

Lost Acres Farm  
Co Rd 600 N  
Shelburn, IN 47879

**\$1,040,000**  
164± Acres  
Sullivan County





**Lost Acres Farm**  
**Shelburn, IN / Sullivan County**

---

**SUMMARY**

**Address**

Co Rd 600 N

**City, State Zip**

Shelburn, IN 47879

**County**

Sullivan County

**Type**

Hunting Land, Lot, Business Opportunity, Timberland,  
Undeveloped Land, Horse Property, Recreational Land, Farms

**Latitude / Longitude**

39.171817 / -87.47988

**Taxes (Annually)**

2656

**Acreage**

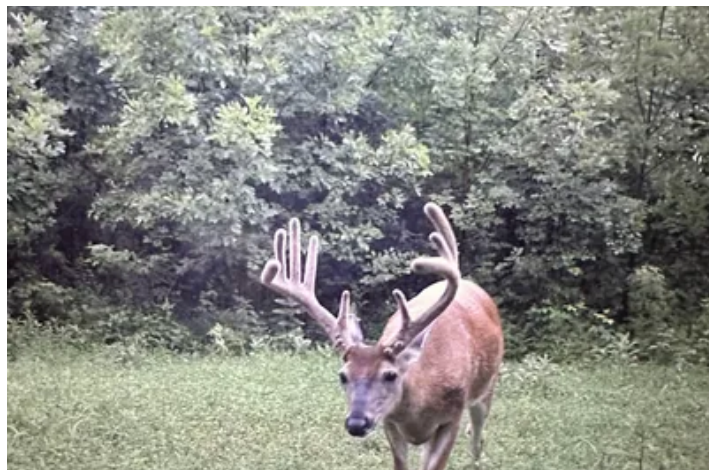
164

**Price**

\$1,040,000

**Property Website**

<https://indianalandandlifestyle.com/property/lost-acres-farm-sullivan-indiana/89006/>



## **PROPERTY DESCRIPTION**

### **Lost Acres Farm – 164 Acres | Sullivan County, IN**

This incredible 164-acre trophy whitetail property in West Central Indiana is unlike any other. Located in Sullivan County, it offers both premier hunting opportunities and long-term investment value, all within easy driving distance of Terre Haute, Bloomington, and Indianapolis.

This property has been carefully managed and set up for success year after year:

- Mature hardwoods providing cover and acorn forage.
- Thick bedding cover for security, browse, and sanctuary.
- Strategically placed food plots drawing deer from bedding to feed.
- A well-planned trail system offering access to every corner for hunting, habitat work, or just exploring.
- Multiple blinds and stand locations positioned for intercepting cruising bucks.
- Twenty-six tillable acres that the owner currently plants and leaves standing to feed wildlife, ensuring healthy herds from fall through spring and helping bucks grow strong antlers for the next season.

The results speak for themselves—big-bodied deer, impressive racks, and thriving wildlife populations. Beyond the hunting, this is a retreat for family and friends, a place to gather around the fire, share stories, teach the next generation, and connect with the outdoors.

### **Additional Property Highlights**

- Excellent deer sign throughout—rubs, scrapes, and heavily traveled trails.
- Roosting trees perfect for the local turkey population.
- Year-round water sources, including Sugar Creek and two smaller drainages, supporting all wildlife.
- Working oil wells providing supplemental income. The owner is conveying full mineral rights, equipment, and infrastructure—a rare opportunity where 100% of the profits are retained, with flexibility to ramp production up or down based on the oil market.
- Trail camera video from years past documenting the property's proven history of producing mature bucks.

### **Investment Potential**

Lost Acres Farm offers more than world-class hunting—it's also a sound investment. The combination of income-producing oil wells, 26 acres of tillable ground, and long-term land appreciation makes this property a rare opportunity. Owners have the flexibility to increase or decrease oil production based on market conditions, all while holding an asset that continues to gain value year after year. Recreational use, wildlife habitat, and financial return are all rolled into one outstanding property.

### **Neighboring Home Opportunity**

For those looking for a place to stay nearby, a neighboring home is also available. This home is not included in the Lost Acres Farm sale but can be viewed and purchased separately. Ask your Mossy Oak Properties agent and Certified Land Specialist for more details.

