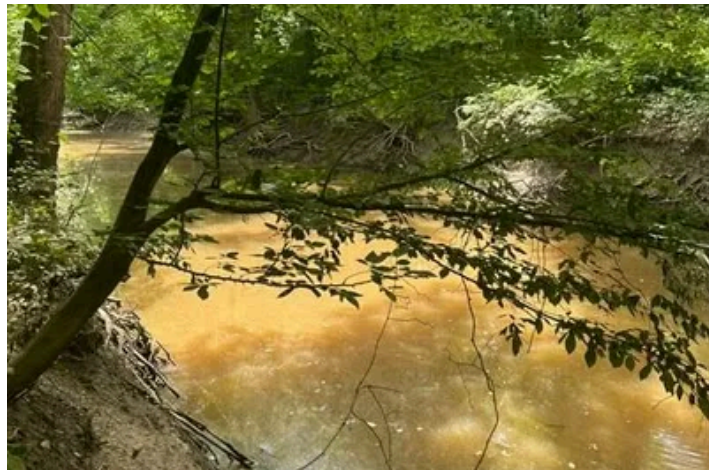


24 Acres Washington County  
S Side State Road 256  
Scottsburg, IN 47170

**\$120,000**  
24± Acres  
Washington County





## 24 Acres Washington County Scottsburg, IN / Washington County

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### **SUMMARY**

#### **Address**

S Side State Road 256 null

#### **City, State Zip**

Scottsburg, IN 47170

#### **County**

Washington County

#### **Type**

Hunting Land, Timberland, Recreational Land

#### **Latitude / Longitude**

38.741161 / -85.919998

#### **Acreage**

24

#### **Price**

\$120,000

#### **Property Website**

<https://indianalandandlifestyle.com/property/24-acres-washington-county/washington/indiana/108432/>



## 24 Acres Washington County Scottsburg, IN / Washington County

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### **PROPERTY DESCRIPTION**

Are you looking for a recreational property surrounded by some of Southern Indiana's best hunting ground? This 24-acre tract in Washington County offers a rare opportunity with hundreds of acres of state forest surrounding the property, creating exceptional wildlife habitat and endless room to explore. Located near Austin Bottoms Conservation Area, this property puts you in the heart of great deer and turkey country.

The mostly flat terrain provides opportunities to create food plots, improve habitat through selective timber cutting, or customize the property to fit your hunting style. Deer sign and turkey sign can be found throughout the property, showing the potential this tract offers.

Whether you are looking for a weekend hunting camp, recreational getaway, or your own private piece of ground to develop into a wildlife haven, this property deserves a look. Property is located within the flood zone. If you have been searching for affordable recreational acreage surrounded by large blocks of timber and habitat, this could be it.

#### Property Details

- Hunting / Recreational Use
- 40 Minutes to Louisville, KY
- 1 Hour 15 Minutes to Indianapolis, IN
- 1 Hour 50 Minutes to Cincinnati, OH

For a private showing contact Land Specialists: Dylan Badinghaus at [513-508-6490](tel:513-508-6490) / [mossyoakdylan@gmail.com](mailto:mossyoakdylan@gmail.com) or Katelyn Badinghaus at [812-506-2892](tel:812-506-2892) / [kbadinghaus@mossyoakproperties.com](mailto:kbadinghaus@mossyoakproperties.com)



