Sullivan County 15
7511 Co Rd 100 N
Sullivan, IN 47882

$90,000
14.66± Acres
Sullivan County

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
7511 Co Rd 100 N

City, State Zip
Sullivan, IN 47882

County
Sullivan County

Type
Hunting Land, Recreational Land, Undeveloped Land, Lakefront, Timberland, Lot

Latitude / Longitude
39.100789 / -87.268588

Taxes (Annually)
$1,394

Acreage
14.66

Price
$90,000

Property Website
indianalandandlifestyle.com

PROPERTY DESCRIPTION

Located just east of Sullivan, Indiana, this 14.66-acre property offers a unique combination of wooded recreational ground, potential building sites, existing improvements, and diverse wildlife habitat.

The property features road frontage along County Road 100 North, where you'll find an open, cleared area with plenty of room for a new home, cabin, or weekend retreat. Electric service is already available on the property, while a well and septic system would be needed for a new residence.

An older two-story cabin is currently located on the property and has electricity. The cabin has not been used in several years and will require cleanup and updating, but it provides an existing structure that could potentially be renovated and brought back to life.

There are also two additional structures on the property: a storage shed and a lean-to. Both structures are in need of significant repair and cleanup or could be removed depending on the new owner's plans for the property.

Outside of the cleared area and several small ponds that are shared with neighboring landowners, the property is predominantly wooded. The terrain is characteristic of old coal mine ground, with plenty of elevation changes, rolling ridges, draws, and secluded pockets throughout the acreage.

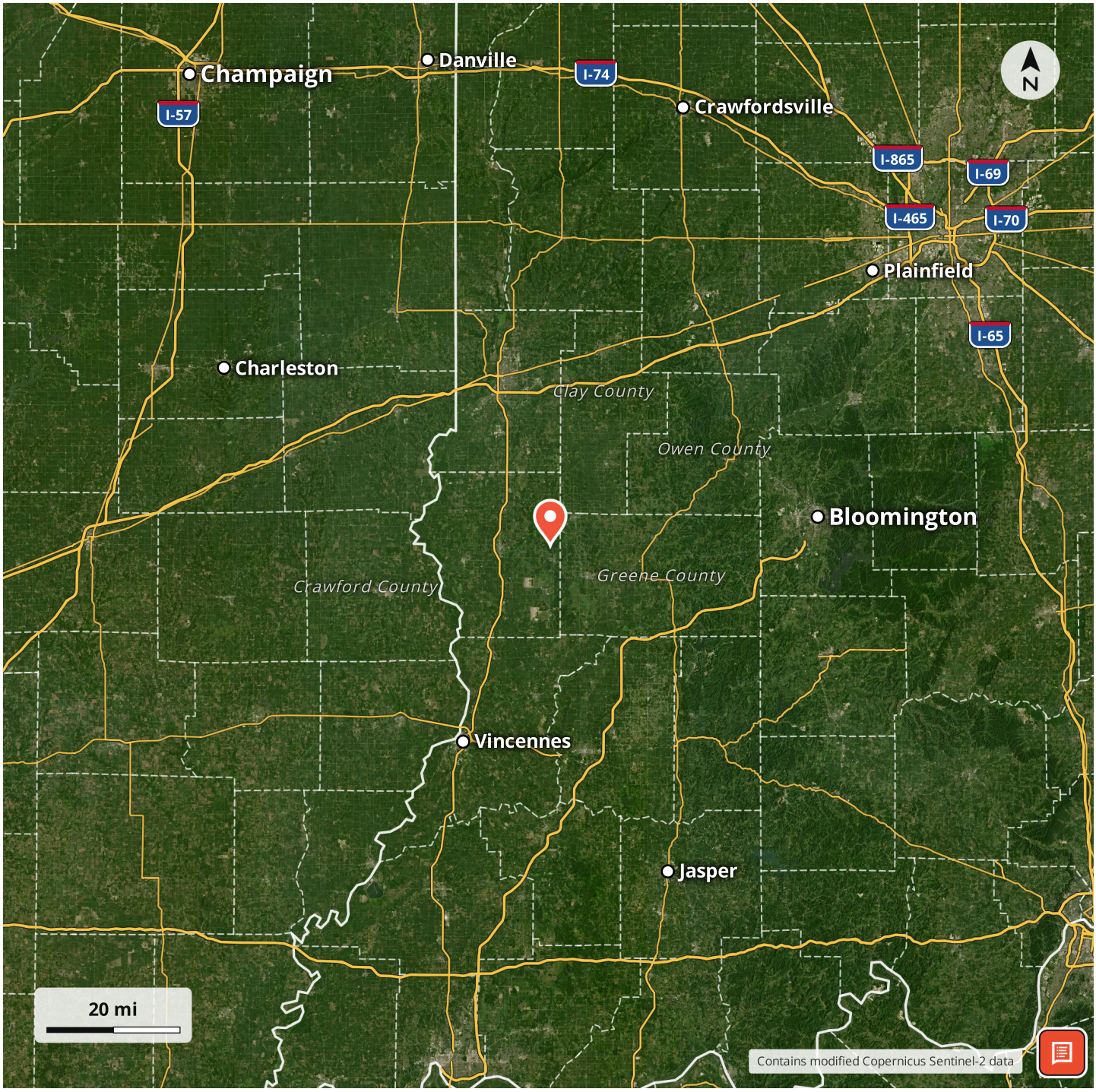
Vegetation varies considerably across the property, ranging from areas of mature, marketable timber to thick underbrush and younger growth. This diversity provides a good mix of habitat for the local wildlife. Whitetail deer can take advantage of the thicker areas for bedding and security cover while using the wooded ridges, draws, and edges as natural travel corridors. The combination of mature timber and thicker understory also provides quality habitat for the area's wild turkey population, offering both roosting opportunities and ground-level cover.

