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

$120,000
24± Acres
Washington County







SUMMARY

Address
S Side State Road 256

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
indianalandandlifestyle.com







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

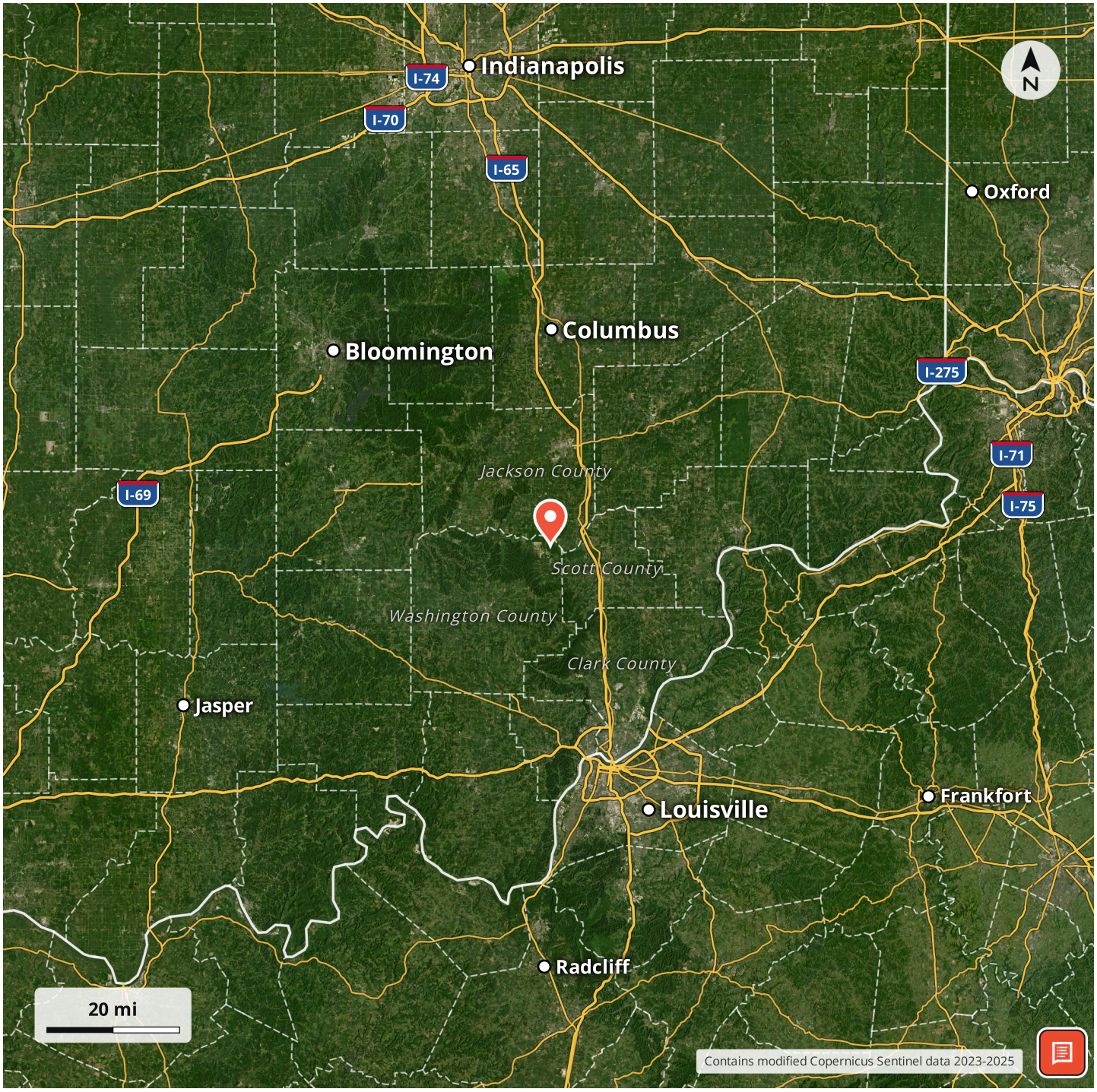
For a private showing contact Land Specialists: Dylan Badinghaus at 513-508-6490 / mossyoakdylan@gmail.com or Katelyn Badinghaus at 812-506-2892 / kbadinghaus@mossyoakproperties.com



