

Lick Creek 136
State Highway 246
Patrickburg, IN 47455

\$748,000
136± Acres
Owen County



Lick Creek 136
Patricksburg, IN / Owen County

SUMMARY

Address

State Highway 246

City, State Zip

Patricksburg, IN 47455

County

Owen County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

39.288269 / -87.003643

Taxes (Annually)

653

Acreage

136

Price

\$748,000

Property Website

<https://indianalandandlifestyle.com/property/lick-creek-136-owen-indiana/95767/>



PROPERTY DESCRIPTION

This **135.87± acre** property is located in **western Owen County**, situated between **Coal City and Patrickburg**, with convenient frontage and access from **State Highway 246**, making it easy to reach year-round.

The property offers **exceptional whitetail deer habitat** and has been professionally designed and improved by renowned whitetail habitat specialist **Jim Ward**. Extensive habitat work has been completed, including a **well-established internal road system**, strategically placed **food plot areas**, and substantial **hinge cutting**, creating incredible thick cover and security habitat.

Deer sign is abundant throughout the property, with **rubs, scrapes, and well-worn trails** that clearly demonstrate years of consistent deer movement and use. This is a turn-key recreational and hunting tract that has been thoughtfully managed to attract, hold, and grow quality whitetails.

Convenient Driving Distances:

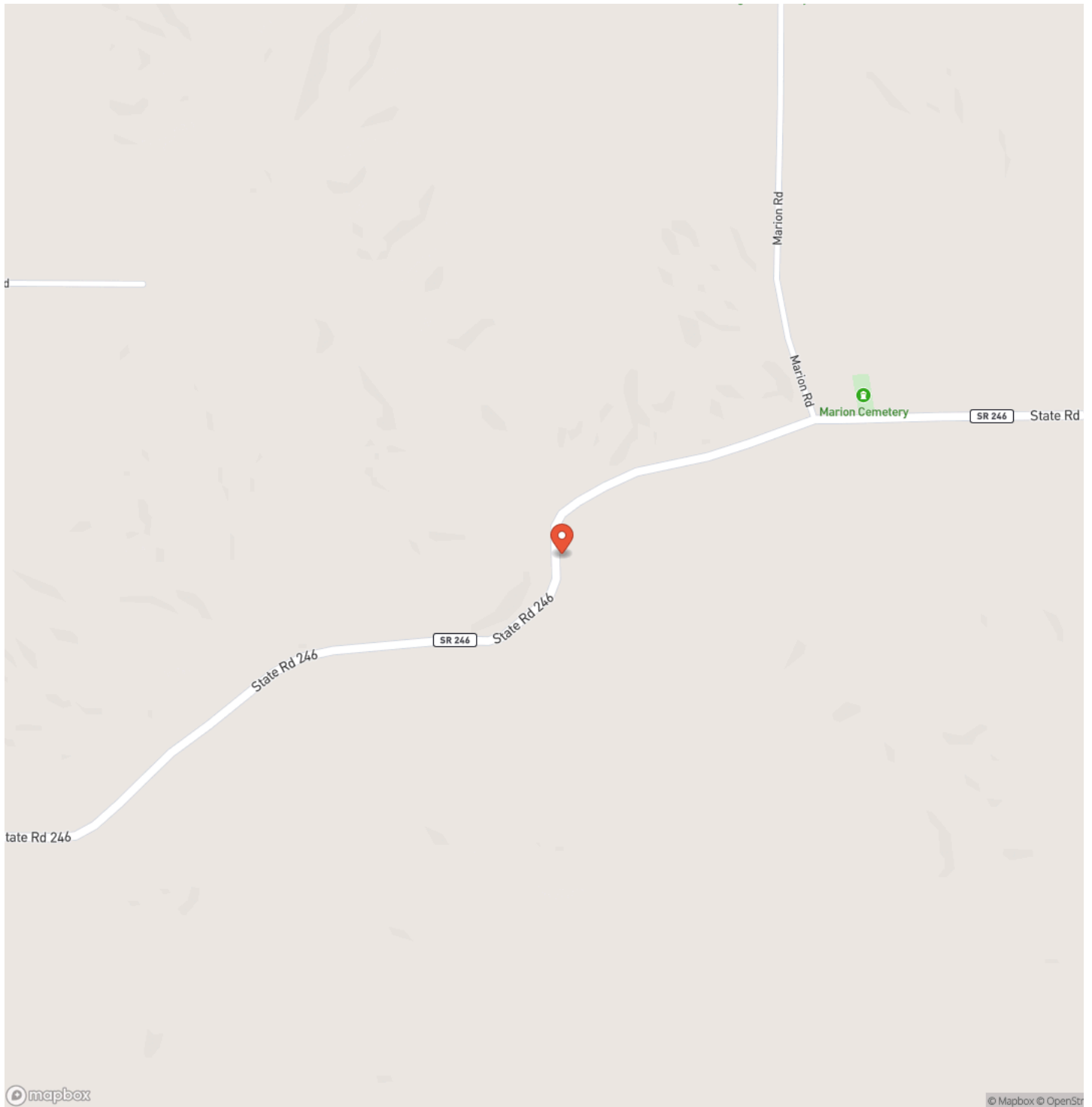
- **Bloomington:** ~35 minutes
- **Spencer:** ~20 minutes
- **Terre Haute:** ~45 minutes
- **Indianapolis:** ~1 hour 15 minutes

Whether you're looking for a **proven hunting property**, a **long-term land investment**, or a **recreational retreat**, this tract checks all the boxes for serious deer hunters and land stewards alike.

