will be paid to the landowner each year on or before the date indicated in the final contract.

### Lease Term:

Winning bidders will secure a **3-year lease agreement**, providing long-term hunting access and stability.

### Lessor Fee:

A lessor **fee of 10%** will be added to the winning bid price and paid annually to Mossy Oak Properties. In case of a contract renewal or renegotiation this fee shall be 5% annually.

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### Tract 1 - 157± Acres

#### Highlights

- Mostly Wooded
- Access to pond
- Hunting cabin Included
- 1 acre open field for food plots
- Additional small openings in the woods
- Borders row crop field to the south
- Access from East and West side
- Excellent trail system
- **Maximum 4 Hunters**

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### Tract 2 - 219± Acres

#### Highlights

- Mostly Wooded
- Access to pond
- Hunting cabin Included (needs work)
- 3.5 and 0.5 acre open fields for food plots
- Additional small openings in the woods
- Access from East and West side
- Excellent trail system
- **Maximum 4 Hunters**

**Important Note:** Under a previous agreement a neighbor will have hunting access to a 5 acre area of the property for the 2026 deer hunting season. The area is along the access road on the south east corner of the property bordering his land. This will not be the case in any of the following seasons.

### Landowner Lease Selection

This is a **Reserve Auction**. At the conclusion of the auction, the landowner **reserves the right to accept or decline the winning bids, or to negotiate further on price and terms with bidders or other parties.**

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### Final Word

The Natchez 367 is a rare opportunity at a quality Southern Indiana hunting lease. Whether you're looking for a manageable 157-acre lease or a larger 376-acre hunting operation by securing both tracts, this property will provide a great place to create your own hunting experiences in the rolling hardwoods of Martin County.

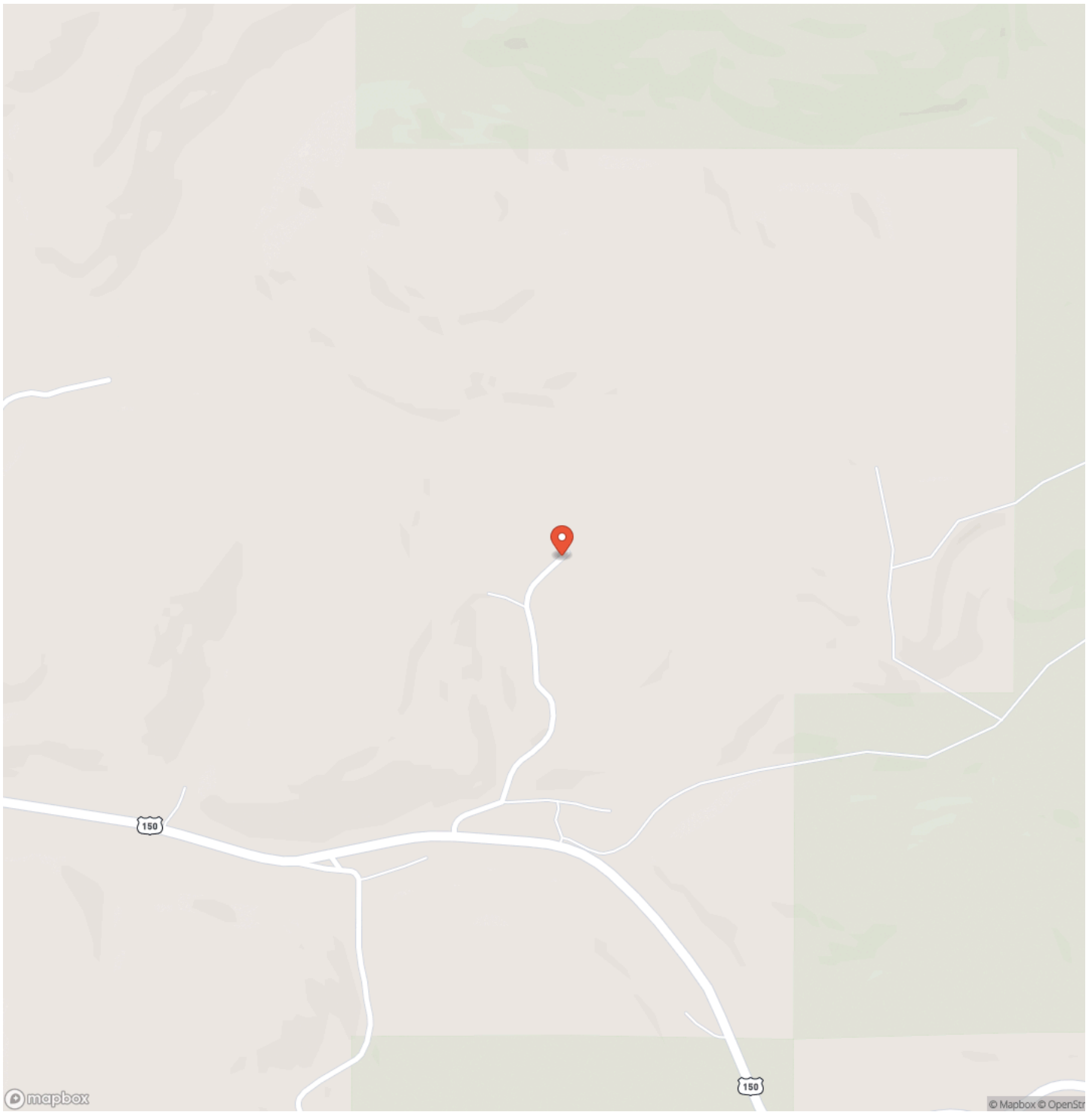
Call Andrew Epperson for more information [812-789-6688](tel:812-789-6688)

