

**188 Acres For Sale in Carroll County, Indiana – Tillable
Farm & Whitetail Hunting Land**
W Towpath Road
Burnettsville, IN 47926

\$1,123,539
188.04± Acres
Carroll County



188 Acres For Sale in Carroll County, Indiana – Tillable Farm & Whitetail Hunting Land Burnettsville, IN / Carroll County

SUMMARY

Address

W Towpath Road W County Road 1000 N

City, State Zip

Burnettsville, IN 47926

County

Carroll County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.684436 / -86.601852

Taxes (Annually)

\$159

Acreage

188.04

Price

\$1,123,539

Property Website

<https://indianalandandlifestyle.com/property/188-acres-for-sale-in-carroll-county-indiana-tillable-farm-whitetail-hunting-land-carroll-indiana/113592/>



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PROPERTY DESCRIPTION

188± ACRES OF PRIME WHITETAIL HABITAT & TILLABLE INCOME

Carroll County, Indiana | Carrollton Township, vicinity of Flora & Camden

188.04± Total Acres | 38.63± Tillable | 149.41± Wooded | Carroll County, IN

This 188.04± acre Carroll County tract delivers the combination serious hunters and land investors look for: real tillable income alongside a freshly cut, fast-regenerating timber stand built for whitetail and turkey. With 38.63± tillable acres in row-crop production and 149.41± acres now transitioning into thick, early-successional cover, this farm works on multiple levels - cash flow today, and a habitat story that only gets better from here.

Access is one of this property's strongest features. The farm has road frontage along Towpath Road on the south side, plus a deeded easement off County Road West 1000 North, and a network of well-maintained logging roads reaches every corner of the property - you can get a truck, UTV, or trailer to any food plot or trail camera location without a long walk in.

The location adds even more appeal: just across Towpath Road to the south, the Wabash River winds past large tracts of productive river-bottom tillable ground, putting this farm in good company. The north end of the property also offers a possible building site, for buyers who want to build a cabin or home and enjoy the farm firsthand.

The timber across most of the property was harvested this past spring, and the regrowth is already underway. Some nice mature trees remain scattered throughout, but the real story right now is the regeneration: fresh stump sprouts are pushing up throughout the cut, and a seed bed that had been dormant for decades is finally getting the sunlight it needs - new growth is emerging across the forest floor right now. This is precisely the kind of disturbance that draws and holds whitetails: dense, low browse within easy reach, outstanding bedding cover, and a food source that will only improve as the regeneration matures over the next several seasons. Deer sign is already present throughout the property, including well-worn trails cut by years of consistent travel, and the hunting here is on an upward trajectory as the cut continues to fill in.

The terrain adds another dimension: flat ridge tops run above steep ravines, giving turkeys natural pitch lines off the roost and creating the kind of funnels and pinch points that concentrate deer movement between the ridges and bottoms as the new cover fills in. Just as important, every one of those flat ridge tops leads directly down into the flat tillable ground - that direct connection between cover and the row-crop fields is what encourages the kind of consistent, day-in-day-out deer movement across this farm that hunters look for.

Whether you're looking for a hunting property with tillable acreage to help offset the note, or a long-term habitat investment that improves year over year, this Carroll County farm is worth a look.

For more information or to schedule a showing, contact Certified Land Specialist Jeff "The Ground Guy" Michalic

P: [765-505-4155](tel:765-505-4155) | Jeffm@mossyoakproperties.com

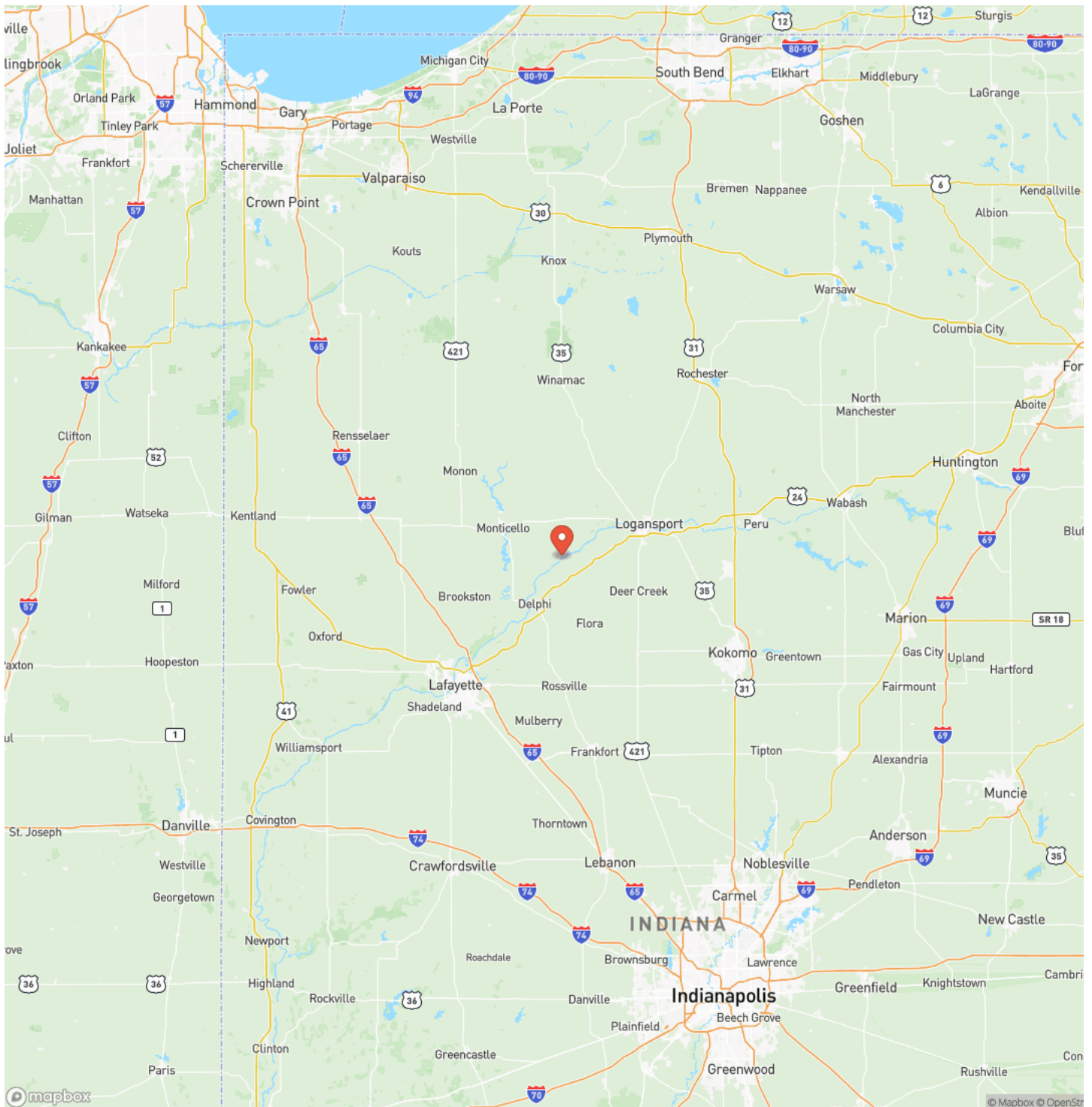
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Burnettsville, IN / Carroll County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://indianalandandlifestyle.com/>

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