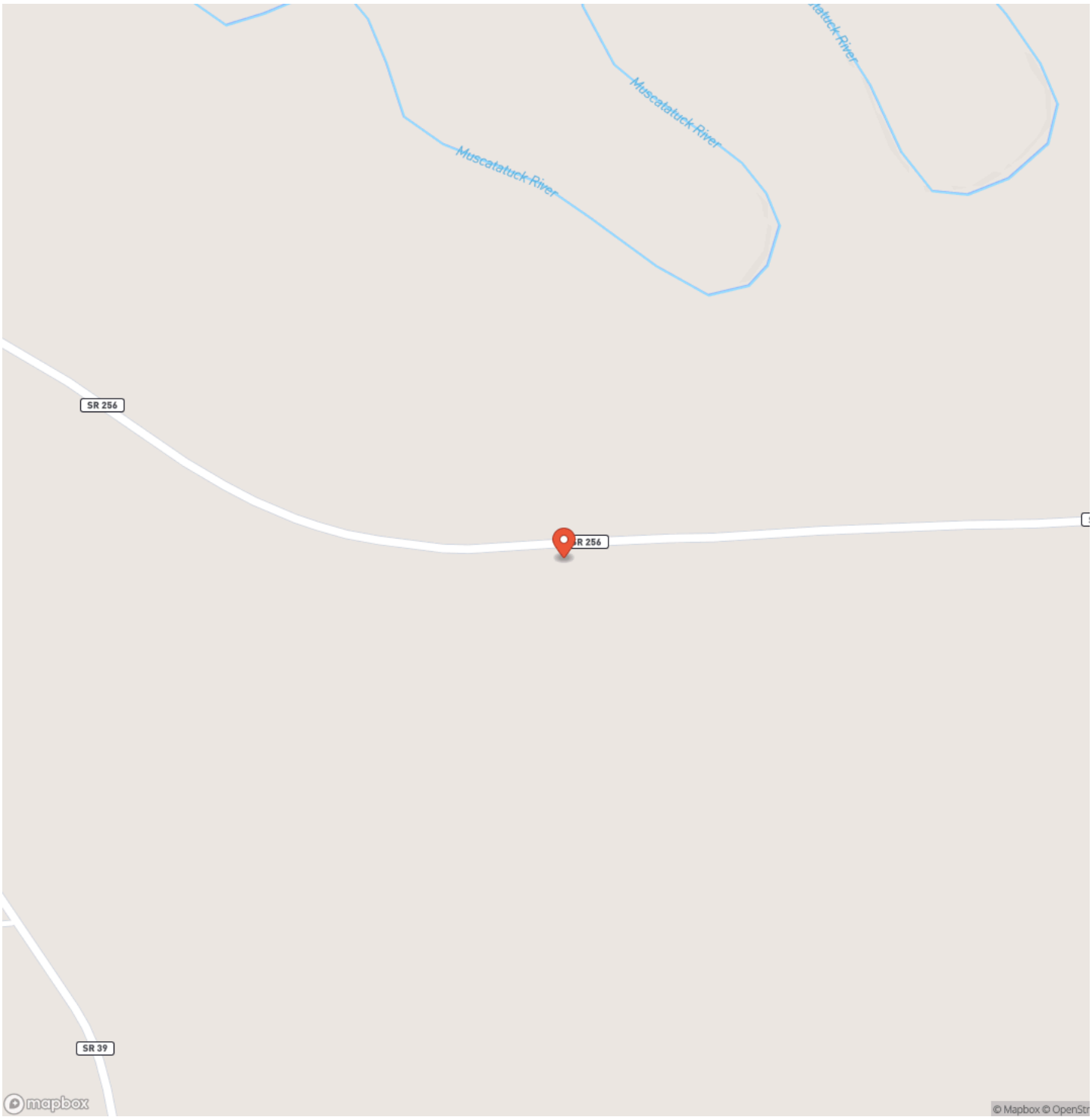
24 Acres Washington County  
Scottsburg, IN / Washington County