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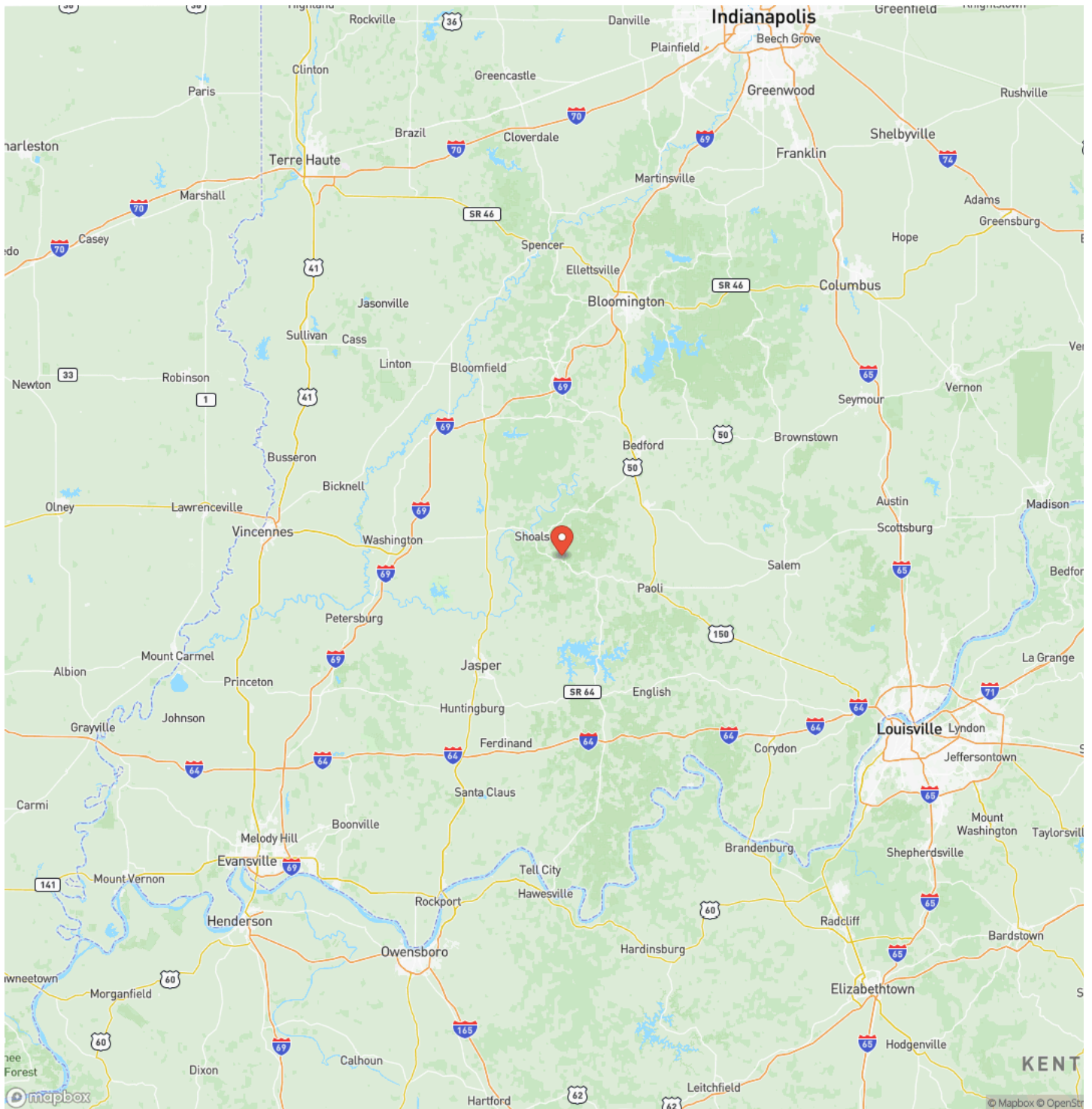
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## Locator Map



# Locator Map



## Satellite Map







## **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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