---

To schedule a private tour of Lost Acres Farm, contact Land Specialists:

- **Trey Clark** at [812-249-0483](tel:812-249-0483)

- **Jeff Michalic** at [812-230-4503](tel:812-230-4503)

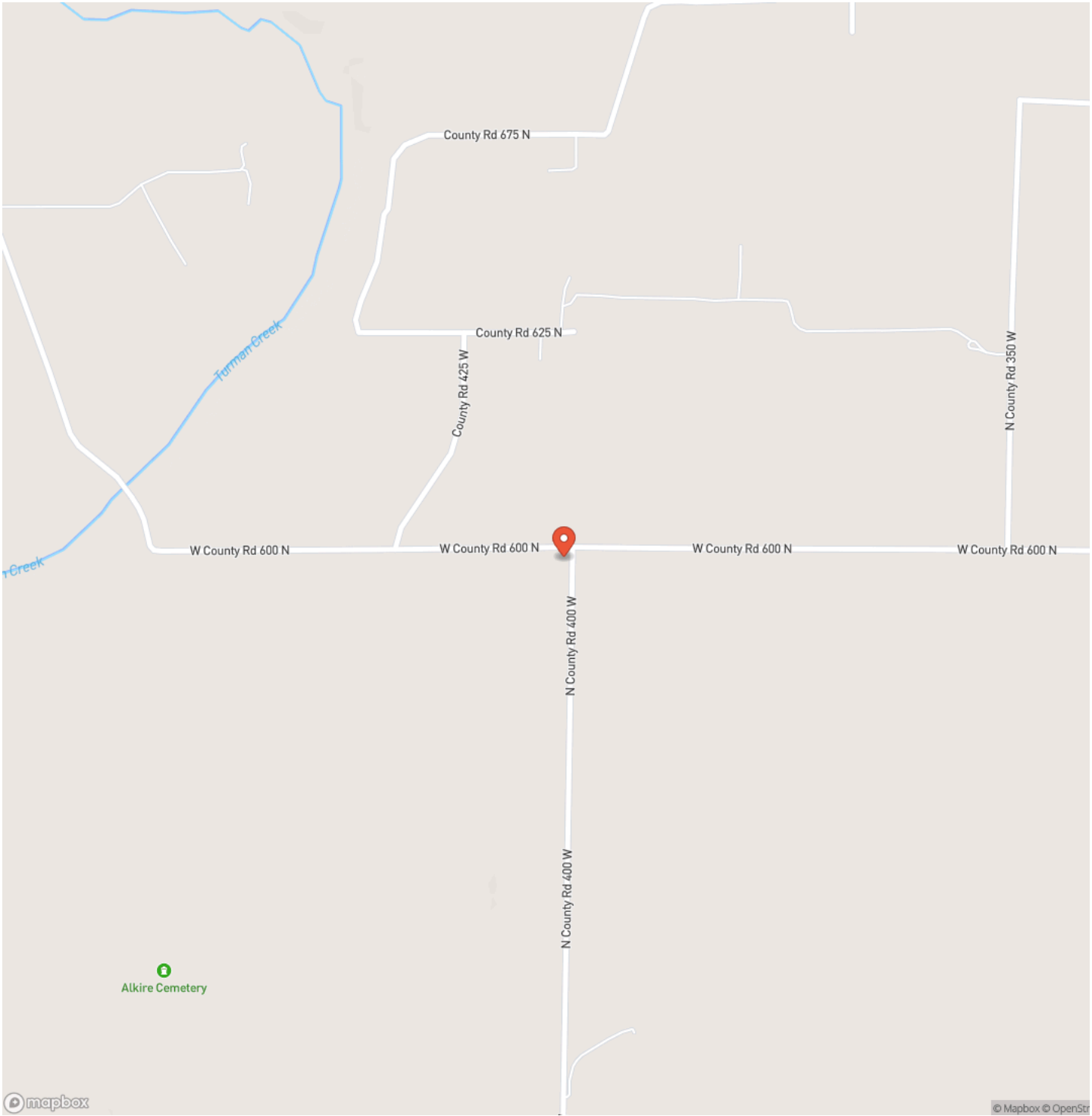
Or email them directly at the addresses listed above.