The small ponds provide an additional water source for wildlife, while the changing terrain and variety of vegetation create multiple opportunities for stand locations and hunting setups. For a property of this size, there is a surprising amount of habitat diversity packed into these 14.66 acres.

Whether you're looking for a place to build a country home, create a weekend hunting camp, renovate the existing cabin, or simply own a manageable piece of recreational land close to Sullivan, this property offers plenty of possibilities.

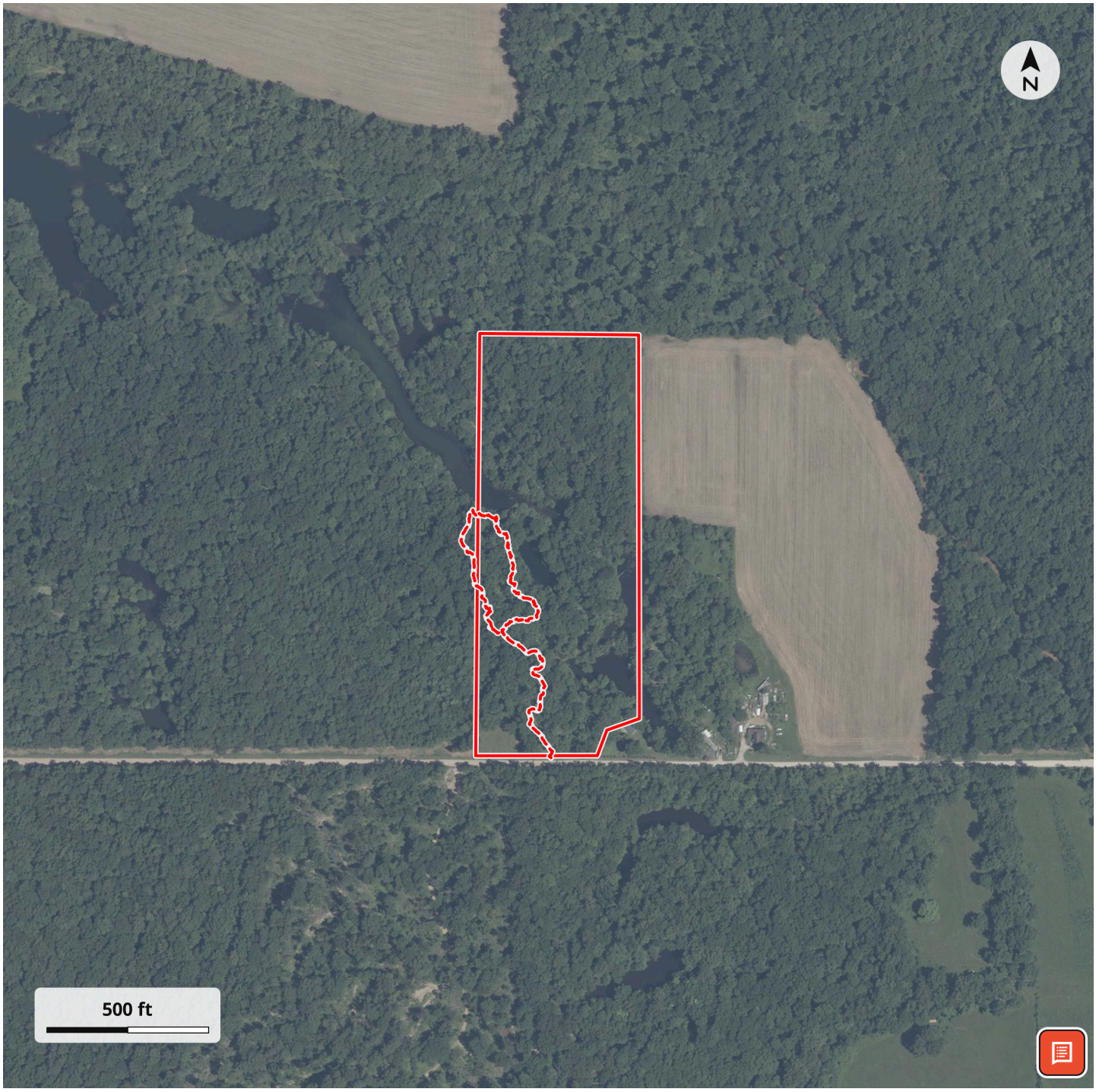
To schedule a private property tour, contact Jeff "The Ground Guy" Michalic with Mossy Oak Properties Indiana Land & Lifestyle at 812.230.4503.

Regional Map



Locator Map

Aerial Map



LISTING REPRESENTATIVE

For more information contact:

Representative
Jeff Michalic

Mobile
(812) 230-4503

Office
(765) 505-4155

Email
jeffm@mossyoakproperties.com

Address
PO Box 10

City / State / Zip
Clinton, IN 47842

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Mossy Oak Properties Indiana Land and Lifestyle
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
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