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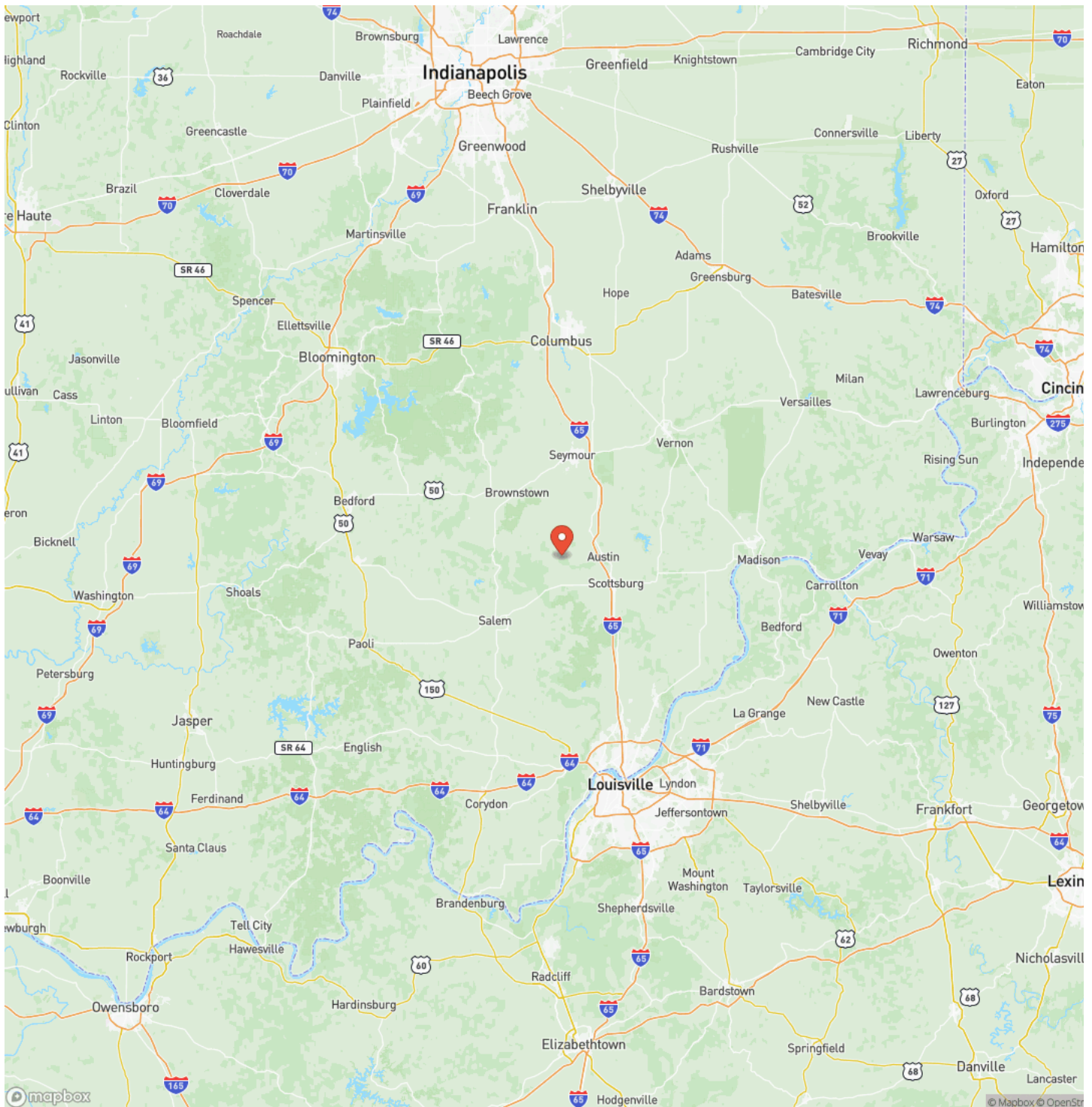


