

Friendly Grove 119
Friendly Grove Church Road
Lewis, IN 47858

\$570,000
119.500± Acres
Clay County



Friendly Grove 119
Lewis, IN / Clay County

SUMMARY

Address

Friendly Grove Church Road

City, State Zip

Lewis, IN 47858

County

Clay County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

39.240017 / -87.21965

Taxes (Annually)

762

Acreage

119.500

Price

\$570,000

Property Website

<https://indianalandandlifestyle.com/property/friendly-grove-119-clay-indiana/64582/>



PROPERTY DESCRIPTION

Prime Vacant Land - Wooded & Tillable - Perfect for Recreation or Farming

Property Overview:

This expansive **119.5-acre** property offers the best of both worlds: beautiful wooded areas for recreation and a portion of productive tillable land. Located in **southern Clay County**, this land is ideal for those looking to enjoy nature, hunt, or start a small farming operation. The peaceful, rural setting provides privacy, while still being conveniently located within a ten-mile radius of **Clay City, Farmersburg, Hymera, Jasonville, and Shelburn**.

Key Features:

- **Acreage:** 119.5 acres of mostly wooded terrain with a portion of tillable land perfect for crops or food plots.
- **Woodland:** A good mix of trees dominates the landscape, offering excellent wildlife habitat for deer, turkey, and other game species. Great potential for recreational use, including hunting, hiking, or ATV trails.
- **Tillable Land:** 16 acres of fertile, open ground ideal for small-scale farming, hobby farming, or leasing to local farmers for additional income.
- **Access:** The property is easily accessible from **State Road 159**, with frontage on **Friendly Grove Church Road**.
- **Utilities:** The property would require both a well and septic system for any home or cabin construction. Power is available both north and south of the property.
- **Zoning:** The wooded acres are enrolled in the **Classified Forest** program, with the open tillable acres free from any restrictions.

Additional Information:

This property strikes a perfect balance between nature and agriculture. The wooded portion offers the serenity and seclusion you've been seeking, while the tillable land provides income potential, a personal food plot, or even a possible building site. Whether you're looking for a weekend getaway, a hunting retreat, or a spot to build your dream home, this land offers endless opportunities.

Price:

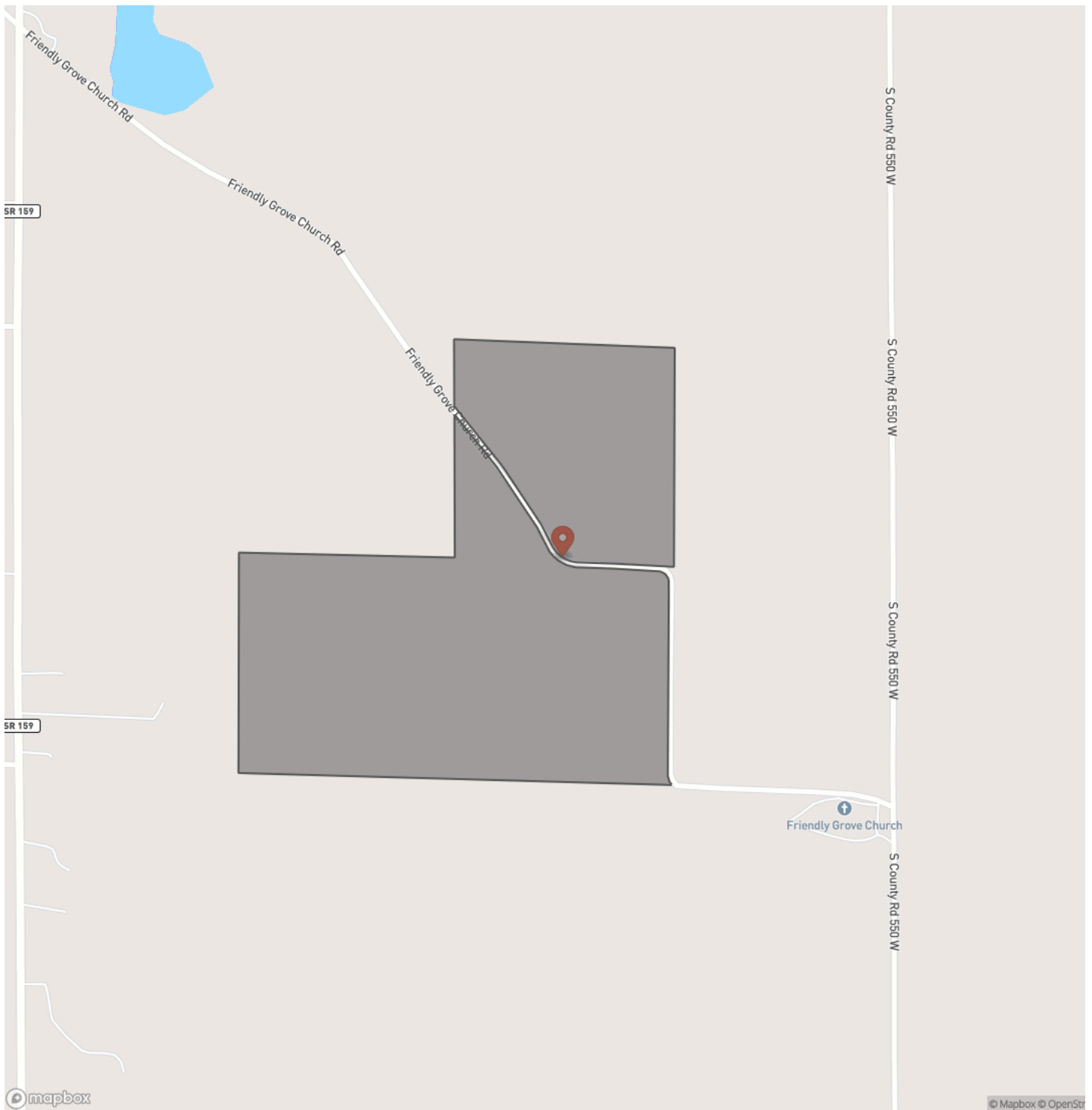
- **Priced at \$570,000.00**, this land is an excellent investment for anyone seeking a combination of agricultural use and recreational enjoyment.

