

Buck Creek 105
2002 E Hwy 36
Dana, IN 47847

\$699,900
105.19± Acres
Vermillion County



Buck Creek 105
Dana, IN / Vermillion County

SUMMARY

Address

2002 E Hwy 36 E County Road 700 S

City, State Zip

Dana, IN 47847

County

Vermillion County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Horse Property, Lot, Farms, Ranches

Latitude / Longitude

39.792860 / -87.416998

Taxes (Annually)

\$2,084

Acreage

105.19

Price

\$699,900

Property Website

indianalandandlifestyle.com



Buck Creek 105

Dana, IN / Vermillion County

PROPERTY DESCRIPTION

Buck Creek 105 - 105.19 Acres | Vermillion County, Indiana **105.19 Acres | \$680,000 | Hunting, Farmland, Pasture & Building Opportunities**

Welcome to Buck Creek 105, a diverse 105.19-acre property in Vermillion County, Indiana. This property offers an outstanding combination of hunting, agricultural income, pasture, timber, and potential building sites. With multiple access points, rolling terrain, and a great mix of habitat, Buck Creek 105 has something to offer the hunter, outdoor enthusiast, farmer, or buyer looking to build a country home.

The property consists of approximately 20 acres of tillable ground, 20 acres of pasture, and 65 acres of wooded terrain. The upper agricultural field is currently in crop production and offers excellent road frontage along County Road 700 South. This area provides a great opportunity to build a country home or cabin, with electric already on the property and city water available. A septic system would be required.

An additional opportunity is the potential to divide the upper agricultural field into four or five individual building lots along the county road. This could provide future development opportunities or allow a buyer to sell individual homesites while retaining the remaining acreage for farming, hunting, or recreation. Any potential division would be subject to local zoning, subdivision requirements, and necessary approvals.

One of the property's greatest features is its diverse terrain and wildlife habitat. The wooded acreage contains a mix of small, medium, and large timber, with everything from flatter ridges to steep hillsides and wooded draws. An established trail system provides access throughout much of the upper wooded section. Numerous deer trails, heavily used travel corridors, and excellent bedding areas were observed during the property walkthrough.

For the serious whitetail hunter, Buck Creek 105 offers several promising hunting locations. The transition between the upper agricultural field and the first pasture creates a natural travel corridor along the hillside. The wooded edges surrounding the pasture fields provide excellent locations to intercept deer moving between feeding and bedding areas. The far eastern section, where Highway 63 crosses near the railroad spur, also showed strong deer activity, including a deer observed traveling beneath the highway bridge.

Turkey hunters will appreciate the numerous mature trees and open pasture edges that provide excellent roosting and strutting opportunities. A group of wild turkeys was observed in the lower pasture during the initial property visit. The mix of hardwood timber, open ground, and creek bottoms creates habitat for both deer and turkey.

The two lower pasture fields are currently used for hay production and contain a good amount of clover. With some maintenance, these areas could provide excellent grazing, additional food plot opportunities, or continued hay production. A creek winds through the lower portion of the farm, dividing the pasture fields before following the northern boundary through the heavily wooded section. The creek appears to hold water year-round and adds another valuable feature for wildlife.

Access is another strong feature of Buck Creek 105. The property has frontage along County Road 700 South, State Road 36, and State Highway 63. An old gravel county road provides access into the lower pasture sections, while the internal trail system allows access to much of the wooded acreage. These multiple access options provide flexibility for farming, hunting, and property management.

The farm is currently leased for hunting, and the tillable and pasture acreage offer opportunities for agricultural income. An older lean-to structure is also located on the property but will require substantial repairs or removal.

Whether your goal is to develop a premier hunting property, build your dream home, continue agricultural production, explore future building lot opportunities, or invest in a large tract of land with multiple uses, Buck Creek 105 deserves a closer look.

