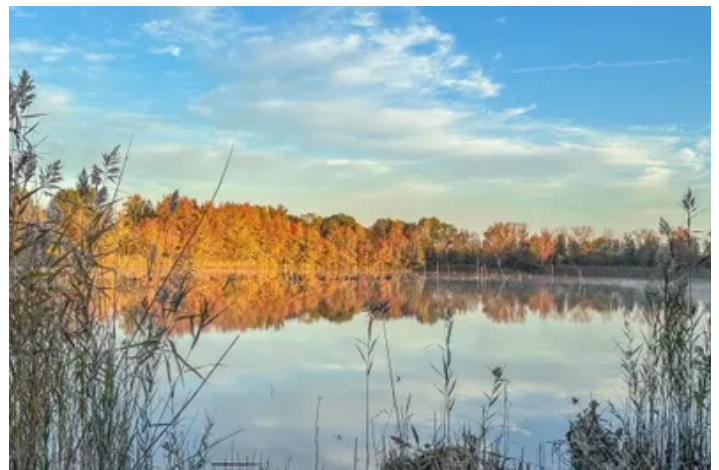
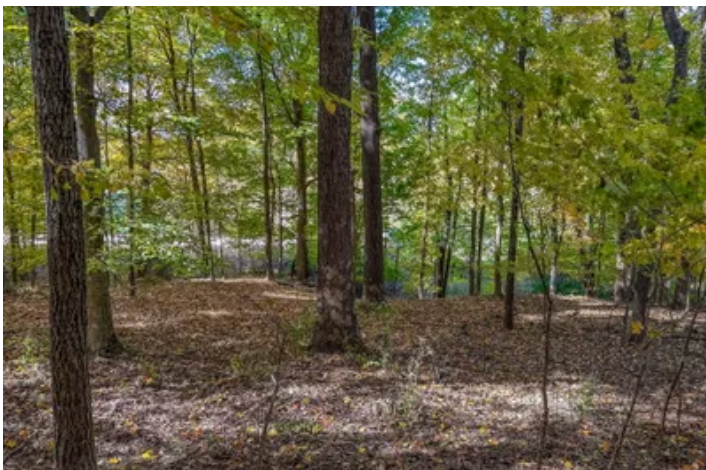


Thunderbird  
Division Road  
Shelburn, IN 47879

**\$1,400,000**  
376± Acres  
Sullivan County





**Thunderbird**  
**Shelburn, IN / Sullivan County**

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**SUMMARY**

**Address**

Division Road

**City, State Zip**

Shelburn, IN 47879

**County**

Sullivan County

**Type**

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

**Latitude / Longitude**

39.209238 / -87.416509

**Taxes (Annually)**

5246

**Acreage**

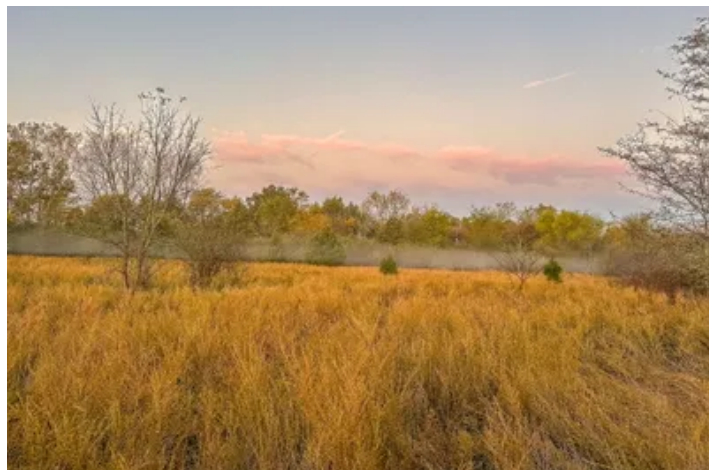
376

**Price**

\$1,400,000

**Property Website**

<https://indianalandandlifestyle.com/property/thunderbird-sullivan-indiana/66862/>



## **PROPERTY DESCRIPTION**

### **The Thunderbird – 376 Acres of Natural Beauty and Wildlife Habitat in Northern Sullivan County, Indiana**

Welcome to The Thunderbird, a sprawling 376-acre property nestled in northern Sullivan County, Indiana. This unique piece of land is the site of the former Thunderbird Mine and offers diverse landscapes, abundant wildlife, and scenic beauty. Here's what you'll find across this expansive property:

#### **Land Breakdown:**

- **160 Acres of Open Pasture:** Ideal for multiple land uses, this pasture area includes small brush and open terrain, providing excellent grazing or open space for future grass or tree plantings and foodplot development.
- **154 Acres of Wooded Land:** The wooded areas range from mature forests to sections with open underbrush, offering excellent habitat for wildlife and an inviting environment for hiking, hunting, or exploring.
- **62 Acres of Water:** Two beautiful lakes and a small pond make up the water features, offering serene views, fishing opportunities, and a refuge for waterfowl and other local wildlife.

