

Mineral Koleen 109
1 County Rd 635 S
Owensburg, IN 47453

\$775,000
109± Acres
Greene County



Mineral Koleen 109
Owensburg, IN / Greene County

SUMMARY

Address

1 County Rd 635 S

City, State Zip

Owensburg, IN 47453

County

Greene County

Type

Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

38.937007 / -86.753317

Acreage

109

Price

\$775,000

Property Website

<https://greatplainslandcompany.com/detail/mineral-koleen-109-greene-indiana/90093/>



PROPERTY DESCRIPTION

Discover 109 acres of rolling ridges, hardwoods, and water features in the heart of Greene County less than 25 minutes from Bloomington and less than 5 minutes from Crane. This unique property offers endless opportunities, from outdoor recreation to income-producing ventures.

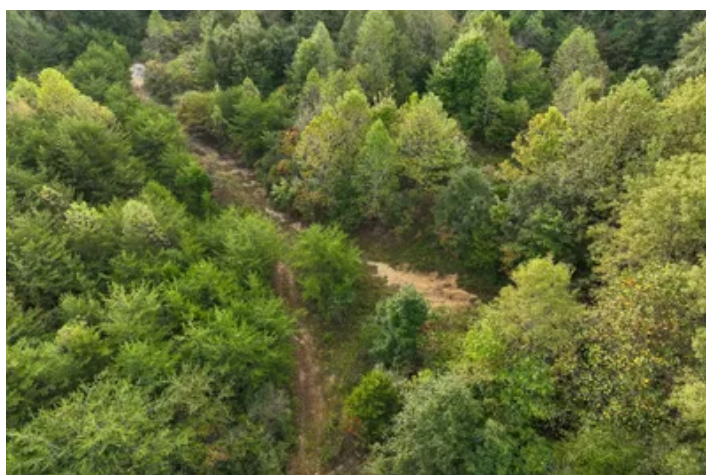
Highlights include:

- **Home to an ICE CAVE** very rare opportunity to have a landmark on your property
 - [Cave Article - 1](#)
 - [Cave Article - 2](#)
- **Navigable caves** ready to explore and develop as a one-of-a-kind attraction\
- **World Class Whitetail Hunting** property is the heart of reknown area for big bucks and is home to a strong turkey population as well
- **Multiple streams & a pond** located on one of the property's high points
- **Dramatic topography** with ridges, valleys, and scenic views
- **Full utility access** with water, electricity, and septic in place
- **Barn ready for use** with full utilities in place to make a great base for all activites
- **Campground hookups** already established, ideal for expansion
- **Excellent access** via a recently renovated interior road and paved public road frontage

For the outdoorsman, this is a proven deer and turkey hunting property with trail camera history of Pope & Young caliber bucks.

For investors, the combination of utilities, campground infrastructure, caves, and proximity to Bloomington make it a rare candidate for a destination campground, Airbnb retreat, or private estate.

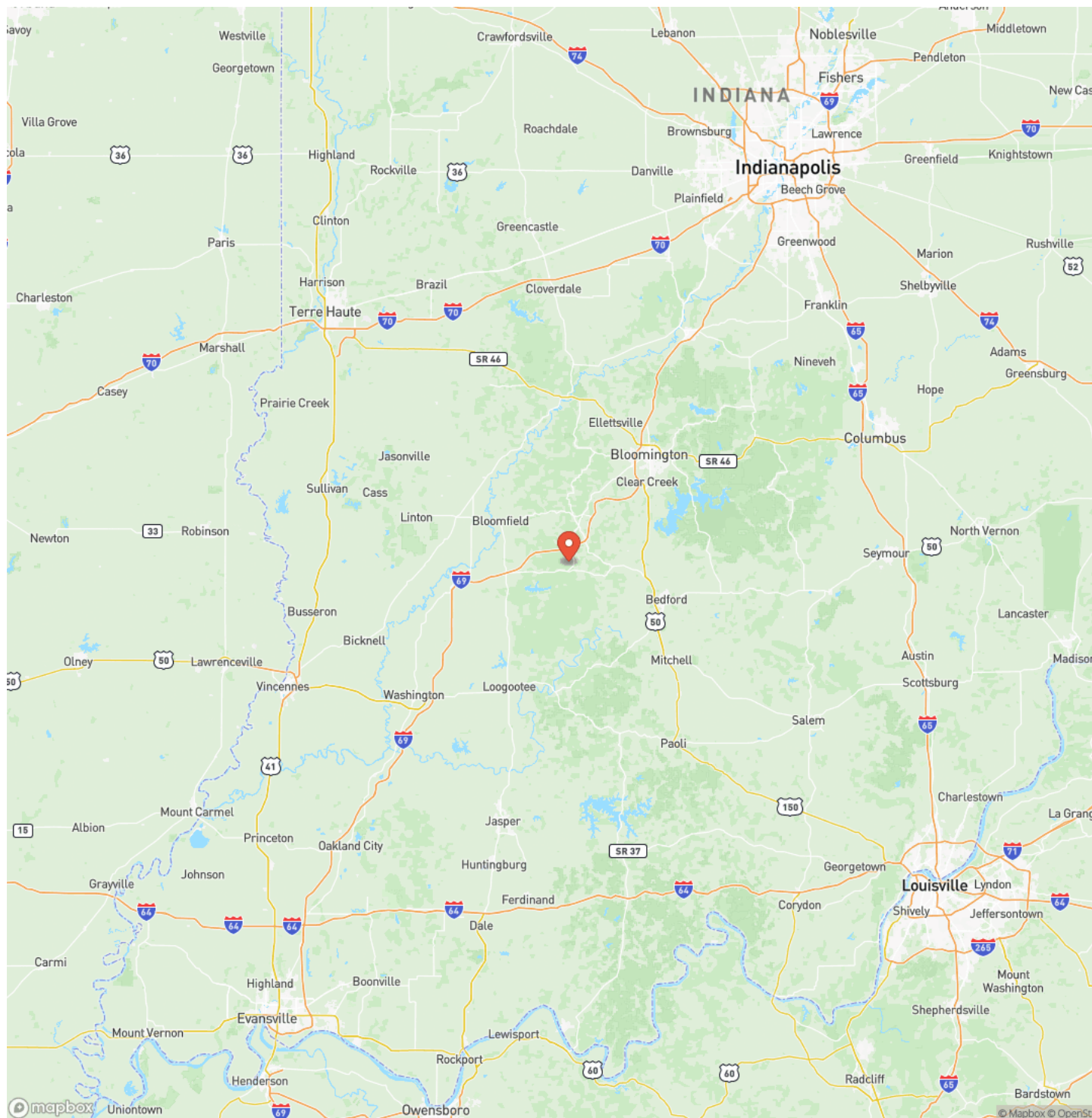
Whether you're seeking a private hunting farm, a scenic getaway, or a long-term investment, this Greene County property delivers unmatched potential.