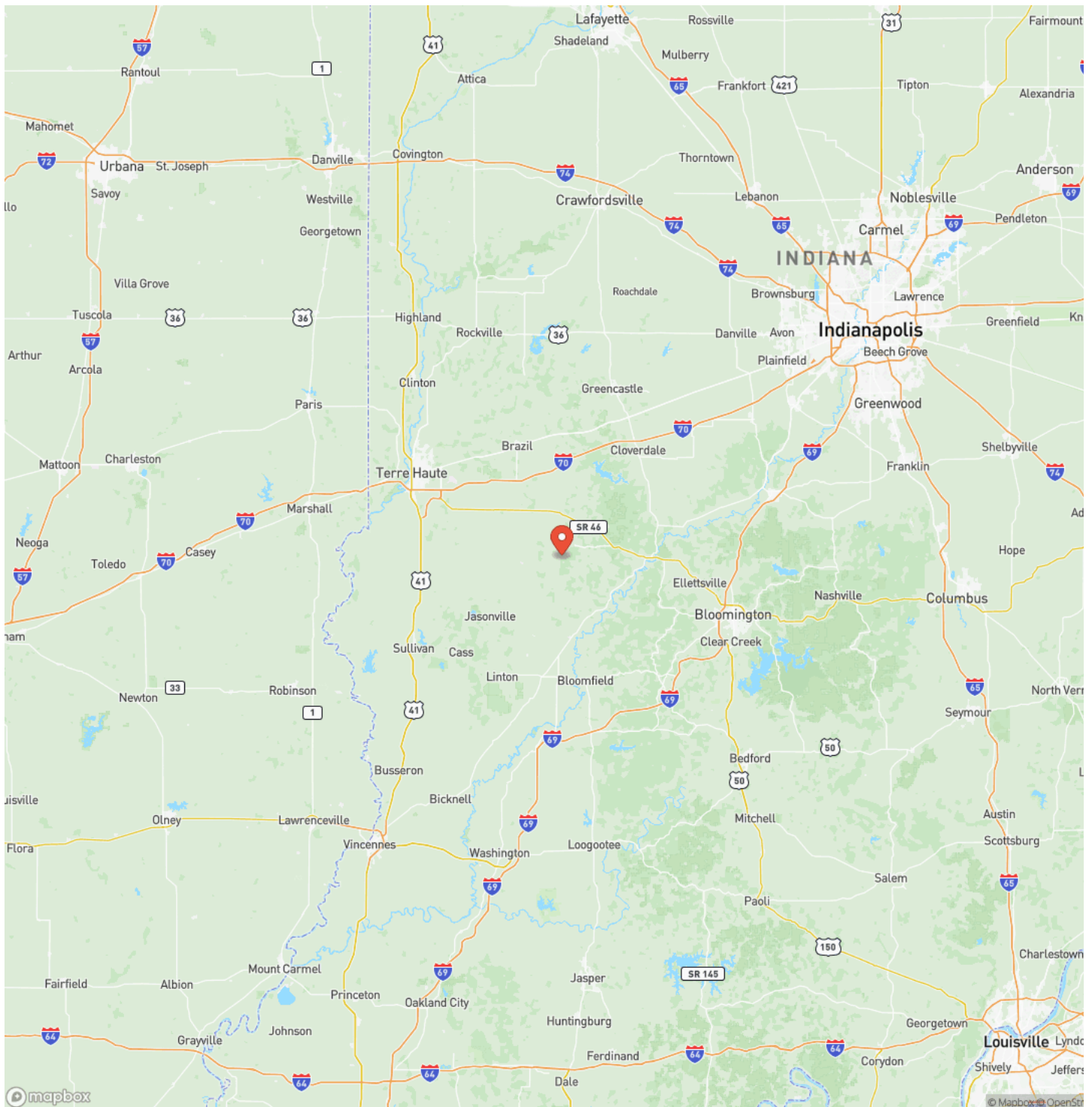
To schedule a property visit, contact **Certified Land Specialist Jeff Michalic** at jeffm@mossyoakproperties.com
[812-230-4503](tel:812-230-4503)



Locator Map



Locator Map



Satellite Map



Lick Creek 136
Patricksburg, IN / Owen County

LISTING REPRESENTATIVE
For more information contact:



Representative
Jeff Michalic
Mobile
(812) 230-4503
Office
(765) 505-4155
Email
jeffm@mossyoakproperties.com
Address
PO Box 10
City / State / Zip

NOTES

Notes section with horizontal lines for text entry.

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.



<https://indianalandandlifestyle.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.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
