

250+ Acre -"Turn-Key" Whitetail Hunting Property,
Cabin, 3 Acre Pond
1271 Cedar Ln
Spencer, IN 47460

\$2,300,000
250± Acres
Owen County



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SUMMARY

Address

1271 Cedar Ln

City, State Zip

Spencer, IN 47460

County

Owen County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Business Opportunity, Undeveloped Land, Horse Property, Timberland, Ranches

Latitude / Longitude

39.179265 / -86.788248

Dwelling Square Feet

1290

Bedrooms / Bathrooms

2 / 2

Acreage

250

Price

\$2,300,000

Property Website

<https://indianalandandlifestyle.com/property/250-acre-turn-key-whitetail-hunting-property-cabin-3-acre-pond-owen-indiana/87117/>



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PROPERTY DESCRIPTION

Property Overview:

- Location: Owen County, IN (20 minutes from Bloomington, 1 hour from Indianapolis)
 - Size: 250+ Acres
 - Use: Whitetail Hunting Sanctuary & Family Retreat
 - 2 access points from Porter Ridge
 - Timber: Extensive mature timber
 - Water Features: 1 3-acre professionally managed pond for bass and bluegill, 2 other former small ponds that could be converted to a larger 5+ acre pond.
 - Structures: Fully furnished log cabin (2 bedrooms, 2 baths) with large deck overlooking pond; 30x60 pole barn with concrete floor; fish house
 - Equipment Included: 4 ATVs, tractor, implements, sprayers, etc.
 - Trail System: Over 5 miles of trails
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Property Highlights:

This 250+ acre turn-key whitetail hunting sanctuary in Owen County, IN, has been meticulously designed to enhance hunting success while minimizing pressure on the land. Strategically located with access points on three sides of the property, and over 5 miles of trails cutting through thick bedding cover and established food plots, this property offers everything a serious hunter could ask for.

With elevated blinds, strategically placed tree stands, and a growing deer herd—including mature bucks on camera—this property is set for success. Whether you're an avid hunter or looking to develop a premier hunting property, the groundwork has already been laid.

Beyond hunting, the property is home to a fully furnished cabin (2 bedrooms, 2 baths), offering an ideal retreat after a day in the field. The large enclosed patio and expansive deck overlook a 3-acre pond, professionally managed for bass and bluegill, with a fish house to store rods and reels and clean your catch.

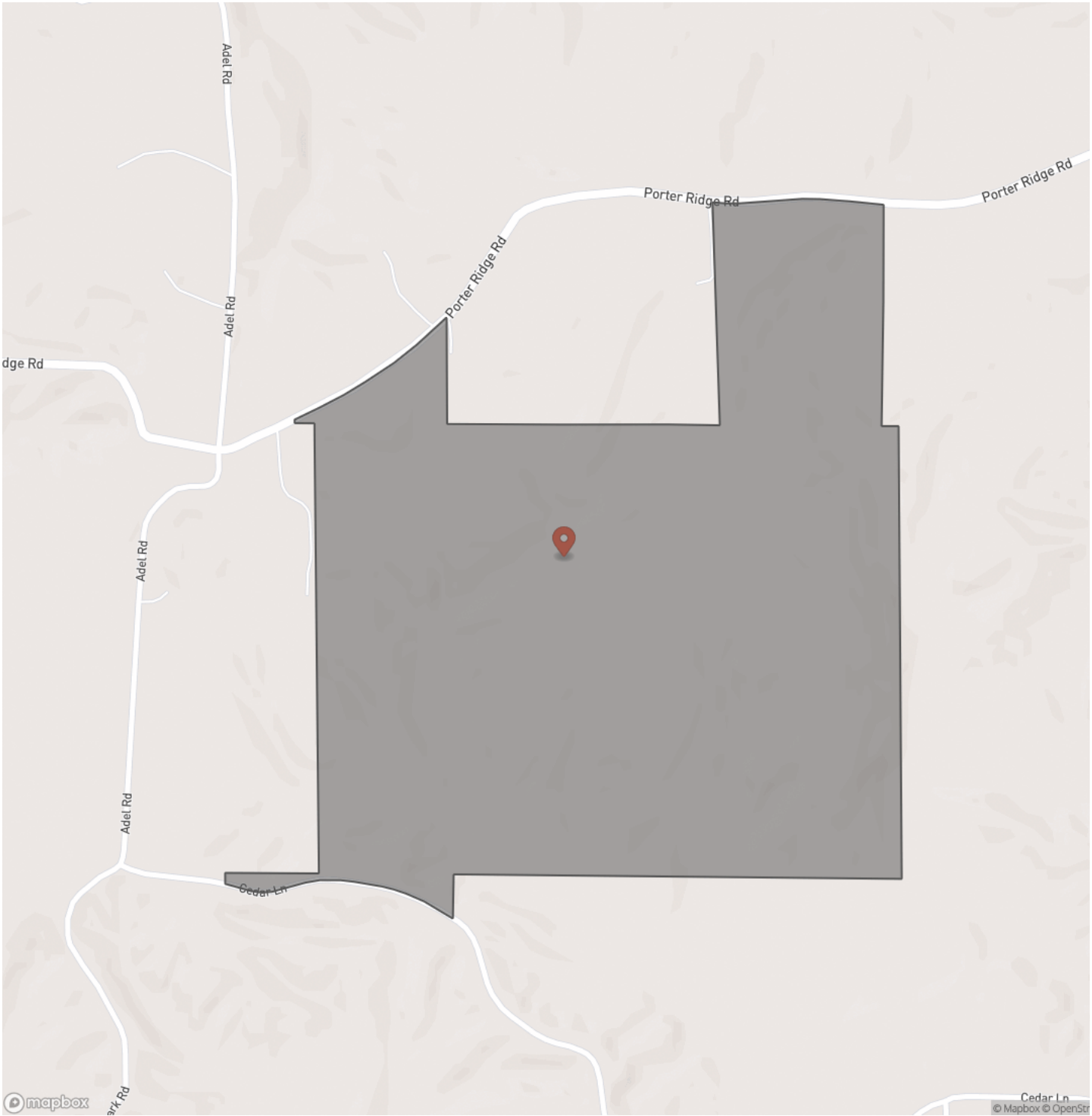
A 30x60 pole barn provides ample storage space, while equipment like 4 ATVs, a tractor, sprayers, and other implements are included, making this property truly turn-key.

