Sylvan Woods- Monroe County
699? W Sylvan Ln
Bloomington, IN 47404

$169,000
23.91± Acres
Monroe County

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
699? W Sylvan Ln

City, State Zip
Bloomington, IN 47404

County
Monroe County

Type
Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
39.304568 / -86.525938

Taxes (Annually)
$6

Acreage
23.91

Price
$169,000

Property Website
indianalandandlifestyle.com

PROPERTY DESCRIPTION

Sylvan Woods - 23 Acres of Private Wooded Recreation & Hunting Land Near Bloomington

If you're looking for a private piece of wooded ground with excellent recreational and hunting potential while remaining close to Bloomington, this approximately 23-acre tract in Monroe County is worth a look. Located at the end of **West Sylvan Lane**, the property offers a quiet, secluded setting with direct access and the privacy that comes with being surrounded by larger wooded tracts.

The property is entirely wooded and features a diverse mix of terrain, including **wooded ridges, a creek bottom, natural water sources, and thick cover** that provide excellent habitat for wildlife. The combination of cover, water, and varied terrain creates ideal conditions for **deer and small game**, with the surrounding forested properties further enhancing the property's ability to hold and attract wildlife.

Several existing trails provide access throughout the property and make it easier to navigate the wooded terrain, whether you're hunting, hiking, exploring, or simply enjoying the outdoors. There are also **mature oak trees** scattered throughout the property, adding to the character of the land and providing an important natural food source for wildlife.

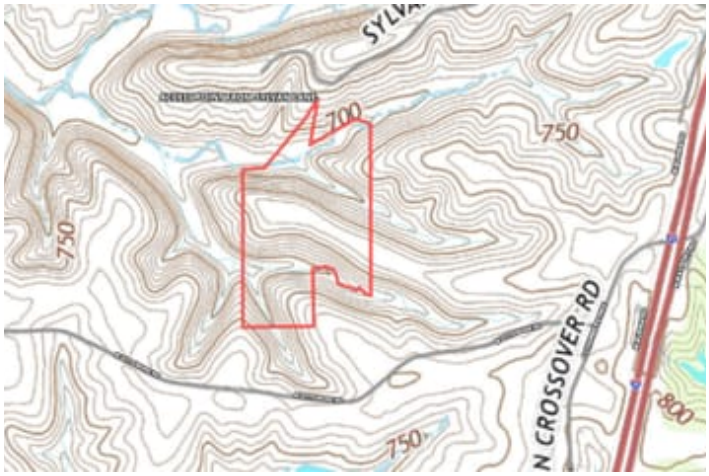
The property is enrolled in Indiana's **Classified Forest Program, the property taxes are currently $6 per year.**

Despite its secluded setting, the property is conveniently located only approximately **15 minutes from Bloomington** and less than **an hour south of Indianapolis**. It offers an excellent opportunity for someone looking for a private recreational property that is still within easy driving distance of major amenities.

Looking for a combination of recreation and a future homesite? The adjoining **5.08 acres at the end of West Sylvan Lane is also available for purchase separately**. That property includes an existing approximately 12' x 20' cabin with a wood stove, bunk beds, loft, and rear deck overlooking a deep hollow. It also offers approximately one acre suitable for a future homesite, with electric and water available at the street and a previous perk test. Purchasing both properties would provide approximately **28 acres of contiguous land**, creating an exceptional opportunity for privacy, recreation, hunting, and future residential use. See it here: https://indianalandandlifestyle.com/property/sylvan-lane-cabin-building-site-monroe-indiana/119376/

Call Land Specialist Andrew Epperson for more information or to schedule a showing. 812-789-6688

