Darwin Ferry Marsh
S Clark Prevo Place
Terre Haute, IN 47802

$557,550
159± Acres
Vigo County







MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
S Clark Prevo Place Darwin Ferry Drive

City, State Zip
Terre Haute, IN 47802

County
Vigo County

Type
Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude
39.297577 / -87.591279

Taxes (Annually)
$60

Acreage
159

Price
$557,550

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

Darwin Ferry Marsh - 159± Acres
Vigo County, Indiana

Located in southern Vigo County, this 159± acre tract lies in an area well known for its abundance of wildlife and outdoor recreation. The property sits in close proximity to nearly **4,000 acres of state-owned ground**, much of which is open to public hunting, helping create a strong surrounding habitat base and consistent wildlife movement throughout the area.

Access to the property is a major advantage, with entry available from **three sides** - the south from **Darwin Ferry Road**, the west from **S. Clark Prevo Place**, and from the north along a **shared levee with the neighboring landowner**. A network of well-defined **game trails** runs throughout the property, many of which lead to the deepest wetland pockets that continue to hold water even during the driest parts of the year.

One of the standout features of this property is the **approximately 24 acres of developed waterfowl impoundments**. When the nearby river rises out of its banks, these low-lying wetland cells are among the first areas to fill and typically the last to hold water - creating prime conditions for migrating ducks and geese. The remaining acreage is planted and managed in diverse native grasses and wildlife cover providing excellent bedding, nesting, and feeding habitat for deer, turkey, and small game.

What is WRP Ground?

This property is enrolled in the **Wetlands Reserve Program (WRP)** - a conservation easement administered by the USDA Natural Resources Conservation Service (NRCS). WRP properties are restored to natural wetland habitat to improve water quality, reduce flooding, and enhance wildlife populations, especially waterfowl and wetland-dependent species.

Typical WRP Restrictions

While WRP land can be owned and enjoyed privately, certain uses are limited to protect the habitat:

- No row-crop farming or commercial development
- No residential or permanent building construction
- Timber harvest and habitat work only with NRCS approval
- Hunting, fishing, hiking, and recreational use are allowed
- Land management practices such as food plots, invasive control, and habitat improvements may be permitted through an approved conservation plan

WRP properties are highly sought after by sportsmen because they provide large-scale habitat without the cost of full development while also offering exceptional hunting opportunities and long-term conservation value.

This tract offers a rare opportunity to own a professionally restored wetland system in a region known for strong waterfowl and whitetail activity - ideal for the conservation-minded outdoor enthusiast looking for a private hunting and recreation property.

