

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

\$218,500
30.320± Acres
Owen County



Mt Zion Road 30
Bowling Green, IN / Owen County

SUMMARY

Address

Mt Zion Road

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

30.320

Price

\$218,500

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

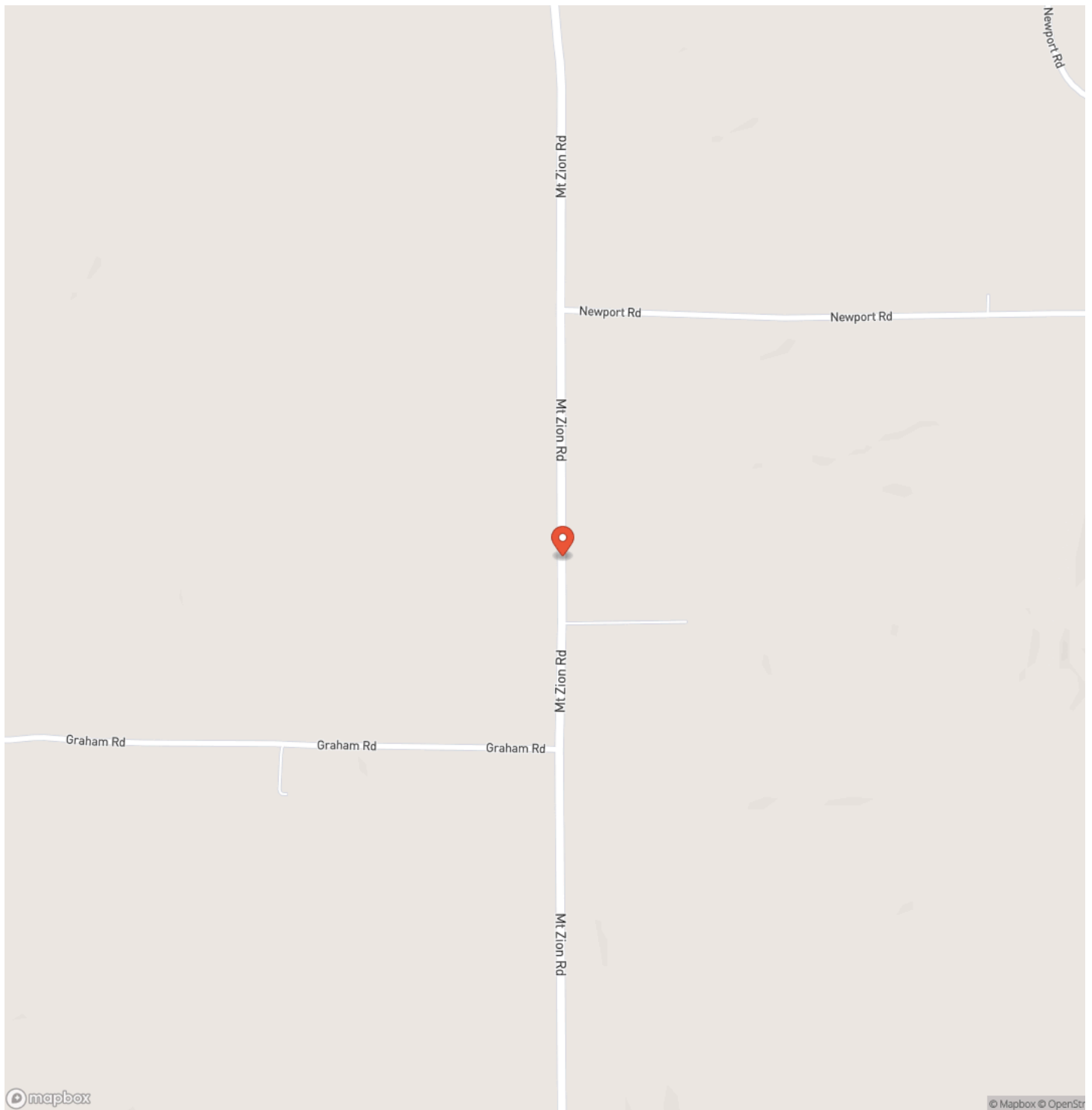
Whether you're looking for a **build site with acreage, an income-producing investment, or a recreational hunting property**, Mt. Zion Road 30 checks all the boxes.

