

Hunter's Haven
2780 W 600 N
Cayuga, IN 47928

\$330,000
56± Acres
Vermillion County



Hunter's Haven
Cayuga, IN / Vermillion County

SUMMARY

Address

2780 W 600 N

City, State Zip

Cayuga, IN 47928

County

Vermillion County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

39.974775 / -87.519843

Taxes (Annually)

770

Acreage

56

Price

\$330,000

Property Website

<https://indianalandandlifestyle.com/property/hunter-s-haven-vermillion-indiana/62236/>



PROPERTY DESCRIPTION

For Sale: The Hilly 56 - Prime 56-Acre Hunting Property in Vermillion County, IN

Discover the Hilly 56, a stunning 56-acre property located in northern Vermillion County, Indiana, just 3 miles northwest of Cayuga and a half-mile from the Indiana-Illinois state line. This exceptional piece of land is nestled in an area renowned for its abundant deer population, potentially the highest density in the county. Imagine driving through this area in the evenings, where fields are teeming with deer—a true hunter's paradise.

The property features a flat, open 2-acre parcel along West County Road 600 North, perfect for building your dream home or a cozy weekend cabin. This area is ready for development, with paved access via County Road 600 and power readily available.

A recent very selective timber harvest has been completed on the property, significantly enhancing its accessibility and internal road system. This improvement allows for easier navigation throughout the property, making it even more appealing for hunting and other outdoor activities.

For the hunting enthusiast, this property is a goldmine. The land is covered in deer signs, with rubs, scrapes, and well-worn trails throughout. The numerous ridge tops are home to roosting turkeys, and the winding creeks and drainages provide ample water sources for local wildlife. This land has all the right elements to be highly productive for hunting.

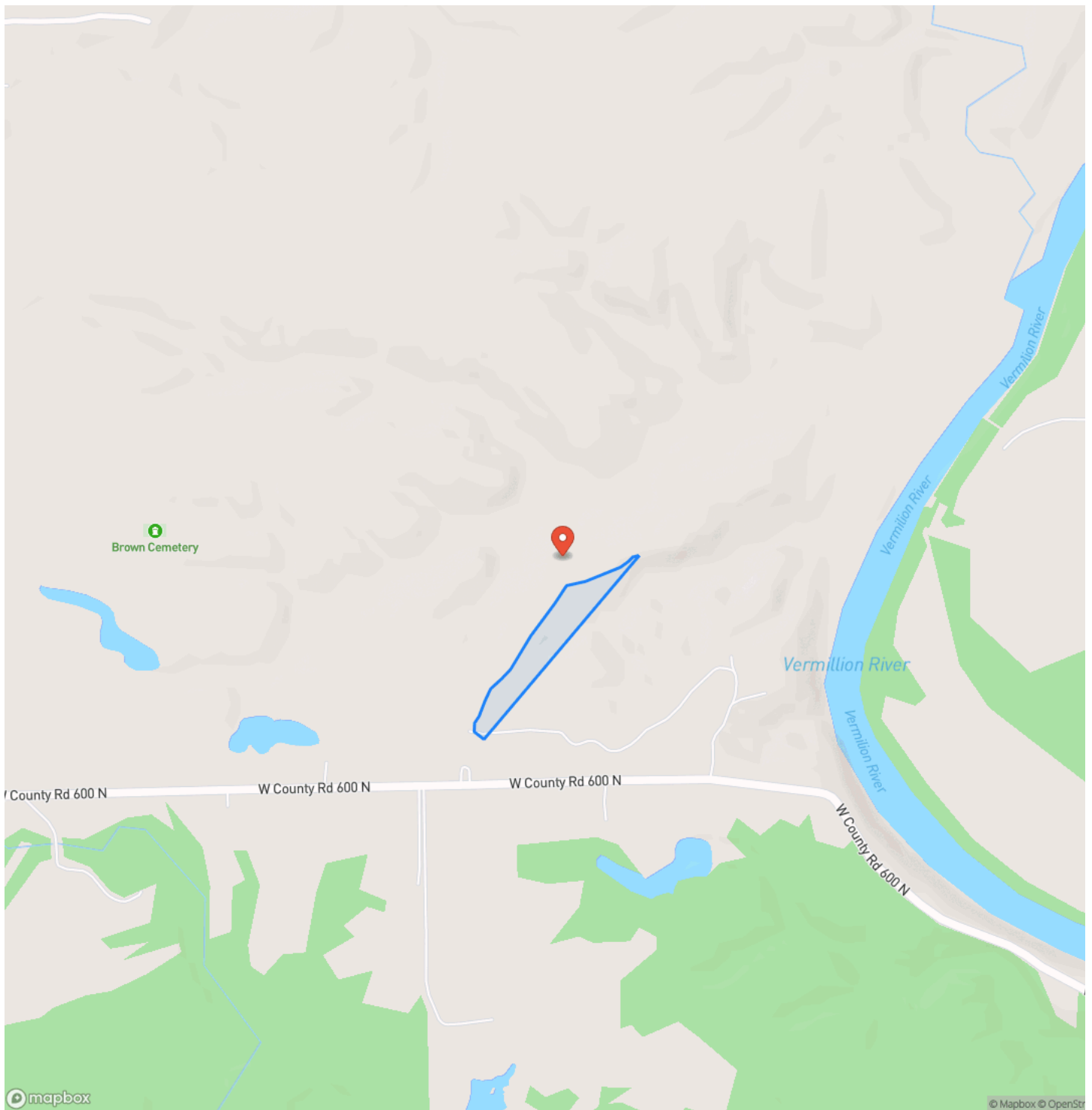
During our initial visit, we spotted a nice buck bedded just off the field, further proving the property's potential. Don't miss out on this rare opportunity to own a prime piece of hunting land in Vermillion County.