Don't miss out on this rare opportunity to own a piece of land that offers both peace and productivity. Contact Certified Land Specialist **Jeff Michalic** at Jeffm@mossyoakproperties.com or call him at [812-230-4503](tel:812-230-4503) for more details or to schedule a showing today!

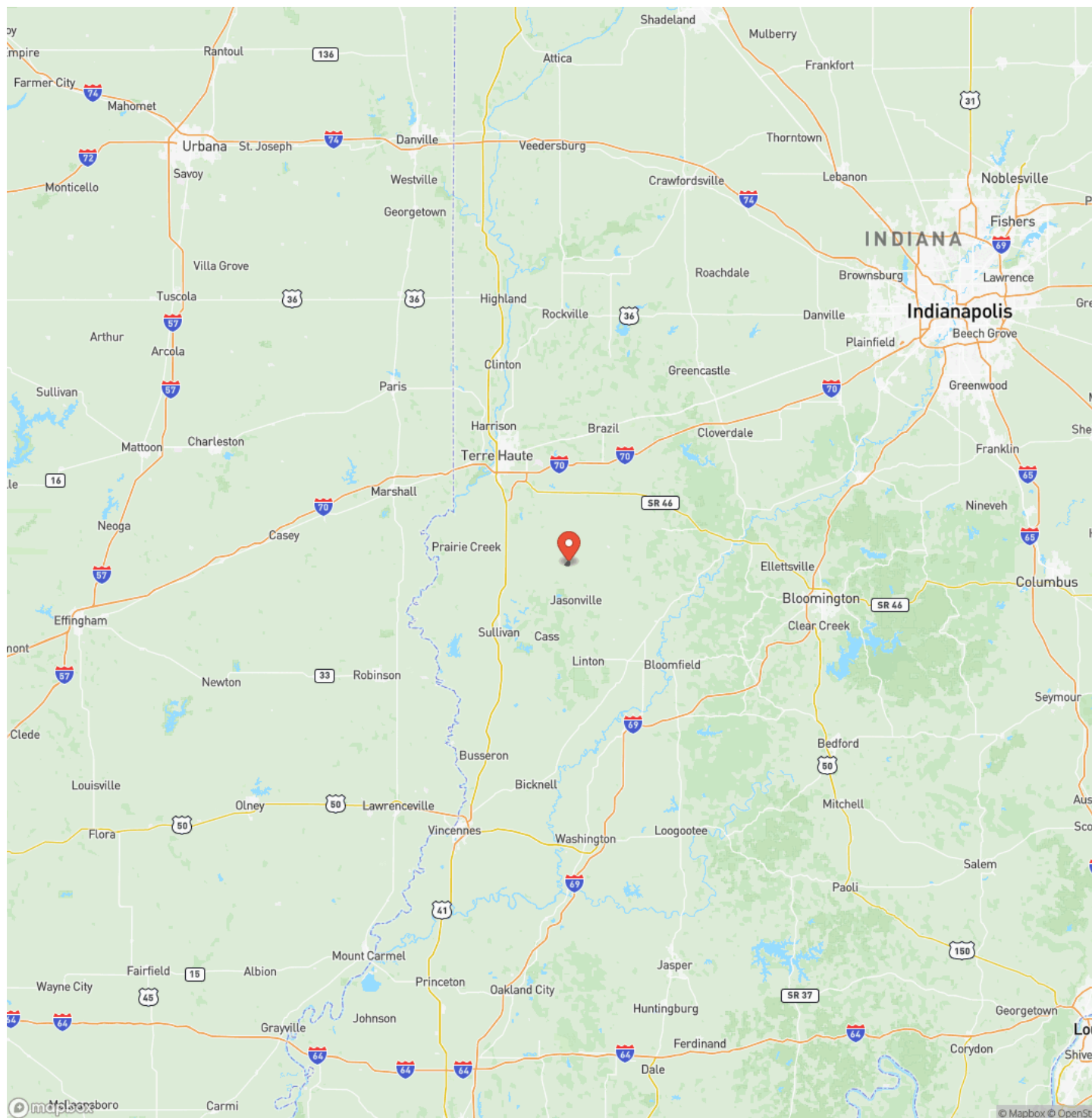
Friendly Grove 119
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Locator Map



Locator Map



Satellite Map



Friendly Grove 119
Lewis, IN / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

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(812) 230-4503

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Email

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Address

PO Box 10

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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<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.

Mossy Oak Properties Indiana Land and Lifestyle

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