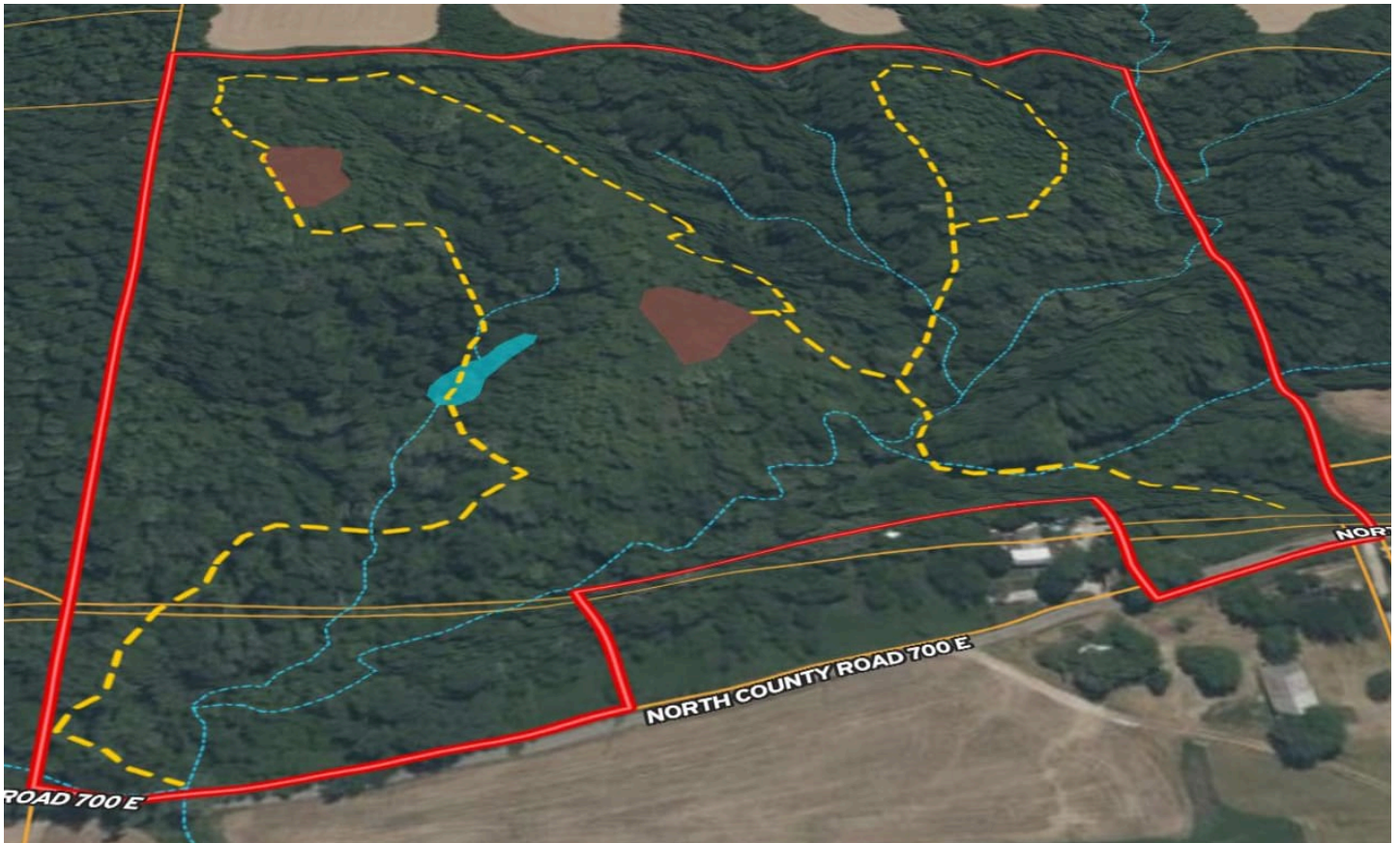


North County Road 700 East Poland, IN 47868  
North County Road 700 East  
Poland, IN 47868

**\$258,000**  
43± Acres  
Clay County





**North County Road 700 East Poland, IN 47868**  
**Poland, IN / Clay County**

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**SUMMARY**

**Address**

North County Road 700 East

**City, State Zip**

Poland, IN 47868

**County**

Clay County

**Type**

Hunting Land, Lot, Undeveloped Land, Recreational Land, Horse Property

**Latitude / Longitude**

39.434182 / -86.97893

**Taxes (Annually)**

\$270

**Acreage**

43

**Price**

\$258,000

**Property Website**

<https://indianalandandlifestyle.com/property/-north-county-road-700-east-poland-in-47868/clay/indiana/98827/>



## **PROPERTY DESCRIPTION**

**North County Road 700 East | Poland, IN 47868**  
**Eastern Clay County, Indiana | Minutes from Cagles Mill Lake**

Located in eastern Clay County just minutes from **Cagles Mill Lake (Lieber State Recreation Area)**, this tract offers a hard-to-find mix of build potential, rolling topography, and proven whitetail habitat.

