

Bowling Green 123
Mill Street
Bowling Green, IN 47833

\$875,000
123.280 +/- acres
Clay County



Bowling Green 123
Bowling Green, IN / Clay County

SUMMARY

Address

Mill Street

City, State Zip

Bowling Green, IN 47833

County

Clay County

Type

Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

39.3871428 / -87.0051751

Taxes (Annually)

198

Acreage

123.280

Price

\$875,000

Property Website

<https://indianalandandlifestyle.com/property/bowling-green-123-clay-indiana/27409/>



PROPERTY DESCRIPTION

The Bowling Green 123 is 123 acres of wooded ground in eastern Clay County Indiana, just northeast of the small town of Bowling Green. The property consists of half an acre of open ground that has a 42 X 32 all-metal garage with a six inch concrete floor. Both the west and east ends of this structure have roll-up garage doors for easy access. 17 acres of the property is in CRP that is planted in a variety of trees. This planting expires on September 30th of this year. These acres, with the remaining 105.78 acres, are in the classified forest program. A recent timber evaluation estimates the total timber value at \$500,000.00 for all the timber with \$200,000.00 plus of that being harvestable with a selective cut diameter of 20 inches and larger. This area has produced some incredible whitetails. With a selective cut, the current acres will only get better and thicker and attract more wildlife. The neighboring properties have a good deal of connecting woods and some crop production. The creek is a consistent source of water, giving the resident wildlife plenty of places to drink year round. The wooded acres are steep and rolling with a lot of nice trees for plenty of stand locations. The deer sign is everywhere in the form of rubs, scrapes, and trails that have been worn down from years of use. The many ridge tops produce a lot of roosting trees for the resident turkeys. Access to the property is very good with county road frontage on the west and a good internal road system for easy access to every corner of the property. Power is available to supply that new home or cabin. Building sites are not an issue; residential development is even an option. This property truly has it all and is a must see. To schedule a property visit contact Jeff Michalic 812-230-4503 or email him a Jeffm@mossyoakproperties.com

Bowling Green 123
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Locator Maps



Aerial Maps



Bowling Green 123
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LISTING REPRESENTATIVE

For more information contact:



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NOTES



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