Lost Acres Farm  
Shelburn, IN / Sullivan County

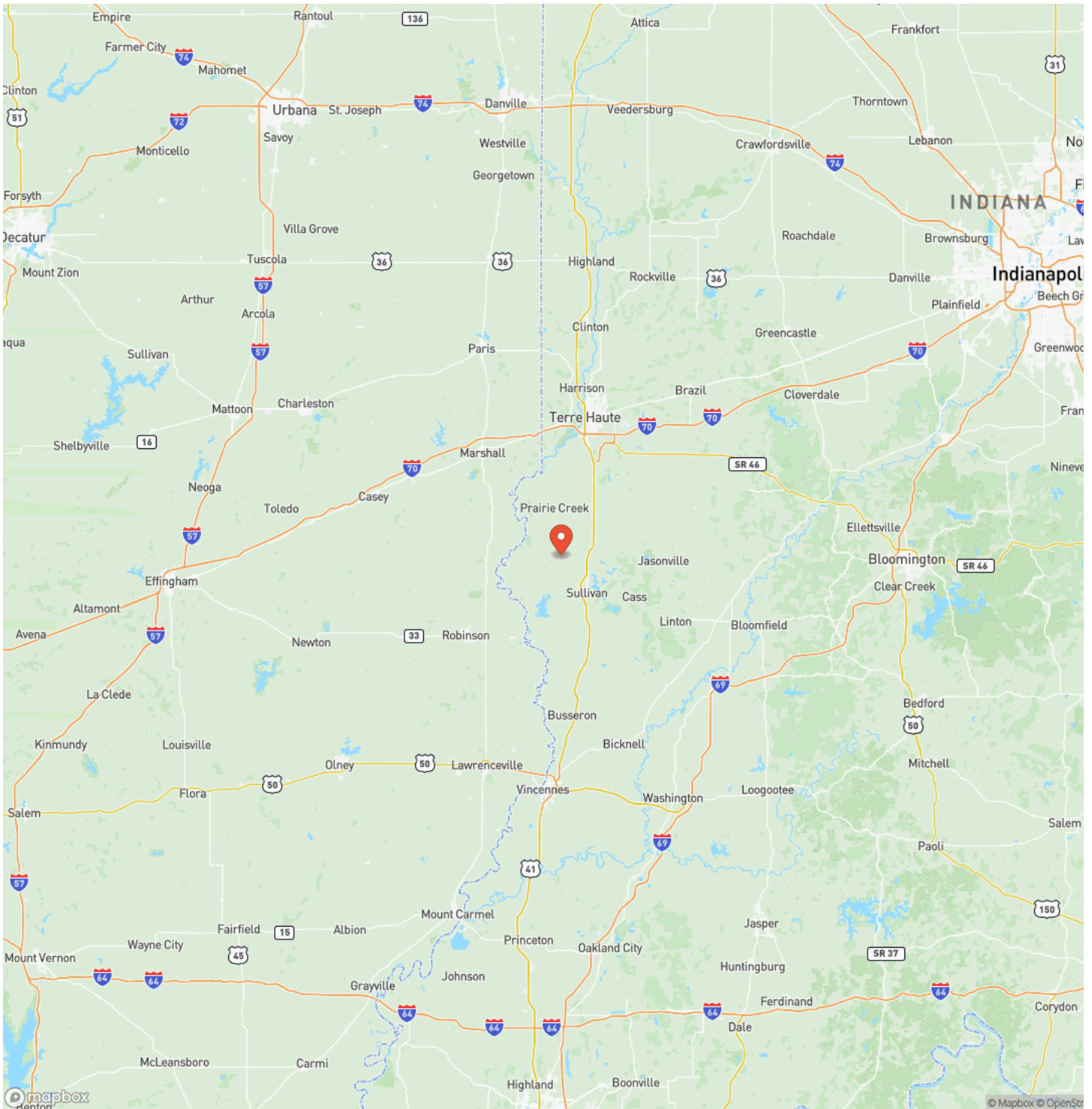


Locator Map





## Locator Map



## Satellite Map





## Lost Acres Farm

### Shelburn, IN / Sullivan County

**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Trey Clark

**Mobile**  
(812) 249-0483

**Office**  
(765) 505-4155

**Email**  
tclark@mossyoakproperties.com

**Address**  
921 N US 41

City / State / Zip

## 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.



## **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.

---

**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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

---