The property has **road access on the west side where electric is available**. If you plan to build, the parcel will require a **well and septic**. The terrain is what outdoorsmen look for—**rolling ridges, multiple ravines, creek drainages, and natural pinch points** that create excellent wildlife travel corridors.

Several existing open areas are ideal for **food plots**, and there are additional locations that could be opened up to create even more plot options and hunting setups. Deer sign is abundant from seasons past, including **rubs, scrapes, and well-worn trails** that show years of consistent use.

### **Convenient travel times:**

- ~36 minutes to Terre Haute
- Just over 1 hour to Bloomington
- Just over 1 hour to Indianapolis

### **About Cagles Mill Lake (Lieber & Cataract Falls SRA)**

Cagles Mill Lake is a **1,400-acre lake** and a major recreation destination for west-central Indiana. Built as Indiana's **first flood-control reservoir**, it is fed by Mill Creek and anchors **Lieber State Recreation Area** and **Cataract Falls State Recreation Area**.

The area is well known for boating and outdoor recreation, offering **boat ramps, swimming and beach access, camping, and a full-service marina**. Nearby **Cataract Falls**, the largest waterfall in Indiana by volume, provides an iconic natural attraction and a perfect complement to lake life.

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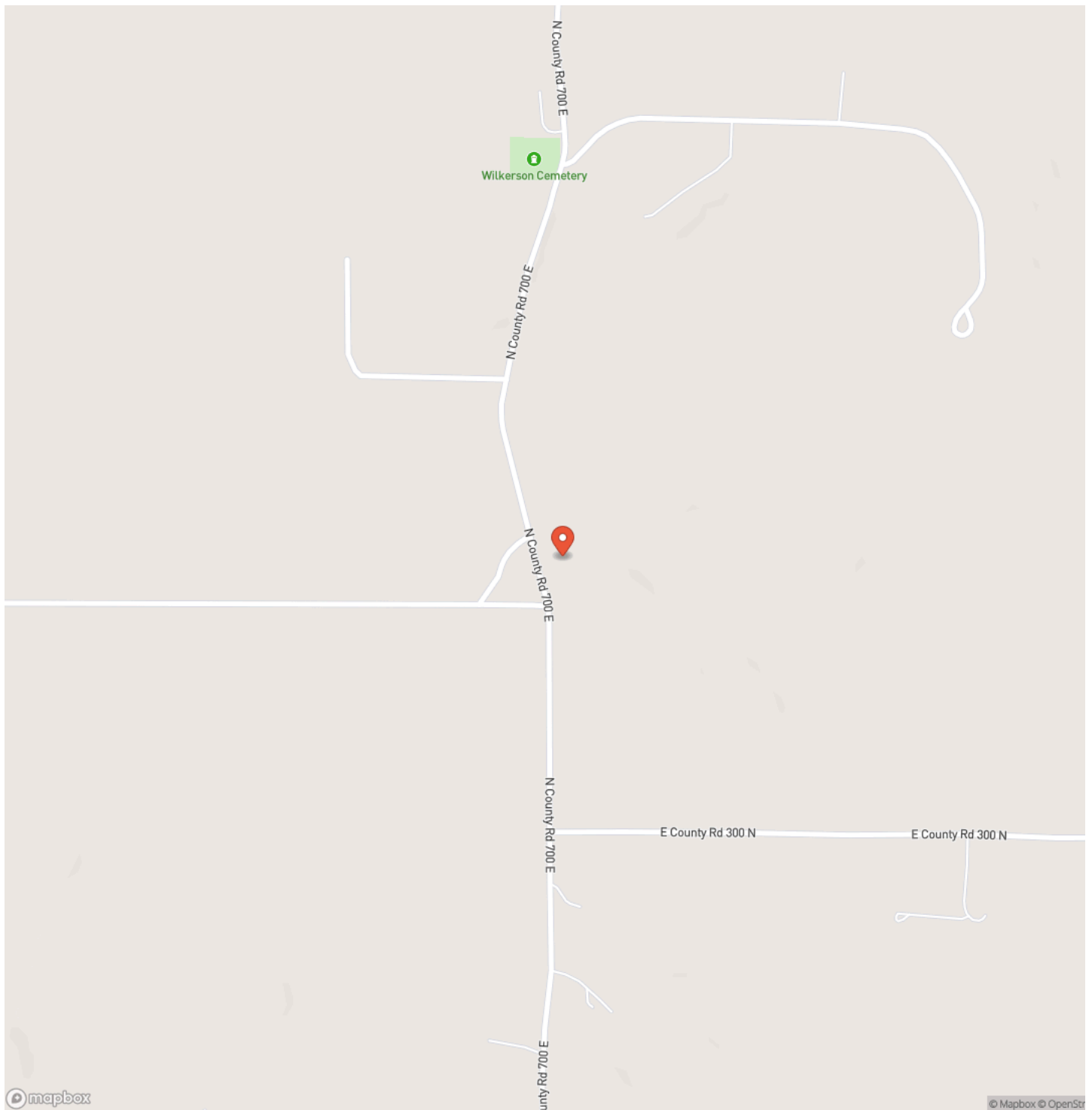
**For more information or to schedule a private showing, please contact:**