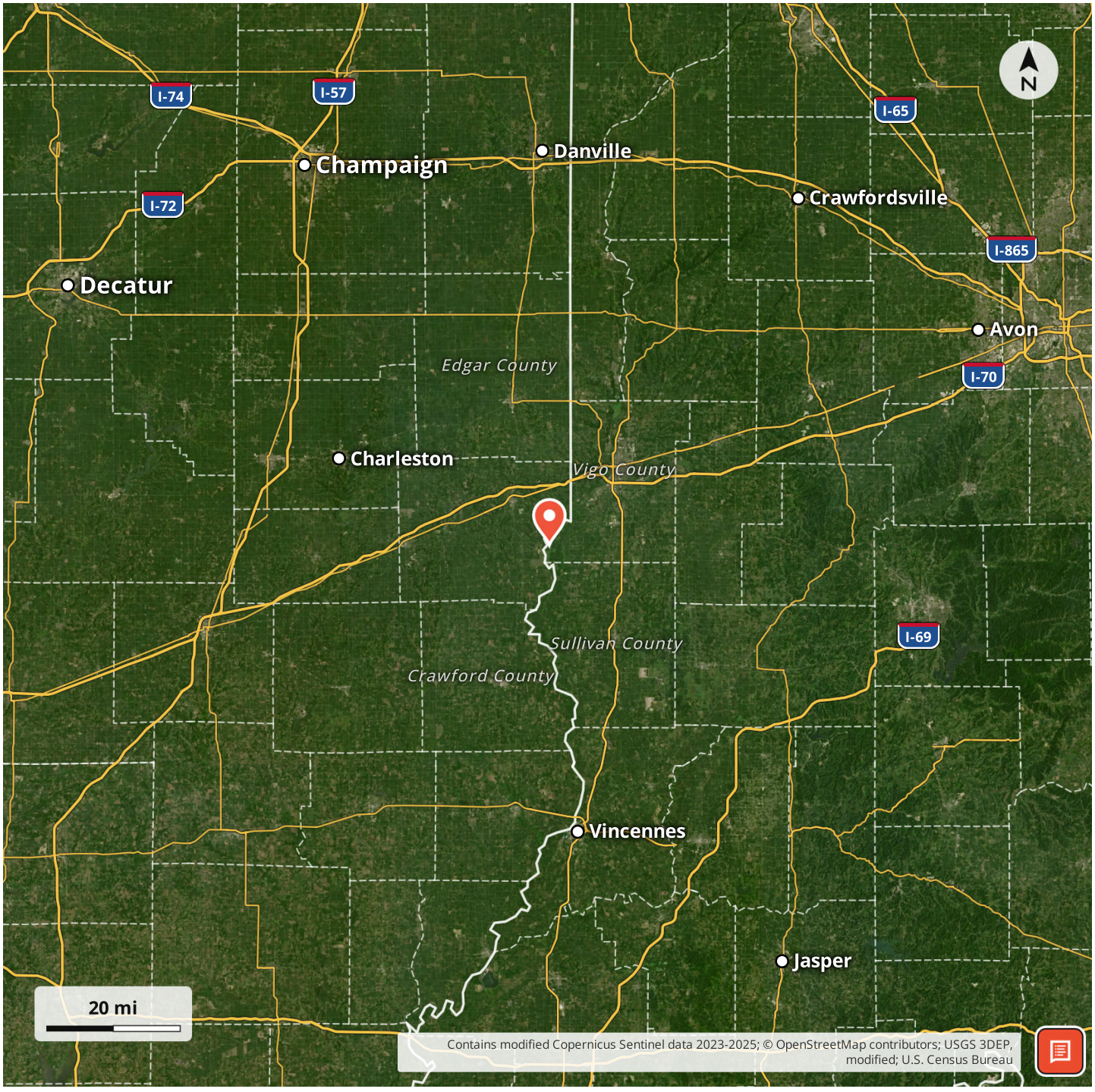
To schedule a property visit, contact Certified Land Specialists:
Trey Clark - 812-249-0483
Jeff Michalic - 812-230-4503
Western Indiana's Rural Land Authority



