

**Fairbanks 43**  
CO RD 600 N  
Fairbanks, IN 47849

**\$240,000**  
**43.880± Acres**  
**Sullivan County**



## Fairbanks 43

### Fairbanks, IN / Sullivan County

#### SUMMARY

##### **Address**

CO RD 600 N

##### **City, State Zip**

Fairbanks, IN 47849

##### **County**

Sullivan County

##### **Type**

Hunting Land, Recreational Land, Undeveloped Land

##### **Latitude / Longitude**

39.17653 / -87.58755

##### **Taxes (Annually)**

152

##### **Dwelling Square Feet**

576

##### **Acreage**

43.880

##### **Price**

\$240,000

##### **Property Website**

<https://indianalandandlifestyle.com/property/fairbanks-43-sullivan-indiana/82083/>



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### **PROPERTY DESCRIPTION**

#### **The Fairbanks 43 – Sullivan County, Indiana**

**43 Acres • Recreational Property • Cabin • Pond • Creek**

The **Fairbanks 43** is a 43-acre wooded recreational property located in northwestern Sullivan County, Indiana. This secluded parcel offers a perfect retreat for outdoor enthusiasts and deer hunters alike.

### **Primitive Cabin & Water Features**

Tucked into the northeast corner of the property sits a **576-square-foot primitive cabin** with a partial loft. While the cabin hasn't been used in a few years and is in need of some repairs and clean-up, it features a **propane heater**—ideal for warming up after a cold morning hunt.

Adjacent to the cabin is a **small pond**, which, like the cabin, could benefit from a bit of TLC. A **seasonal creek** also winds through the property, providing a steady water source for the abundant local wildlife.

### **Wooded Habitat & Wildlife**

The entire parcel is **fully wooded**, with a diverse mix of mature and younger timber. Surrounded mostly by productive **agricultural fields**, the property provides both shelter and food for local game.

This area has a strong reputation for producing **trophy whitetail bucks**, and **signs of deer activity**—including rubs and well-worn trails—are evident throughout the property. Once the crops come down in the fall, the nearby woods become a magnet for deer and other wildlife seeking sanctuary.

### **Access & Location**

A well-maintained **internal road** runs from the southwest corner of the property to the northeast corner where the cabin is located, providing solid access throughout the land.

#### **Distances to Nearby Cities:**

- 26 miles to Terre Haute
- 16 miles to Sullivan
- 42 miles to Vincennes
- 100 miles to Indianapolis

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### **Schedule a Showing**

To explore The Fairbanks 43, contact **Certified Land Specialist Jeff Michalic**:

JeffM@MossyOakProperties.com

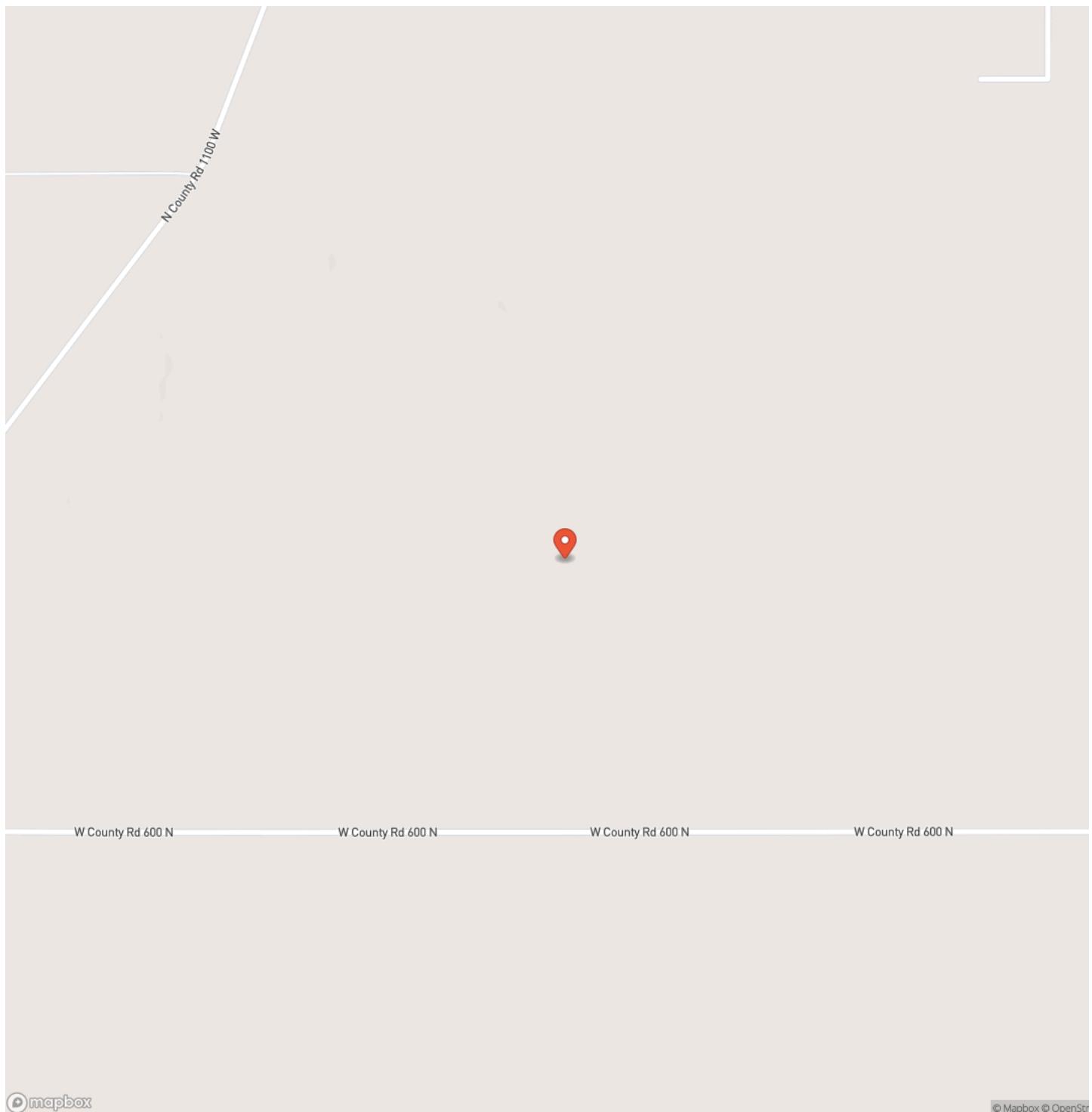
[812-230-4503](tel:812-230-4503)

