

Mt Zion Road 30
Mt Zion Road
Bowling Green, IN 47833

\$210,000
30.32± Acres
Owen County



Mt Zion Road 30
Bowling Green, IN / Owen County

SUMMARY

Address

Mt Zion Road null

City, State Zip

Bowling Green, IN 47833

County

Owen County

Type

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

Latitude / Longitude

39.32991 / -86.965857

Taxes (Annually)

\$498

Acreage

30.32

Price

\$210,000

Property Website

<https://indianalandandlifestyle.com/property/mt-zion-road-30/owen/indiana/103090/>



Mt Zion Road 30

Bowling Green, IN / Owen County

PROPERTY DESCRIPTION

Mt. Zion Road 30 - 30.32 Acres | Owen / Clay County Line

Welcome to Mt. Zion Road 30, a well-balanced 30.32-acre property ideally situated along the Owen-Clay County line. This tract offers a strong combination of tillable income, quality wildlife habitat, and excellent building opportunities-making it a versatile option for investors, hunters, or those looking to build in a quiet country setting.

The property includes **15.69 acres of productive tillable ground**, providing consistent income potential and long-term agricultural value. Based on the attached soil report, the soils present support solid crop production typical of the area, offering dependable yields and making this acreage attractive for cash rent or owner-operated farming.

Additionally, there is **potential to enroll a portion of the tillable acreage into a CRP (Conservation Reserve Program)**, offering an alternative income stream while enhancing wildlife habitat. This option can be especially appealing for buyers looking to improve cover, increase deer and turkey activity, and create long-term conservation benefits-all while still generating annual income.

The remaining **14.63 acres consist of woods and thick cover**, including **6.26 acres of dense new growth**. This habitat creates an ideal sanctuary for wildlife, particularly whitetail deer. The property shows **abundant deer sign**, with well-established trails, numerous rubs, and active scrape areas-evidence of consistent deer movement and strong hunting potential year after year.

For those looking to build, the property offers **two excellent homesite options**:

- **Southeast Corner:** A flat, easily accessible location-ideal for a traditional build with minimal site work.
- **Northwest Corner:** A scenic elevated knob overlooking the tillable field and timber edge, providing outstanding views and a more secluded setting.

Both potential build sites have access to **electricity and high-speed internet**, making development convenient without sacrificing the rural lifestyle.

Convenient Location:

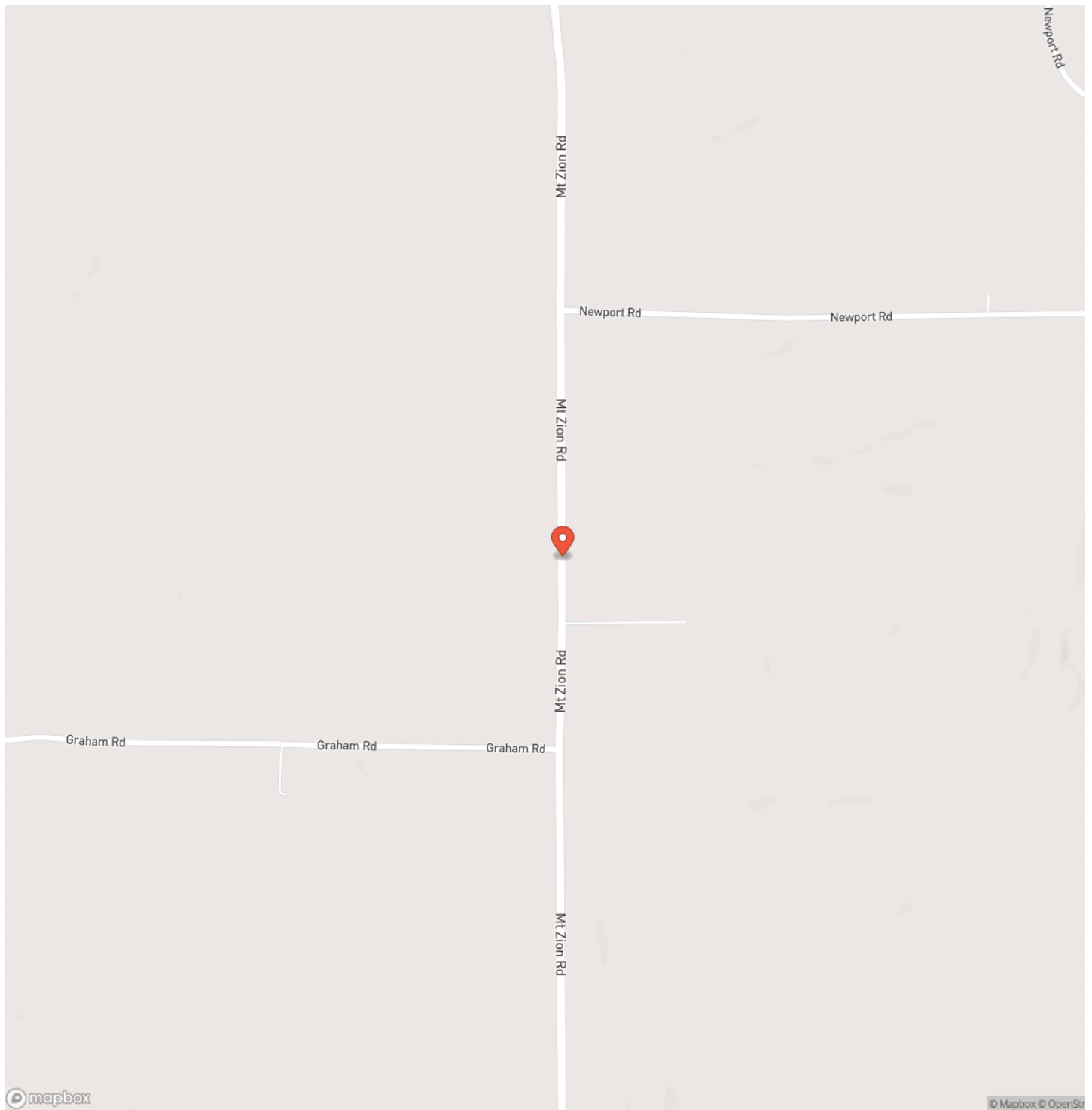
- Terre Haute - 48 minutes
- Bloomington - 55 minutes
- Indianapolis - 1 hour 30 minutes
- Brazil - 33 minutes

