4016 Douglas Avenue
4016 Douglas Avenue
West Terre Haute, IN 47885

$146,000
14.32± Acres
Vigo County







MOSSY OAK PROPERTIES
Indiana Land & Lifestyle
America's Land Specialist

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
4016 Douglas Avenue

City, State Zip
West Terre Haute, IN 47885

County
Vigo County

Type
Recreational Land, Lot, Horse Property, Undeveloped Land, Hunting Land

Latitude / Longitude
39.449977 / -87.478419

Taxes (Annually)
$360

Acreage
14.32

Price
$146,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

14.32 Acres - Building Site, Recreation & Hunting - West Terre Haute, Indiana

Located at **4016 Douglas Avenue in West Terre Haute, Indiana**, this 14.32-acre property offers a great combination of potential homesite, recreational ground, wildlife habitat, and convenient access to nearby schools and amenities.

Approximately **5.55 acres are open ground**, providing an ideal setting for a new home, weekend cabin, or recreational retreat. This area has begun to grow up in natural vegetation, and if left undisturbed, it should continue to develop into thicker bedding and nesting cover for deer, turkey, and other wildlife. A portion of the open acreage could also be converted into strategically placed food plots, creating an additional food source and helping hold wildlife on the property.

The remaining acreage is wooded with a nice mix of tree species and some quality timber. Tree rows along both the east and west sides of the property provide additional cover and natural travel corridors. **A small drainage creek cuts across the southern side of the property**, adding another terrain feature and natural travel corridor for wildlife.

Along the eastern side, there is a well-defined deer travel route with excellent sign and trails that have been worn from years of use. A recent timber harvest on the adjoining property to the east has enhanced this travel corridor even further. As that neighboring acreage regenerates into thick new growth, it should provide excellent bedding and security cover. The eastern side of this property offers a natural location to intercept deer traveling to and from that developing habitat.

The property has **deeded access from Douglas Avenue**, where **city water and electric are available**. A septic system will be required for residential construction.

The location adds another level of convenience. **Sugar Creek Consolidated Elementary School is approximately one-quarter mile away**, while **West Vigo Middle School and West Vigo High School are approximately 1.25 miles from the property**.

Whether you're looking for a place to build your new home, create a weekend hunting cabin, establish food plots, or simply own a manageable piece of recreational ground close to town, this 14.32-acre property offers plenty of possibilities.

To schedule a private property visit, contact Jeff "The Ground Guy" Michalic at 812-230-4503.

Jeff "The Ground Guy" Michalic
Certified Land Specialist
Western Indiana & Eastern Illinois Rural Property Expert
Mossy Oak Properties Indiana Land & Lifestyle
Mossy Oak Properties Illinois Land & Lifestyle

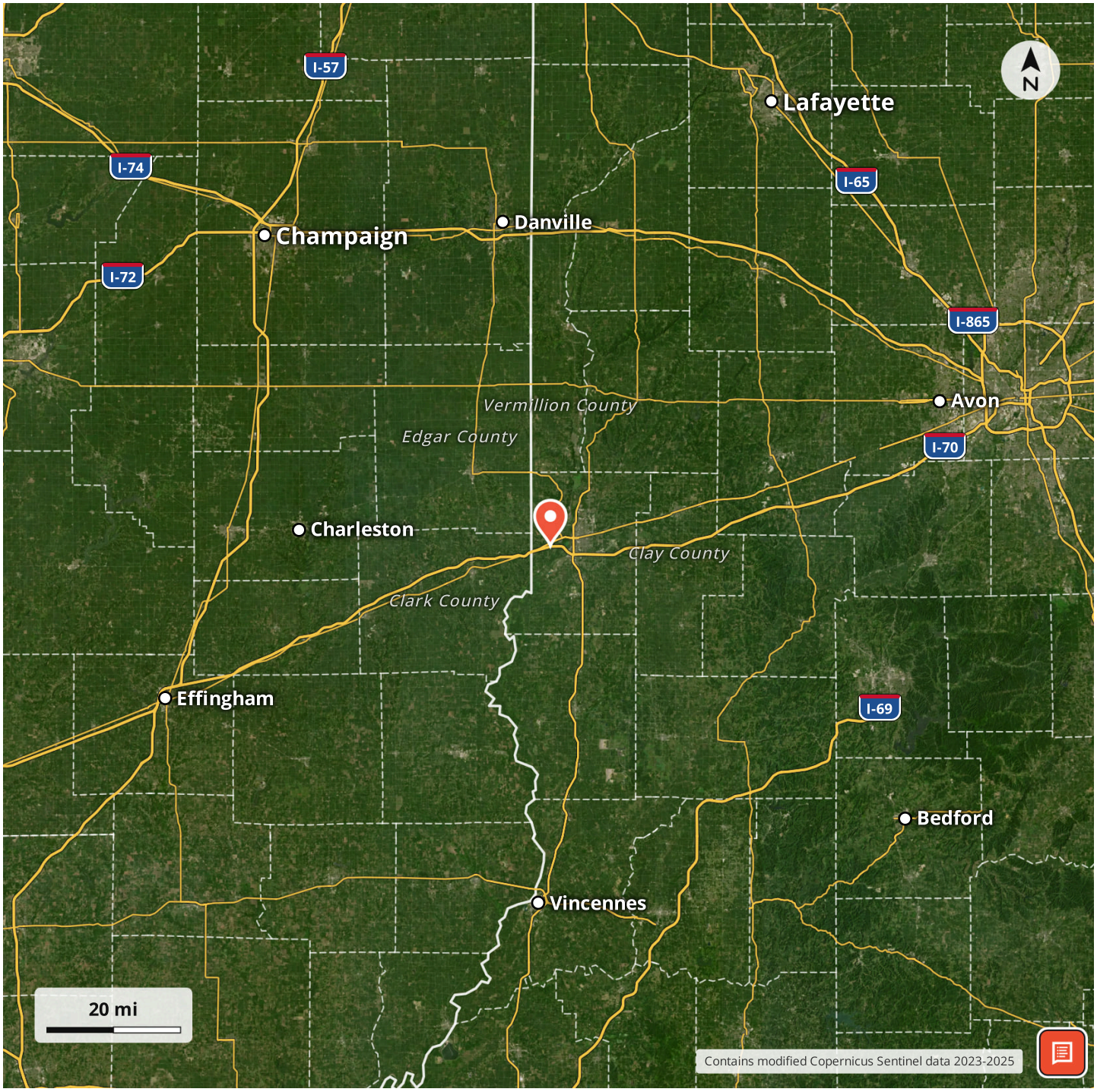
Roots of Trust. Branches of Possibilities.








Regional Map



Locator Map


S Thorpe Pl
W National Ave
W Harris Dr
S Dupont Rd
Whitcomb Ln
Photo Point
Photo Point
Photo Point
I-70
1000 ft
N

Aerial Map



LISTING REPRESENTATIVE

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DISCLAIMERS

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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.

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