## Fairbanks 43

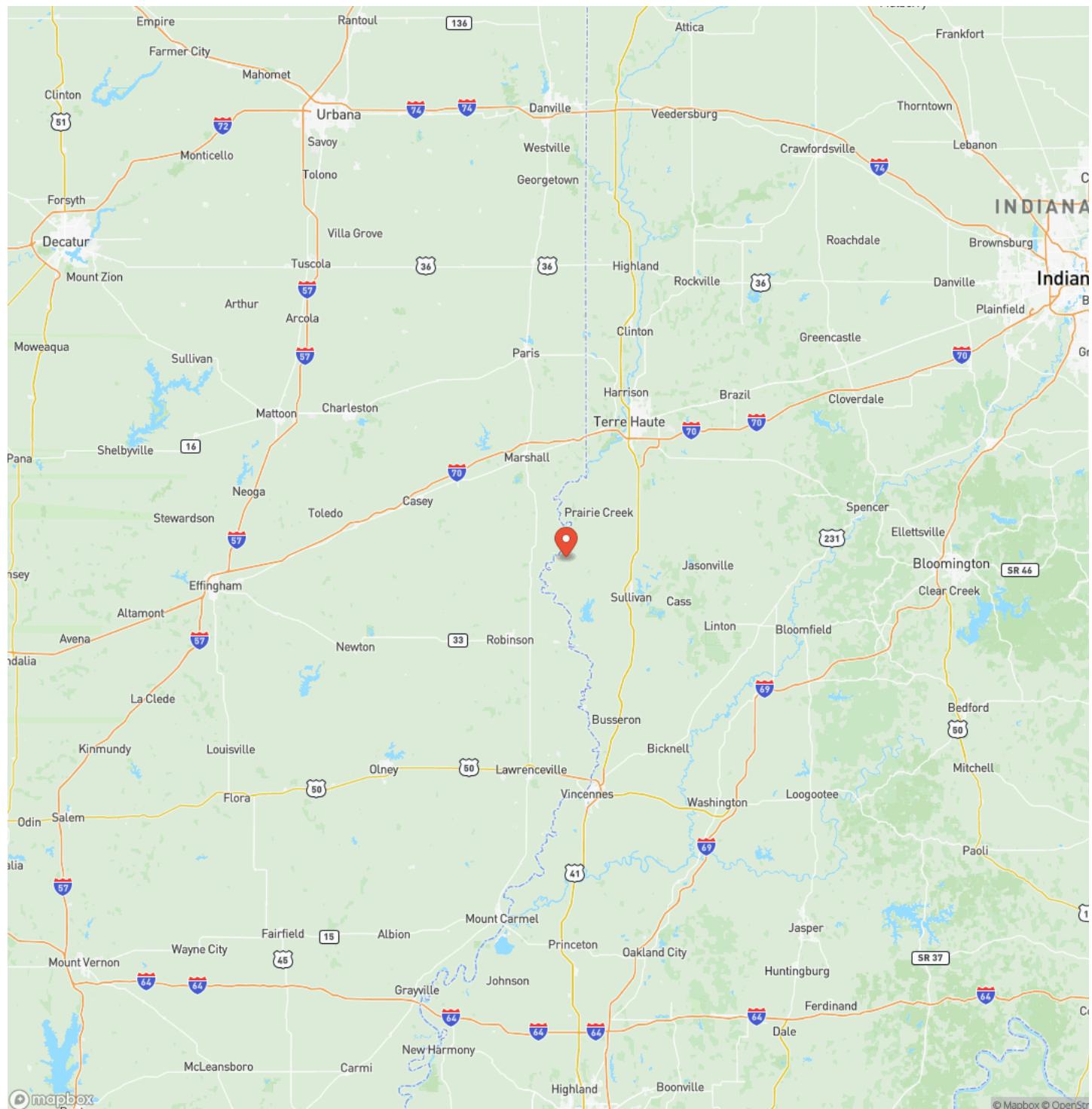
Fairbanks, IN / Sullivan County



## Locator Map



## Locator Map



## Satellite Map



**Fairbanks 43**

**Fairbanks, IN / Sullivan County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Jeff Michalic

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(812) 230-4503

**Office**

(765) 505-4155

**Email**

jeffm@mossyoakproperties.com

**Address**

PO Box 10

**City / State / Zip**

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**NOTES**

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## NOTES



## **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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