Hazel Bluff Ridge Farm
E Hazel Bluff Road
Clinton, IN 47842-7406

$900,000
131.24± Acres
Vermillion County







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

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
E Hazel Bluff Road

City, State Zip
Clinton, IN 47842-7406

County
Vermillion County

Type
Farms, Horse Property, Timberland, Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude
39.643615 / -87.447662

Taxes (Annually)
$2,172

Acreage
131.24

Price
$900,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

Hazel Bluff Ridge Farm

Welcome to **Hazel Bluff Ridge Farm**, an exceptional 131-acre recreational, hunting, farming, and investment property located just west of Clinton, Indiana. Offering a rare combination of productive farmland, mature hardwood timber, outstanding wildlife habitat, scenic topography, and excellent development potential, this property is well suited for a permanent residence, recreational retreat, income-producing investment, or legacy property to be enjoyed for generations.

The property includes just over **21 acres of productive tillable ground**, all located in the highly desirable **XeB - Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes** soil type. This is one of west-central Indiana's more productive agricultural soils, offering gentle slopes, excellent workability, and strong yield potential for row crop production. The XeB soil carries a **Corn Productivity Index (CPI) of 144** and an **NCCPI rating of 87**, making the tillable acreage a valuable income-producing asset while also providing an exceptional location for a future homesite.

With frontage along Hazel Bluff Road, the open acreage offers outstanding development potential. **Electricity, city water, and high-speed internet are all available at the road**, making this an ideal location for a custom home, family estate, or potentially multiple residential building sites, subject to county approval. Few properties offer this combination of productive farmland, modern utilities, and beautiful country views.

The remaining **approximately 110 acres are covered in mature hardwood timber**, featuring gently rolling ridges that transition into deeper ravines and broad, flat creek bottoms. Multiple wooded drainages converge as they wind through the property, eventually forming a scenic creek that provides water through most of the year. This diversity in topography creates beautiful scenery while producing exceptional wildlife habitat. The timber consists of a healthy mix of hardwood species, providing excellent cover, natural browse, and travel corridors for whitetail deer, wild turkey, and numerous other wildlife species. Whether your passion is hunting, hiking, ATV riding, wildlife photography, or simply enjoying nature, this property offers endless recreational opportunities.

The mature hardwood timber has been professionally evaluated and contains significant merchantable timber. Nearly **83 acres** were identified as supporting quality trees ranging from **16 to 28 inches in diameter**, providing long-term investment potential while preserving exceptional wildlife habitat. A recent timber evaluation estimated a gross timber value between **$200,000 and $240,000** based on harvesting all trees **12 inches in diameter and larger**-a harvest intensity that exceeds what most landowners would consider. The property offers substantial timber value, but the actual market value will ultimately depend on species composition, current timber markets, and the owner's preferred harvesting strategy.

The property's topography is one of its greatest recreational assets. The ridge tops naturally funnel deer movement into the wooded draws and creek bottoms, while the year-round creek, mature hardwood timber, and the adjoining agricultural fields combine to create ideal habitat for growing and holding mature whitetails. The combination of food, water, cover, and natural travel corridors provides everything needed for exceptional deer and turkey hunting. Numerous locations throughout the farm offer excellent opportunities for strategically placed food plots, elevated blinds, and tree stands. The varied terrain also lends itself to an extensive trail system for hiking, horseback riding, ATV riding, and exploring the property year-round.

Beyond recreation, Hazel Bluff Ridge Farm represents an outstanding long-term investment. Properties that combine productive tillable acreage, mature hardwood timber, utility availability, excellent road frontage, and premier hunting habitat continue to be in high demand throughout west-central Indiana. Whether your goal is to build a forever home, establish a premier hunting property, create a weekend retreat, or simply invest in quality Indiana land, this property offers opportunities that are becoming increasingly difficult to find.

Conveniently located just minutes from Clinton and Terre Haute, Hazel Bluff Ridge Farm provides the peace and privacy of country living while remaining close to shopping, restaurants, schools, and everyday conveniences.