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).

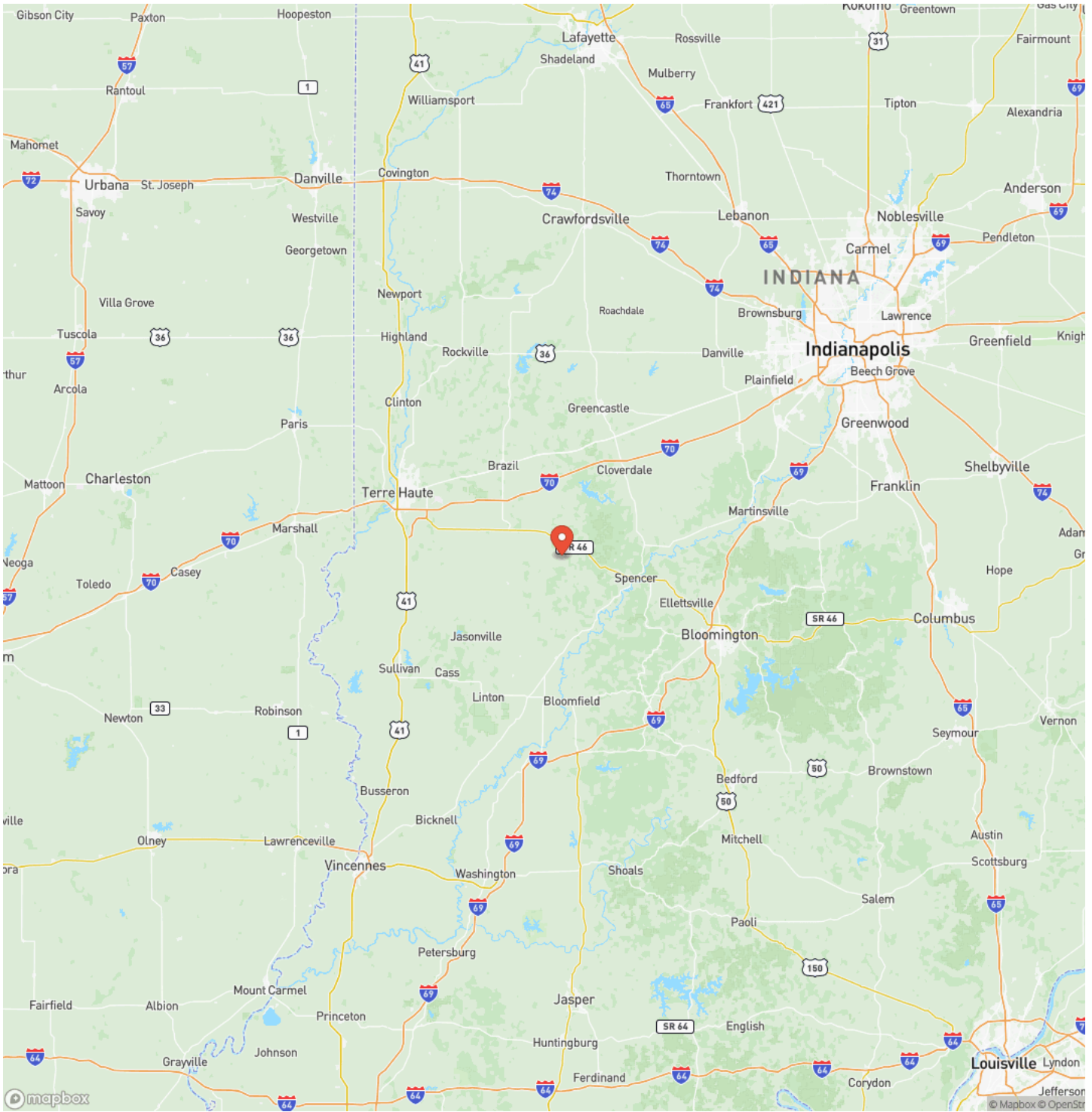
Mt Zion Road 30
Bowling Green, IN / Owen County



Locator Map



Locator Map



Satellite Map



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/>