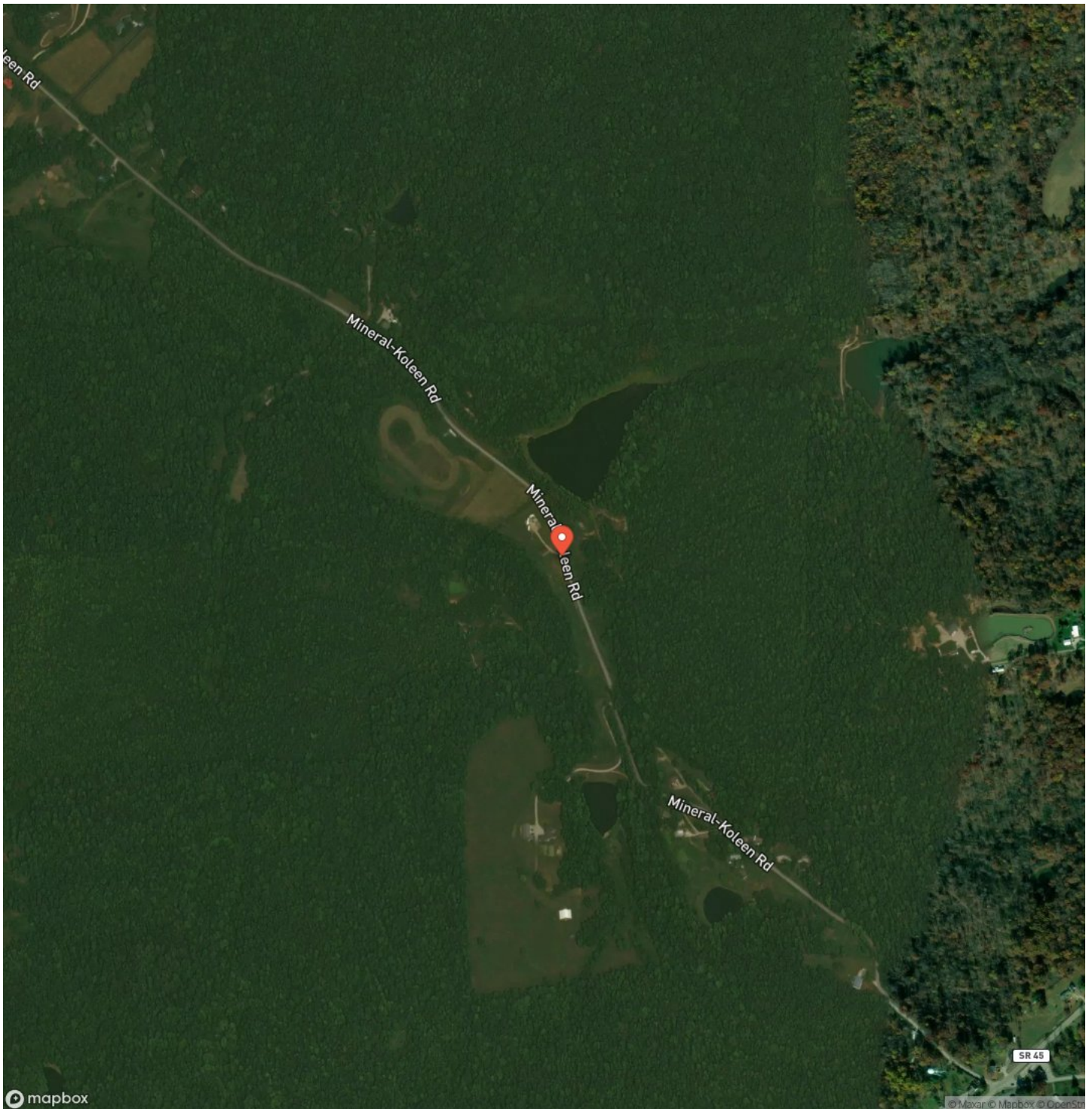
Locator Map



Locator Map



Satellite Map



Mineral Koleen 109
Owensburg, IN / Greene County

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Sorrells

Mobile

(812) 545-0872

Email

caleb@greatplains.land

Address

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.



MORE INFO ONLINE:
greatplainslandcompany.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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