To schedule a private property tour or learn more about Buck Creek 105, contact:

Jeff "The Ground Guy" Michalic

Certified Land Specialist

Mossy Oak Properties Indiana Land & Lifestyle

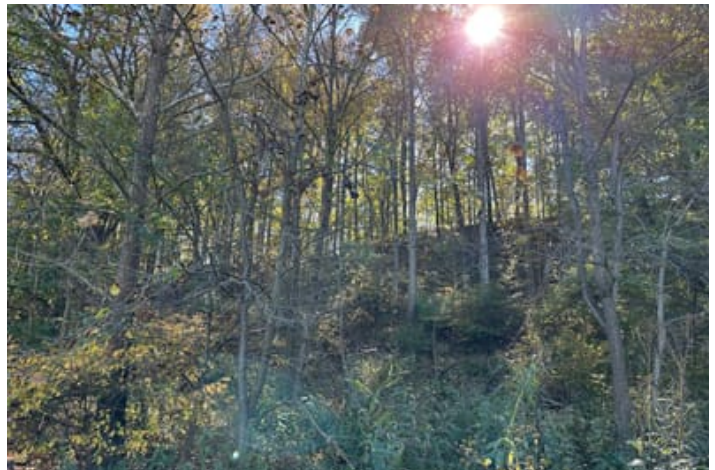


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Email: JeffM@MossyOakProperties.com

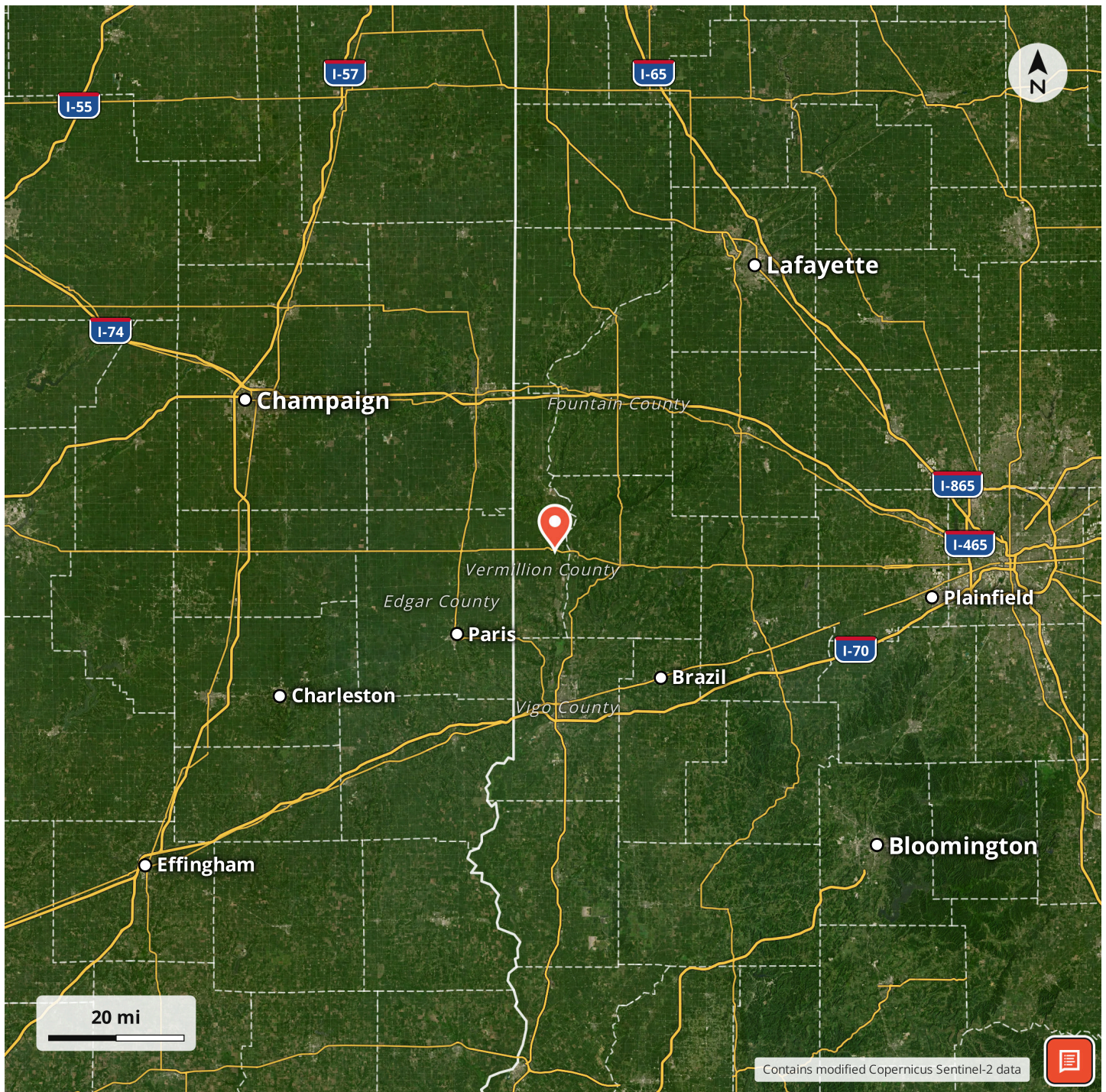
Roots of Trust. Branches of Possibilities.