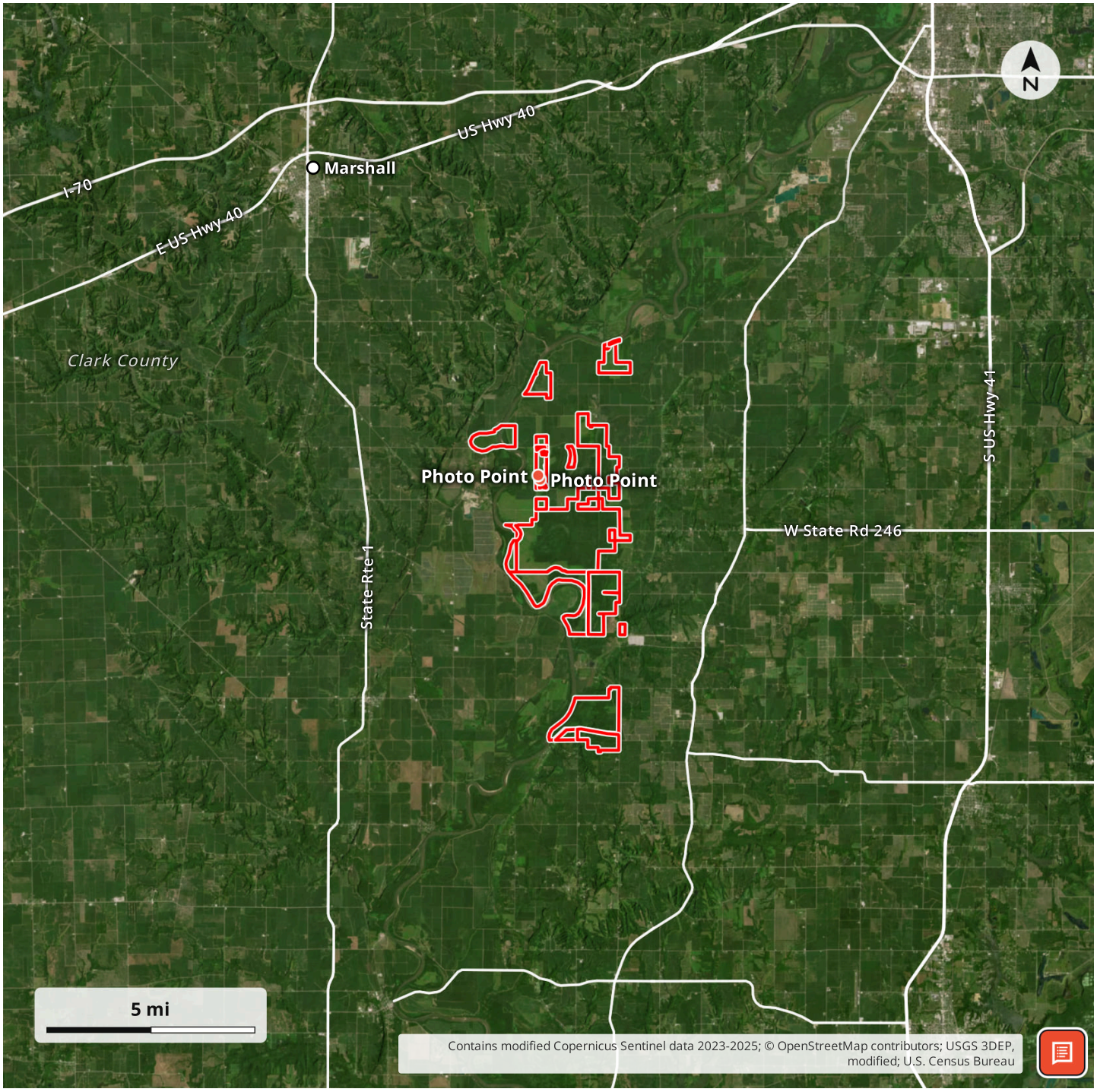




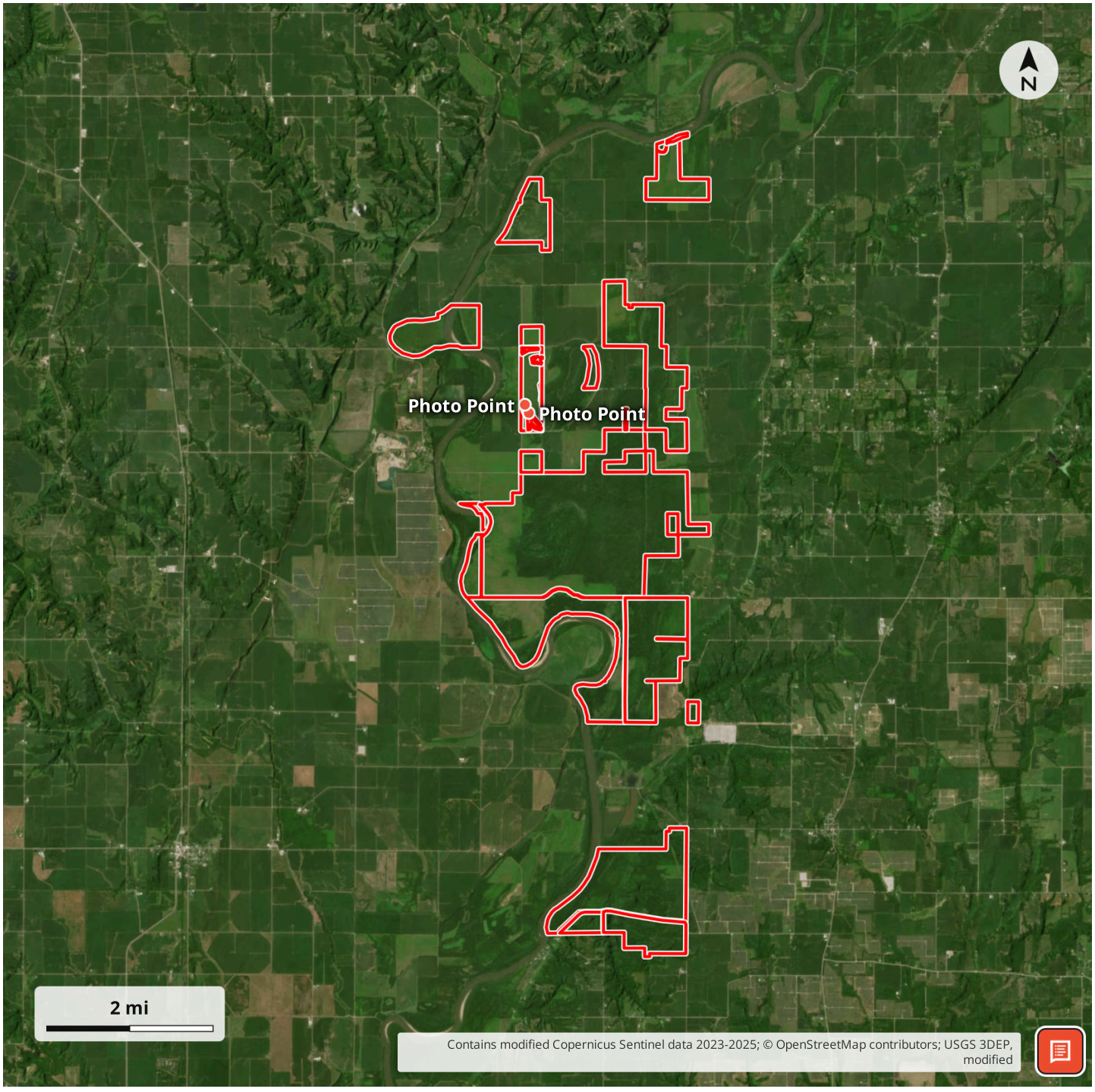

Regional Map



Locator Map

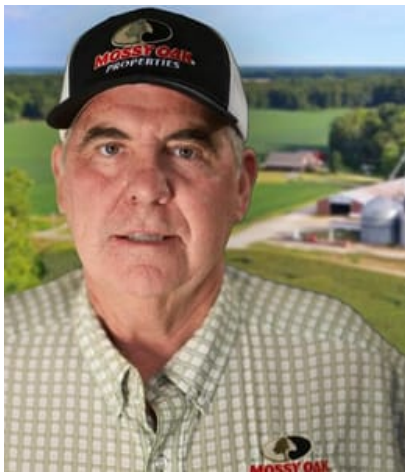

N
US Hwy 40
Marshall
I-70
E US Hwy 40
Clark County
Photo Point
Photo Point
S US Hwy 41
W State Rd 246
State Rte 1
5 mi
Contains modified Copernicus Sentinel data 2023-2025; © OpenStreetMap contributors; USGS 3DEP, modified; U.S. Census Bureau

Satellite Map



LISTING REPRESENTATIVE

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