ACCESS POINT FROM SYLVAN LANE


700
750
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N CROSSOVER RD
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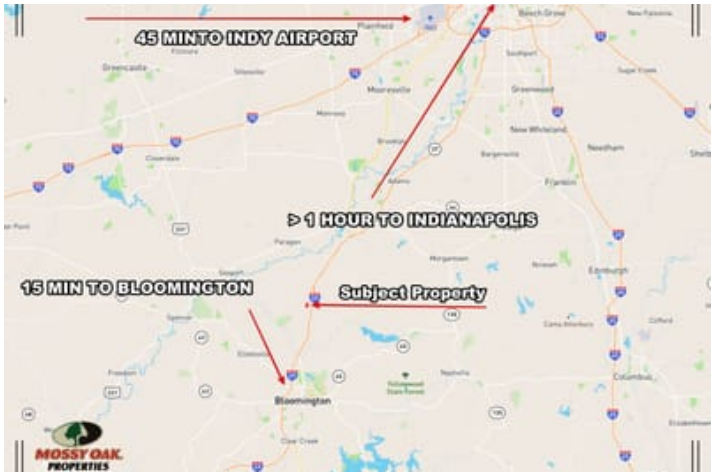
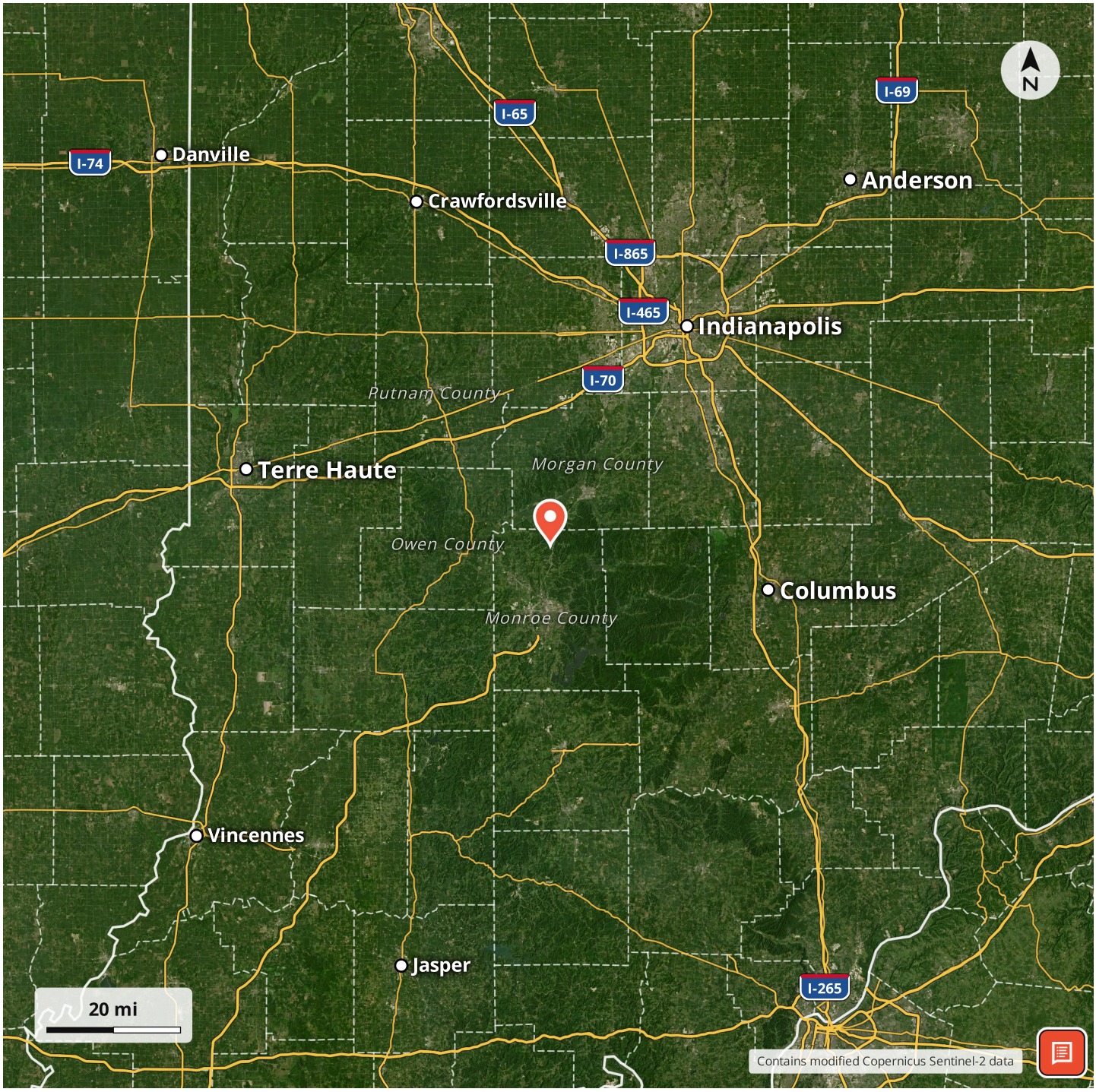
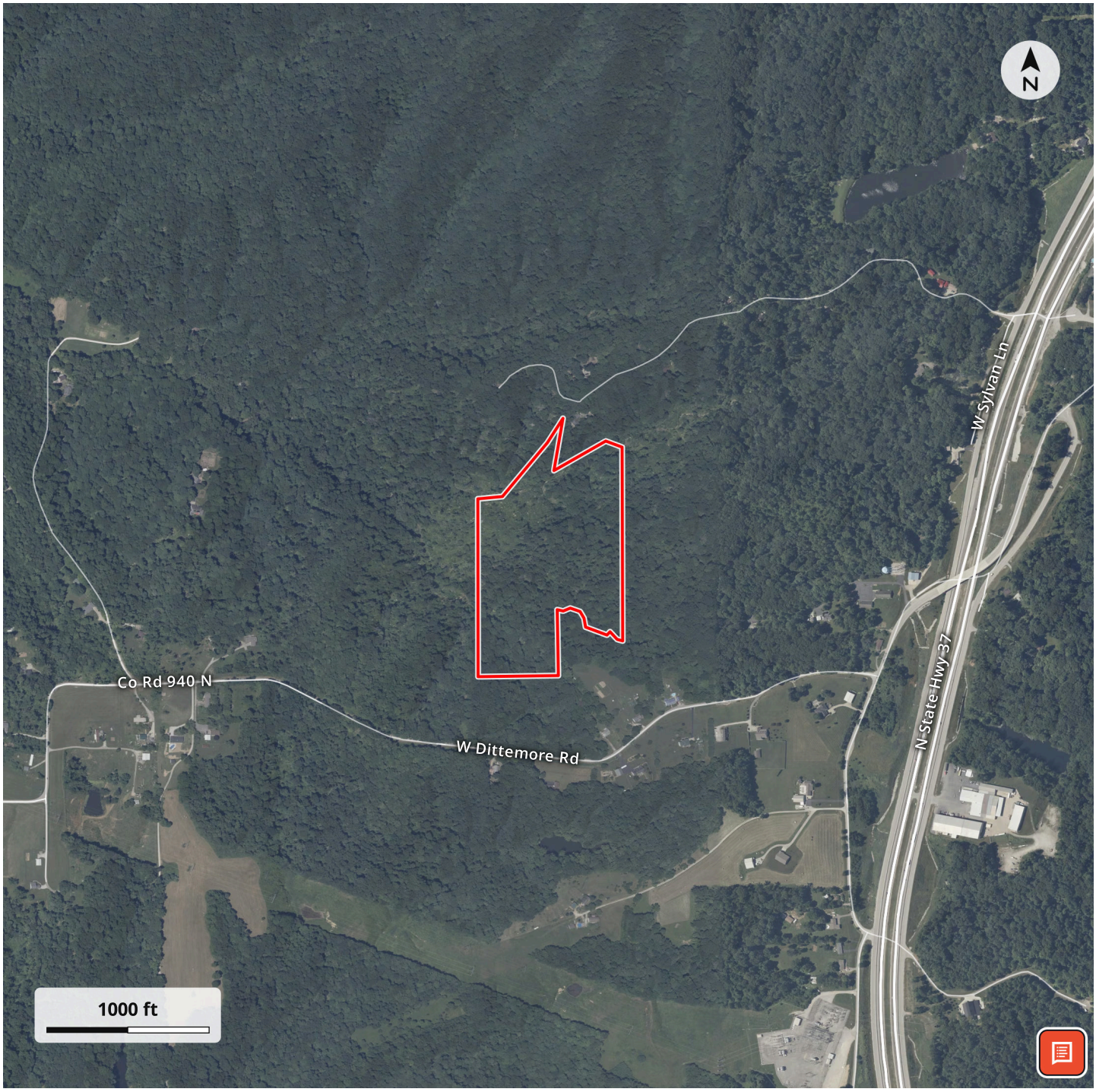