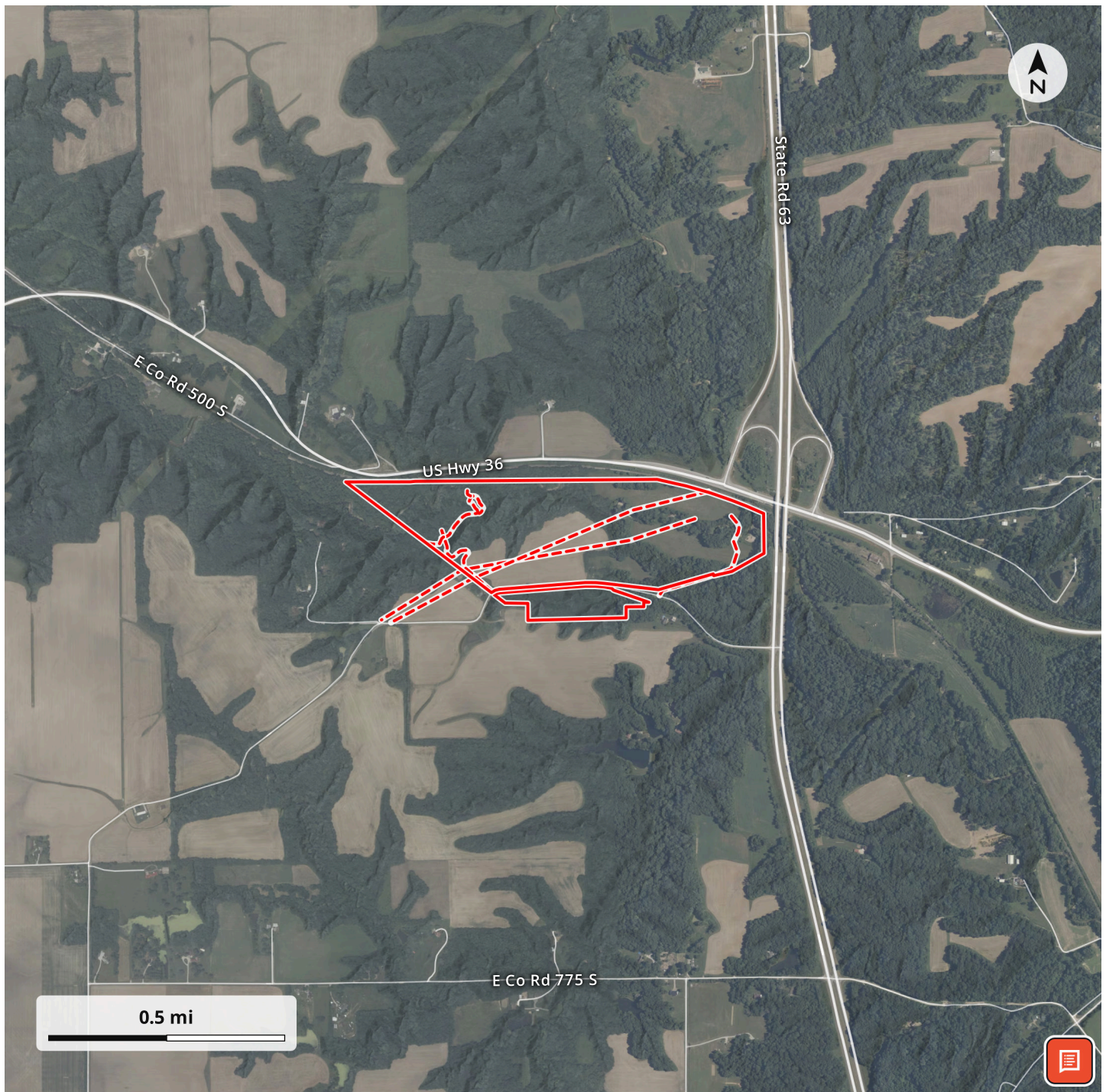
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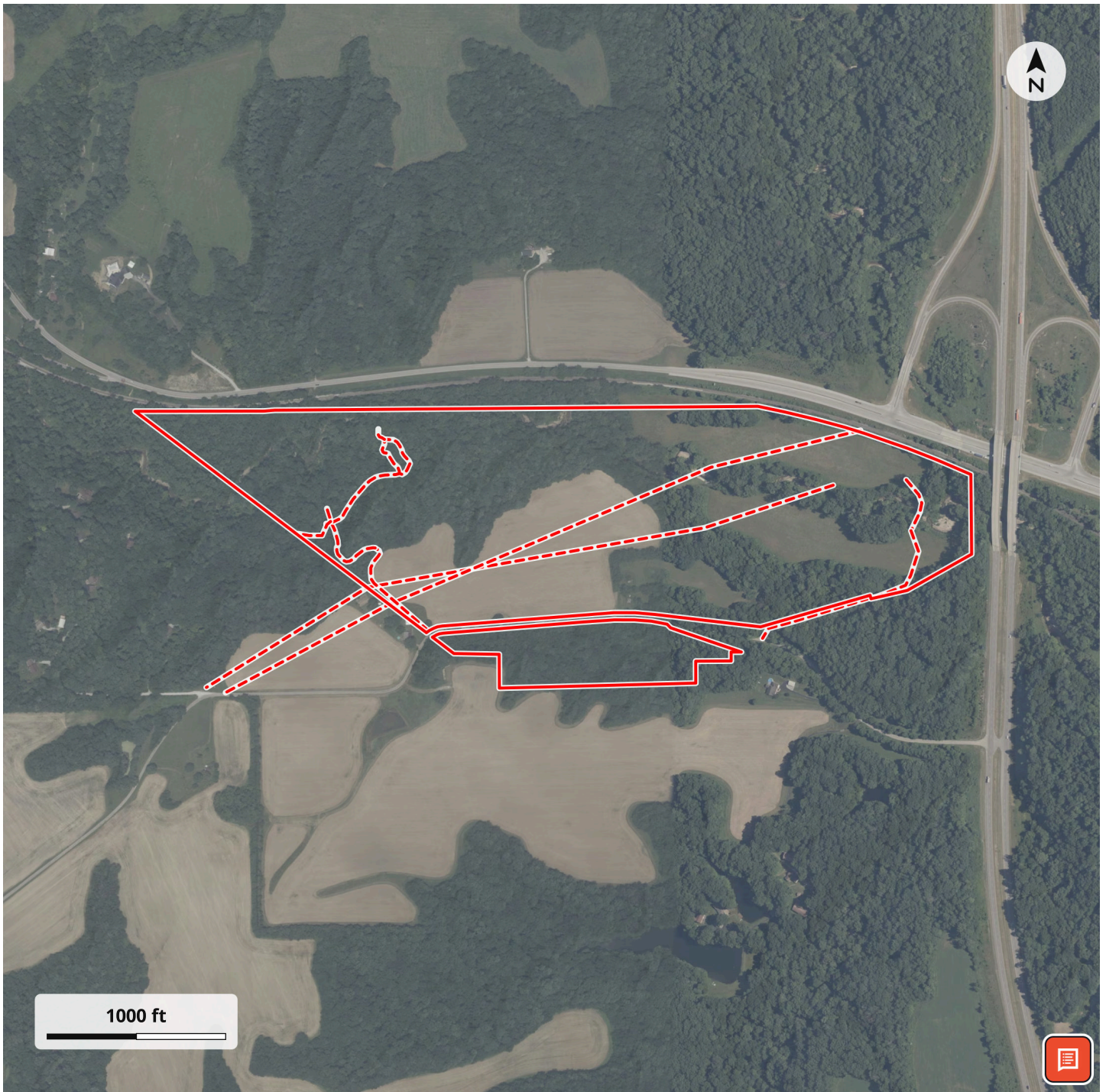
Regional Map



Locator Map



Aerial Map



Buck Creek 105
Dana, IN / Vermillion County

LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a single 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.

DISCLAIMERS

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