Whether you're looking for a **build site with acreage, an income-producing investment, or a recreational hunting property**, Mt. Zion Road 30 checks all the boxes.

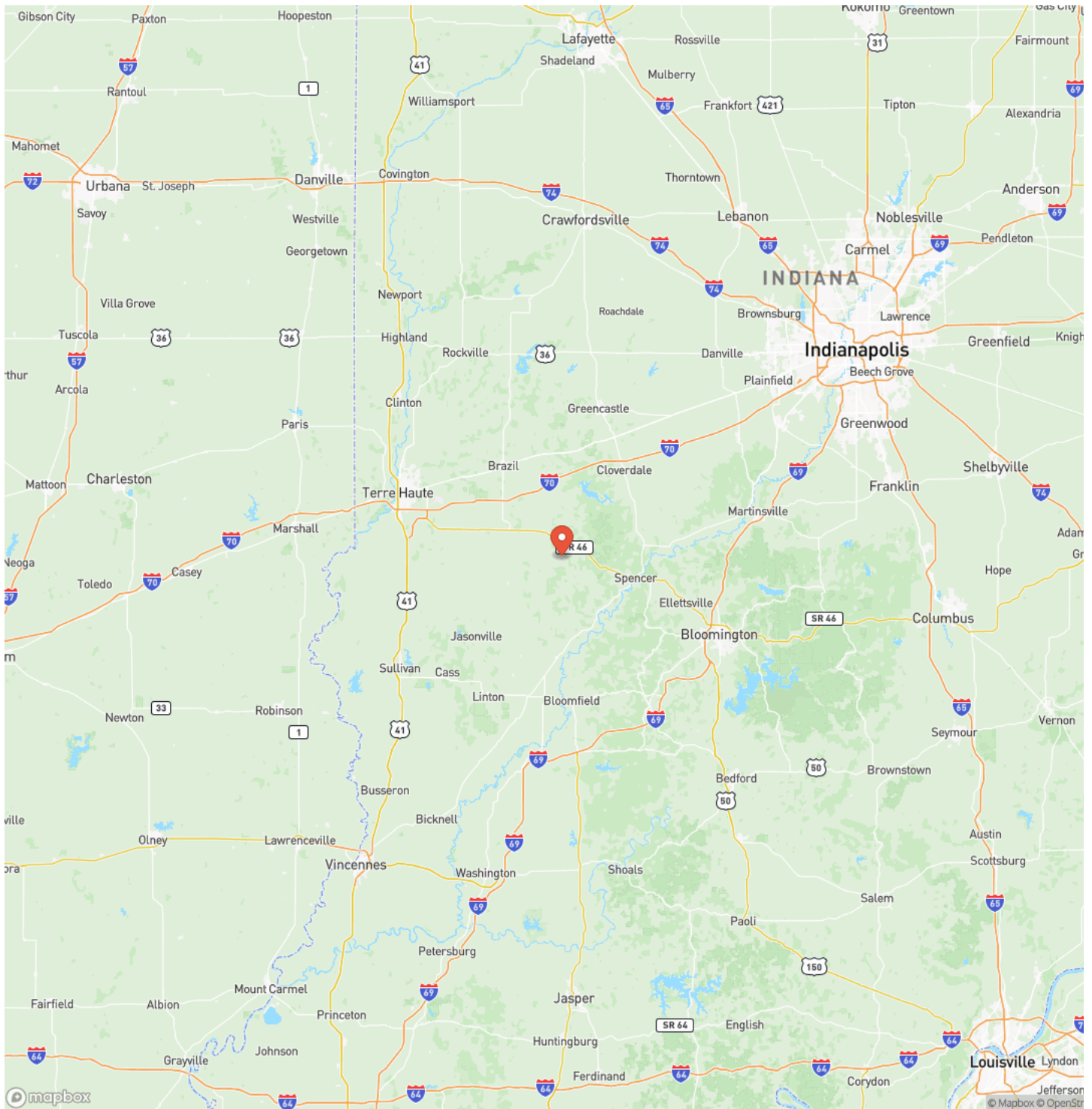
For more information or to schedule a showing, contact Certified Land Specialist Jeff "The Ground Guy" Michalic at Jeffm@mossyoakproperties.com or [812-230-4503](tel:812-230-4503).



Locator Map



Locator Map



Satellite Map



Mt Zion Road 30
Bowling Green, IN / Owen County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

Mobile

(812) 230-4503

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Email

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Address

PO Box 10

City / State / Zip

Clinton, IN 47842

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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/>

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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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