#### **Wildlife Haven**

The Thunderbird is a hunter's paradise with a variety of wildlife that calls this property home. Evidence of whitetail deer is prevalent, with sign from bucks throughout the property and well-worn trails crisscrossing the landscape from years of use. Wild turkeys frequent the property, moving between large timber areas for roosting and open ground for feeding. Waterfowl are also plentiful, with local ducks, geese, and even pelicans using the lakes as a regular roosting and resting spot.

#### **Prime Building Location**

The west side of The Thunderbird offers a stunning potential building site on a wooded hill overlooking the larger of the two lakes. This elevated location promises breathtaking morning sunrises over the lake- an ideal spot to build a home or lodge with a view. Power is located across the road at this location.

#### **Location & Accessibility**

Conveniently situated with quick access to nearby towns and cities:

- **28 minutes** from Terre Haute
- **13 minutes** from Sullivan
- **1 hour 28 minutes** from Indianapolis
- **1 hour 45 minutes** from Evansville

#### **Summary**

Whether you're looking for a peaceful retreat, a prime hunting destination, or a unique place to build a dream home surrounded by nature, The Thunderbird offers unmatched beauty and possibilities.

To schedule a property visit or receive additional information, contact Certified Land Specialist, Jeff Michalic, at the email address above or call him at [812-230-4503](tel:812-230-4503).

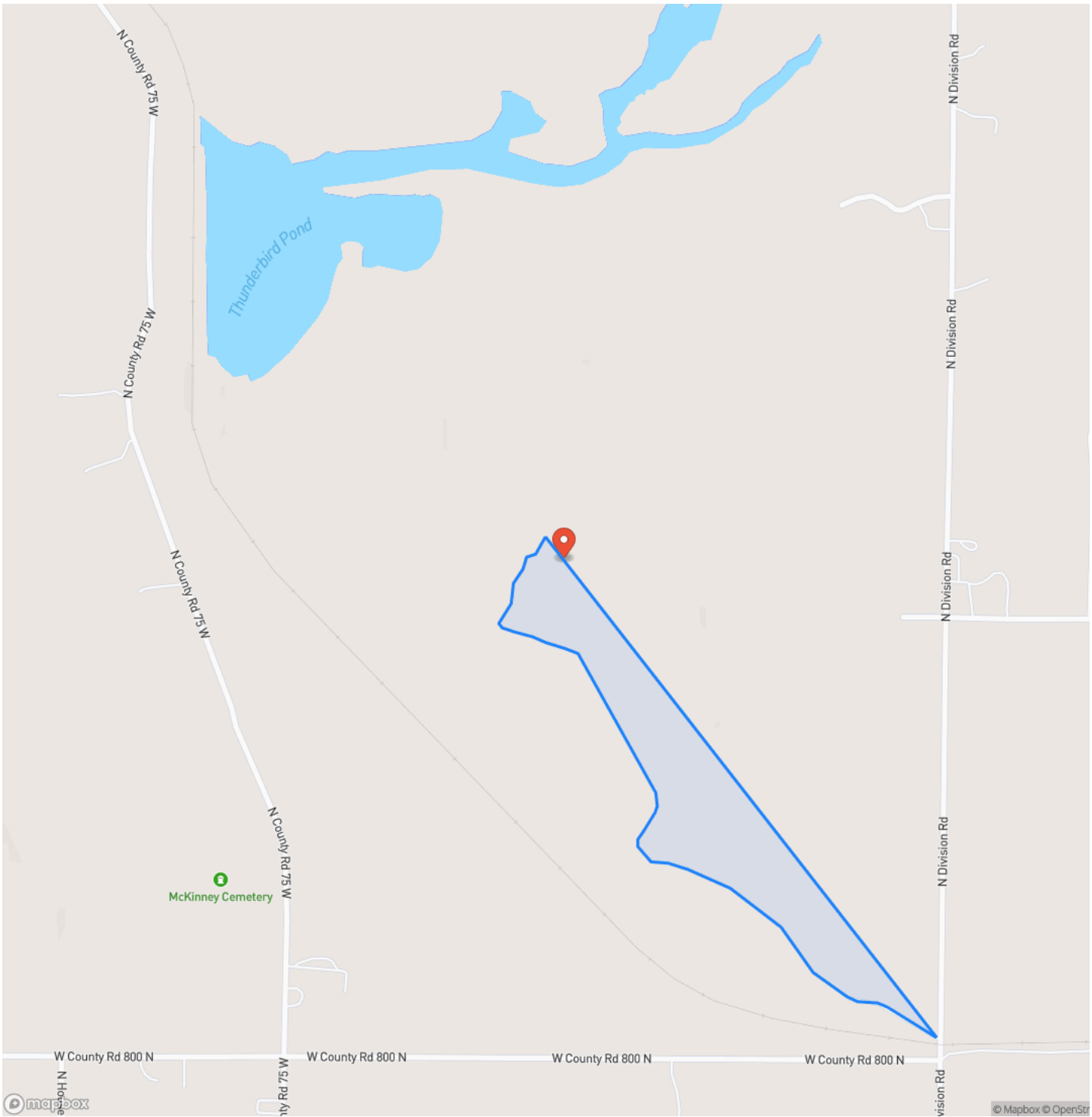
Come explore this one-of-a-kind property and experience Indiana's natural beauty at its finest!