45 MIN TO INDY AIRPORT
> 1 HOUR TO INDIANAPOLIS
15 MIN TO BLOOMINGTON
Subject Property
Bloomington
MOSSY OAK PROPERTIES

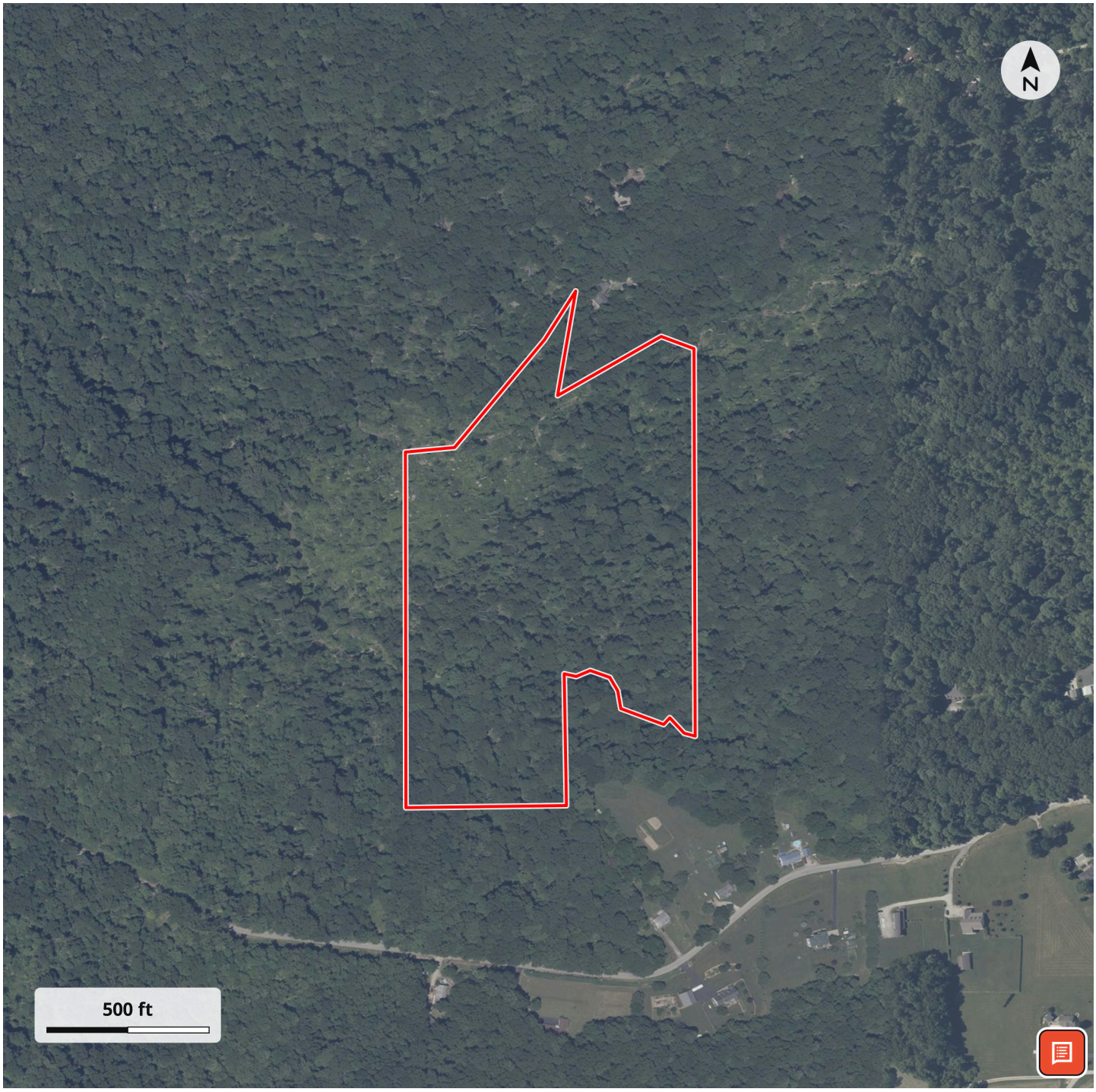
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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