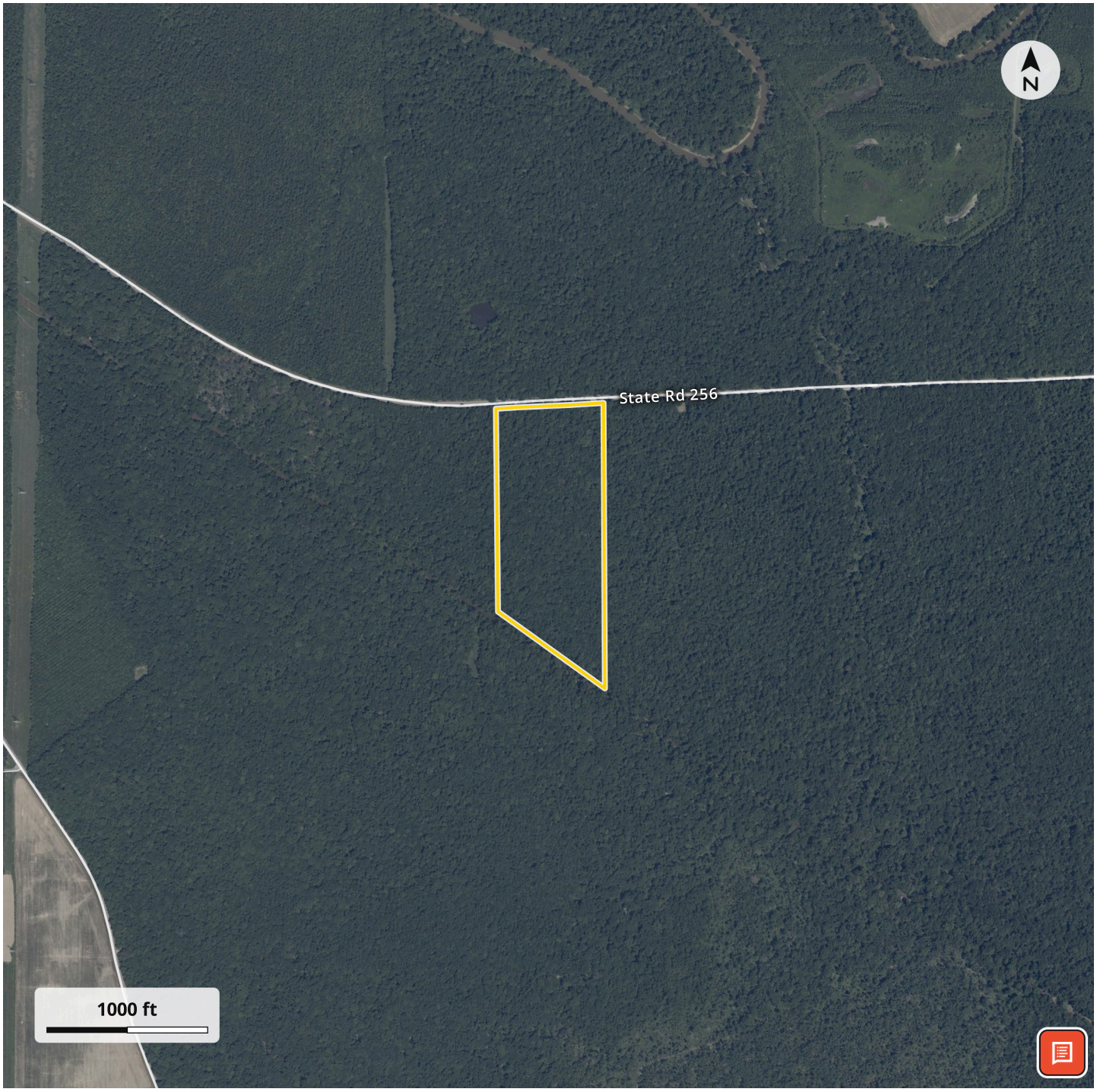




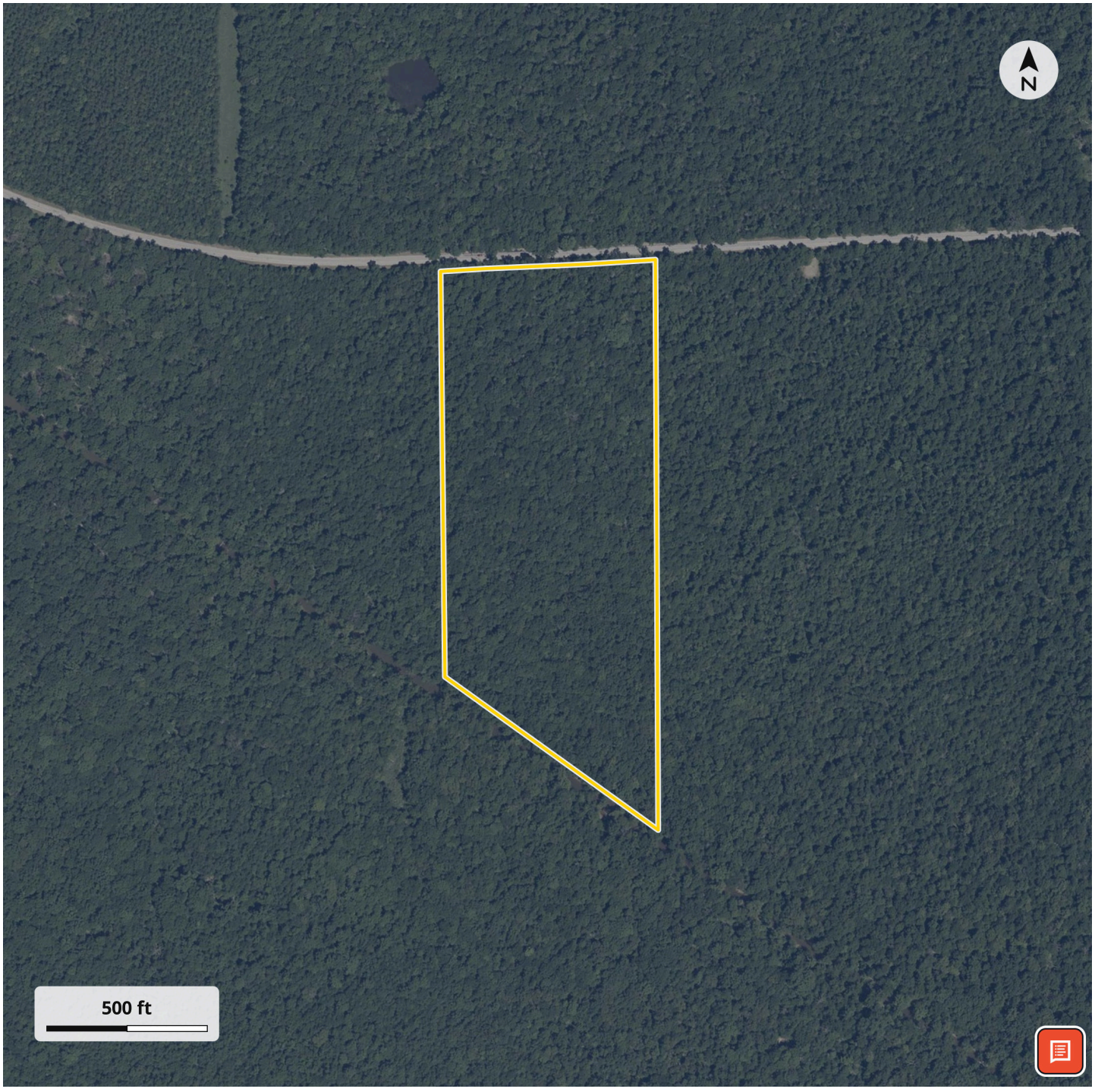

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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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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