Thunderbird  
Shelburn, IN / Sullivan County

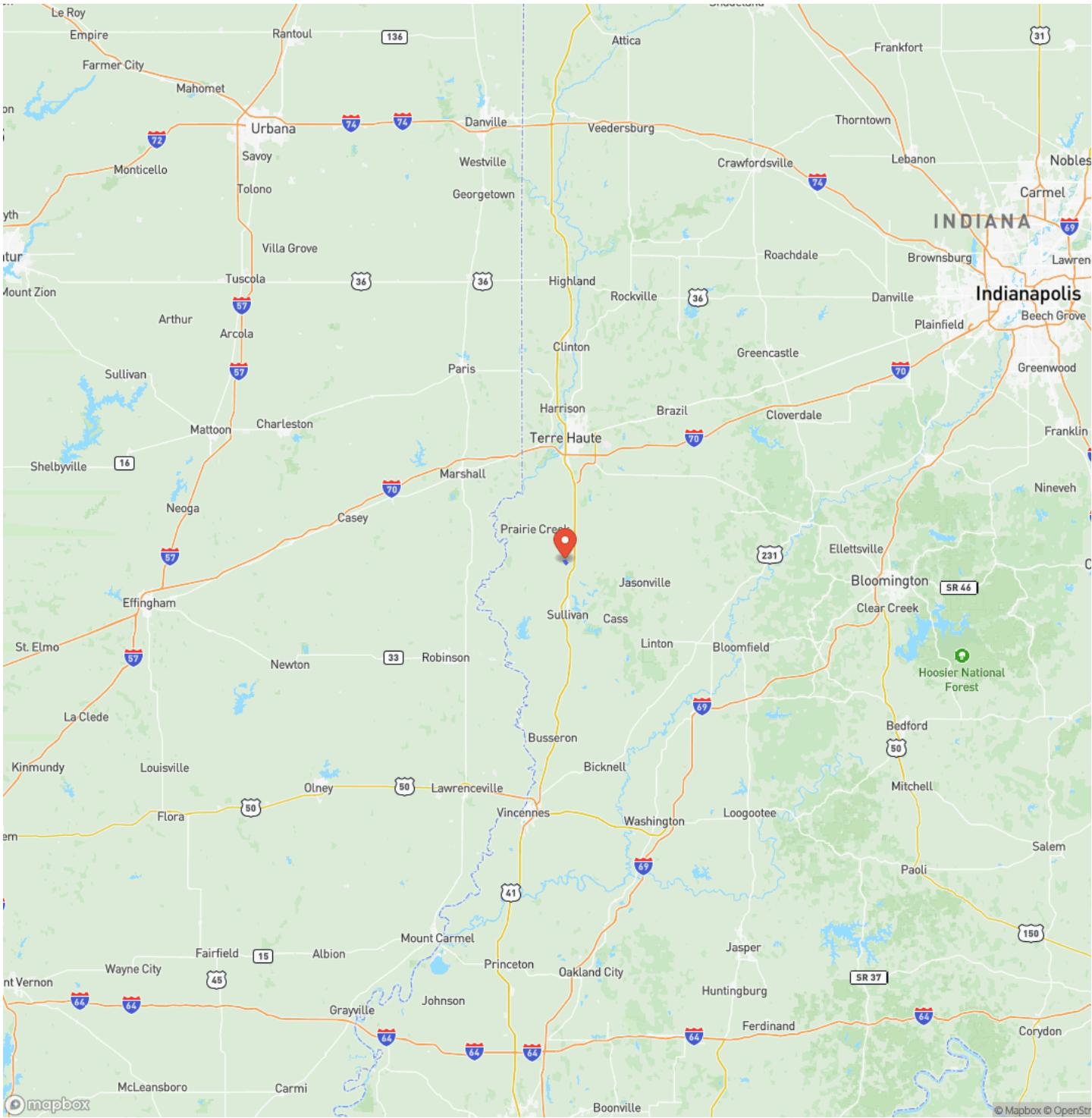


Locator Map





## Locator Map



## Satellite Map





**Thunderbird**  
**Shelburn, IN / Sullivan County**

## 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

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## 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.



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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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