# Locator Map



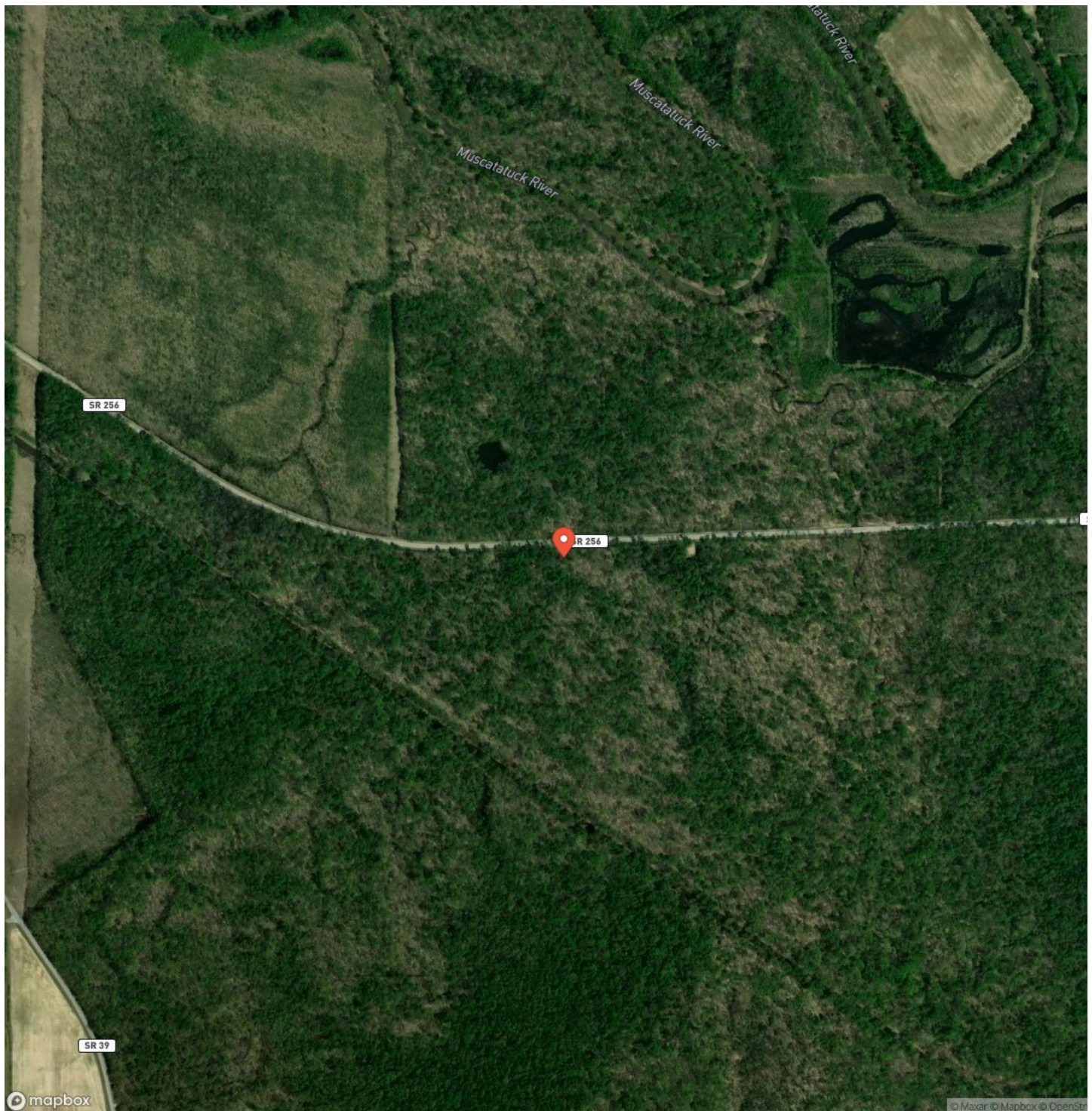


## Locator Map





## Satellite Map





**24 Acres Washington County**  
**Scottsburg, IN / Washington County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Katelyn Badinghaus

## Mobile

(812) 506-2892

## Office

(765) 505-4155

## Email

kbadinghaus@mossyoakproperties.com

### Address

921 N US 41

## City / State / Zip

Rockville, IN 47872

## NOTES

[illegible]

## This image shows a single 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.



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



## **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**  
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