With a wealth of timber, water features, and excellent hunting setup, this property offers a once-in-a-lifetime opportunity to own a fully established hunting sanctuary just 20 minutes from Bloomington and 1 hour from Indianapolis.

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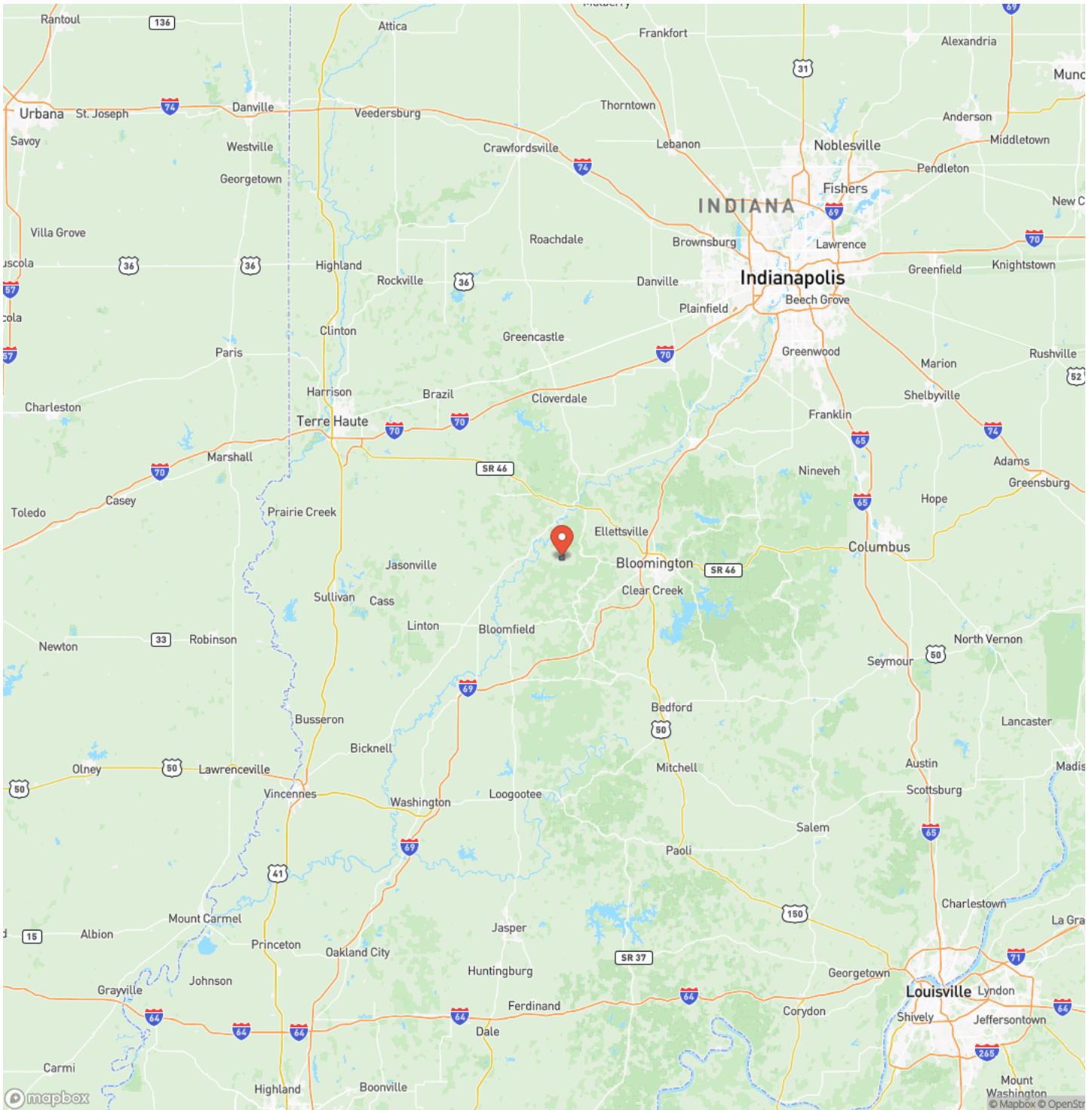


Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

This image shows a blank 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.

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<https://indianalandandlifestyle.com/>

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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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