For more information or to schedule a visit, contact Land Specialist Jeff Michalic at [812-230-4503](tel:812-230-4503) or via email. This could be the hunting retreat you've been searching for!

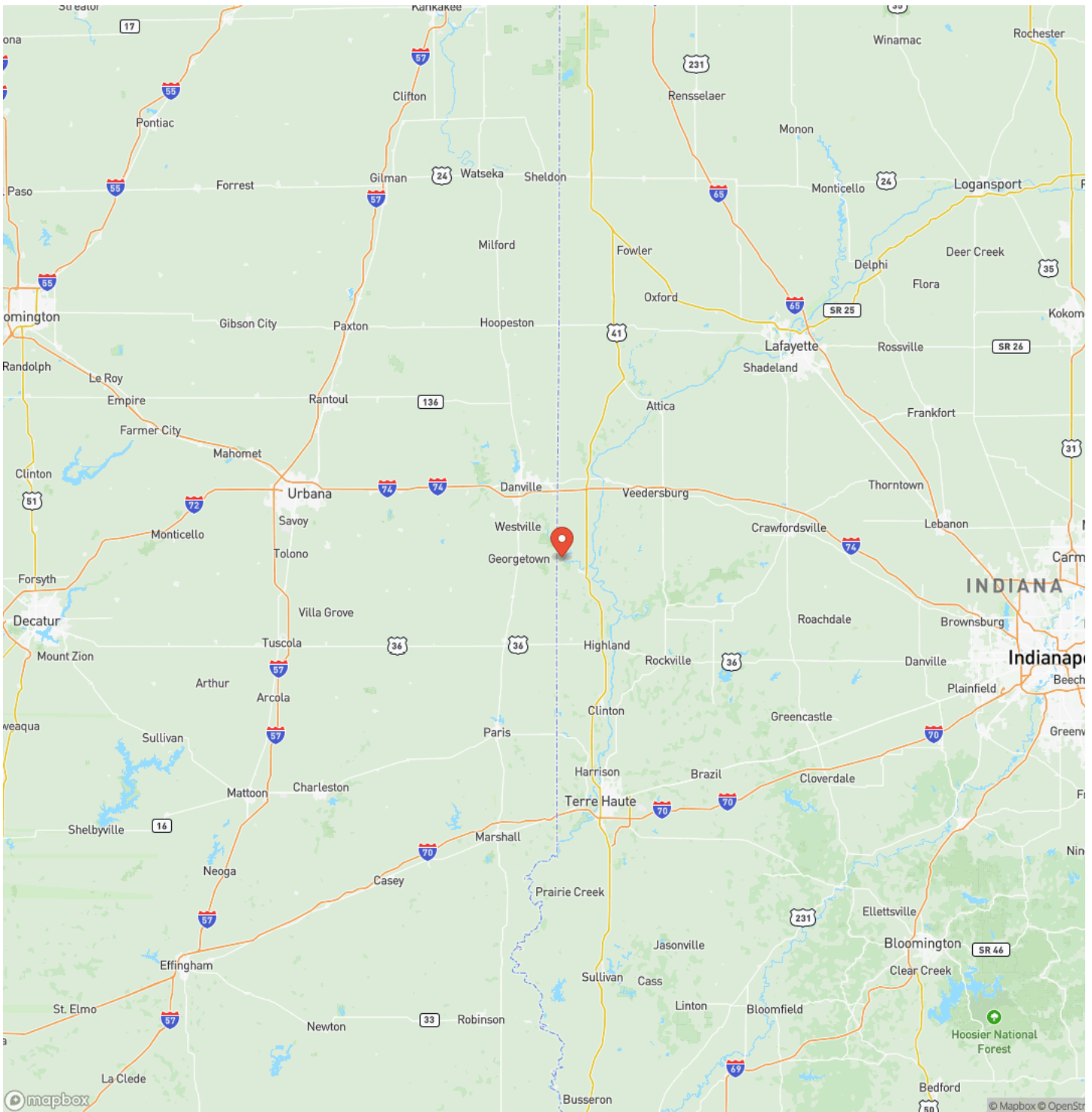
Hunter's Haven
Cayuga, IN / Vermillion County



Locator Map



Locator Map



Satellite 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

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

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/>