**Jeff "The Ground Guy" Michalic, CLS**  
Owner | Managing Broker | **Certified Land Specialist**  
Mossy Oak Properties Indiana Land & Lifestyle  
*Western Indiana's Land Authority*



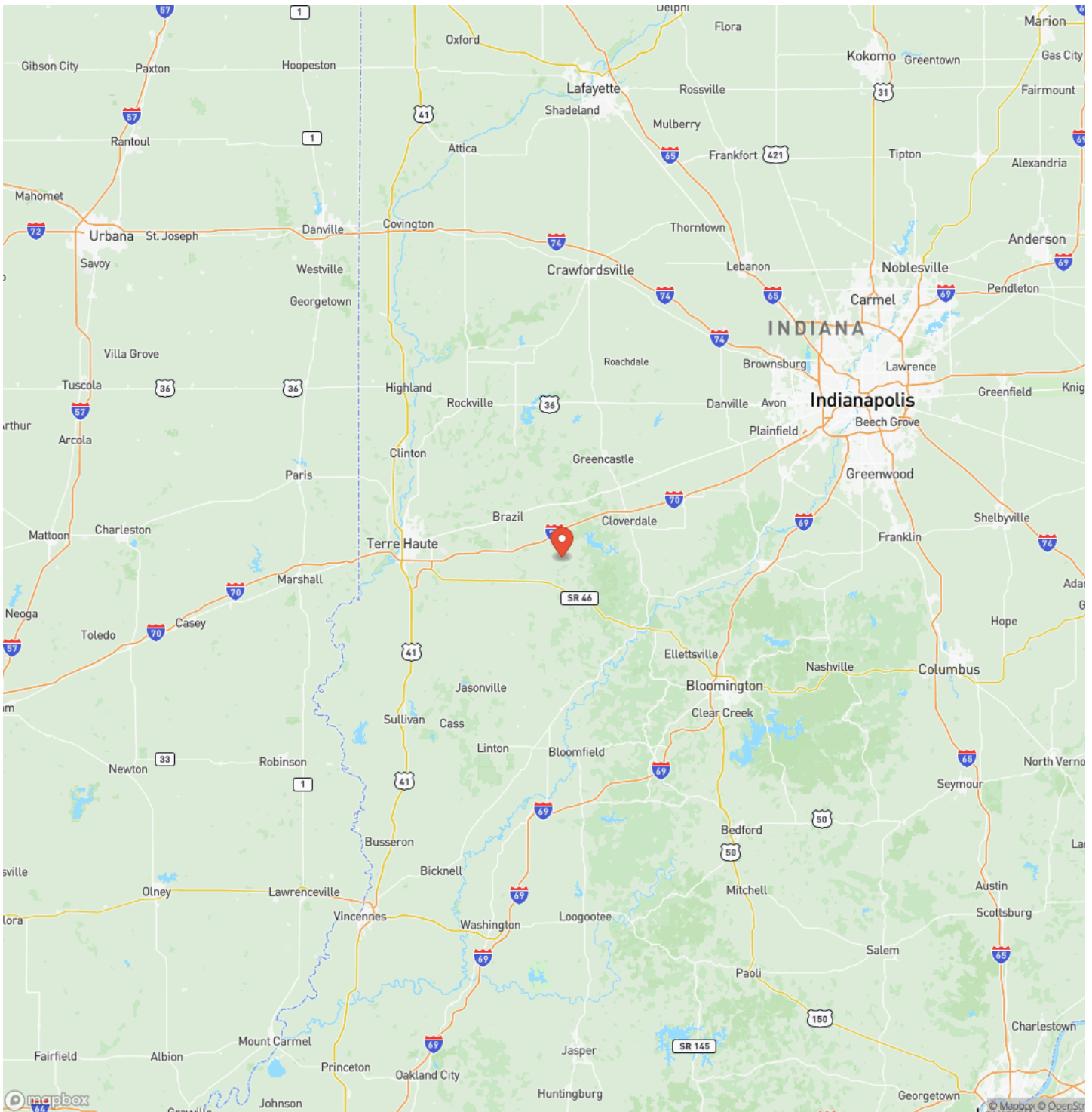


## Locator Map





## Locator Map



## Satellite Map





**North County Road 700 East Poland, IN 47868**  
**Poland, IN / Clay County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Michalic

## Mobile

(812) 472-2909

## Office

(765) 505-4155

## Email

jeffm@mossyoakproperties.com

**Address**

PO Box 10

## City / State / Zip

Clinton, IN 47842

## 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.



<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.



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