Property Highlights

- 131± total acres
- Just over 21± acres of productive tillable farmland
- XeB - Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes

- Corn Productivity Index (CPI): 144
- NCCPI Rating: 87
- Approximately 110± acres of mature hardwood timber
- Professionally evaluated merchantable timber
- Scenic ridges, deep ravines, and flat creek bottoms
- Multiple drainages combine to form a creek with water through most of the year
- Outstanding whitetail deer and wild turkey hunting
- Excellent locations for food plots and stand placement
- Electric, city water, and high-speed internet available
- Outstanding building sites with excellent road frontage
- Exceptional recreational, agricultural, residential, and investment potential
- Conveniently located just west of Clinton, Indiana

For More Information

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Certified Land Specialist
Western Indiana & Eastern Illinois Rural Property Expert

Mossy Oak Properties Indiana Land & Lifestyle
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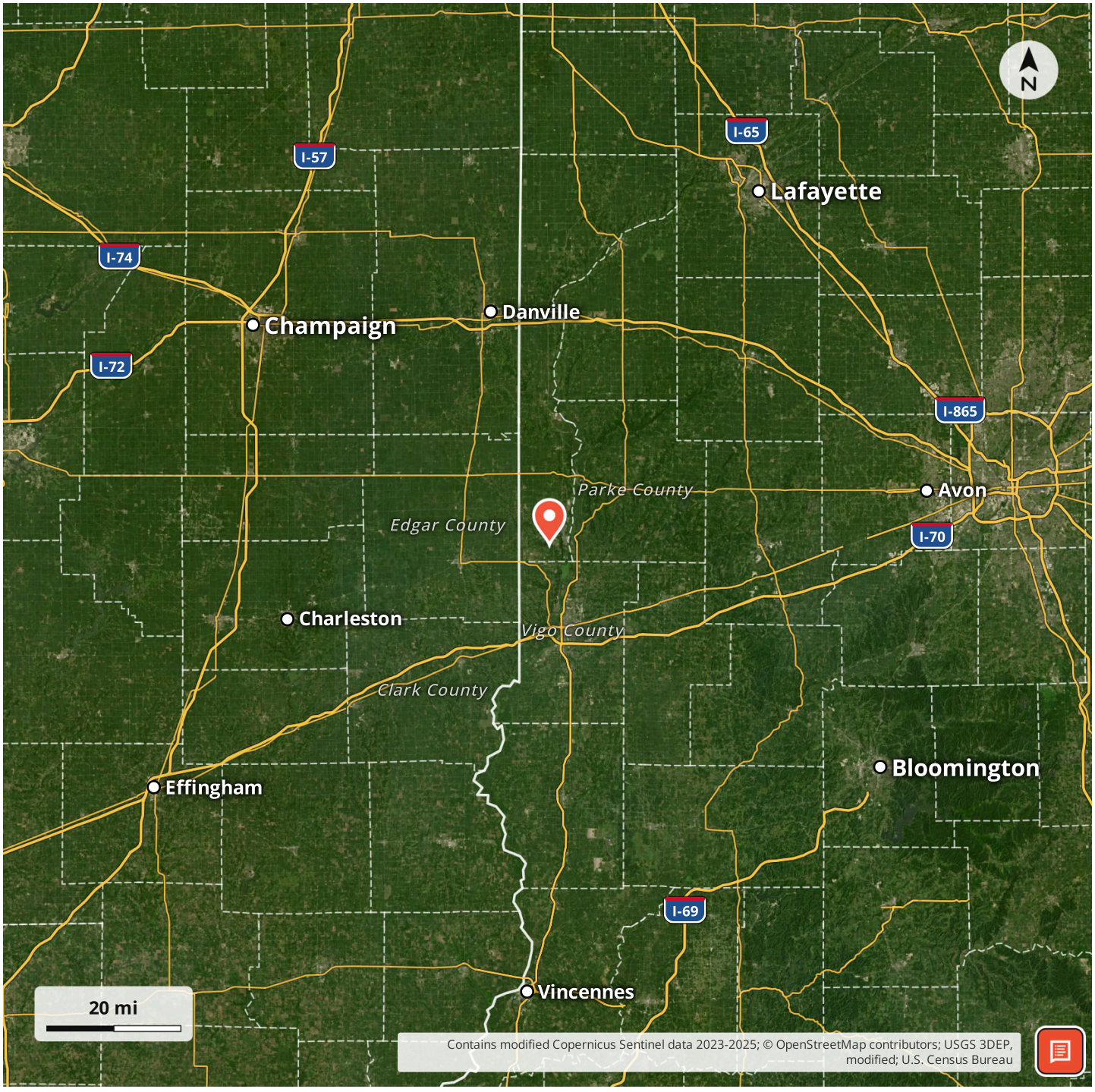
Roots of Trust. Branches of Possibilities.







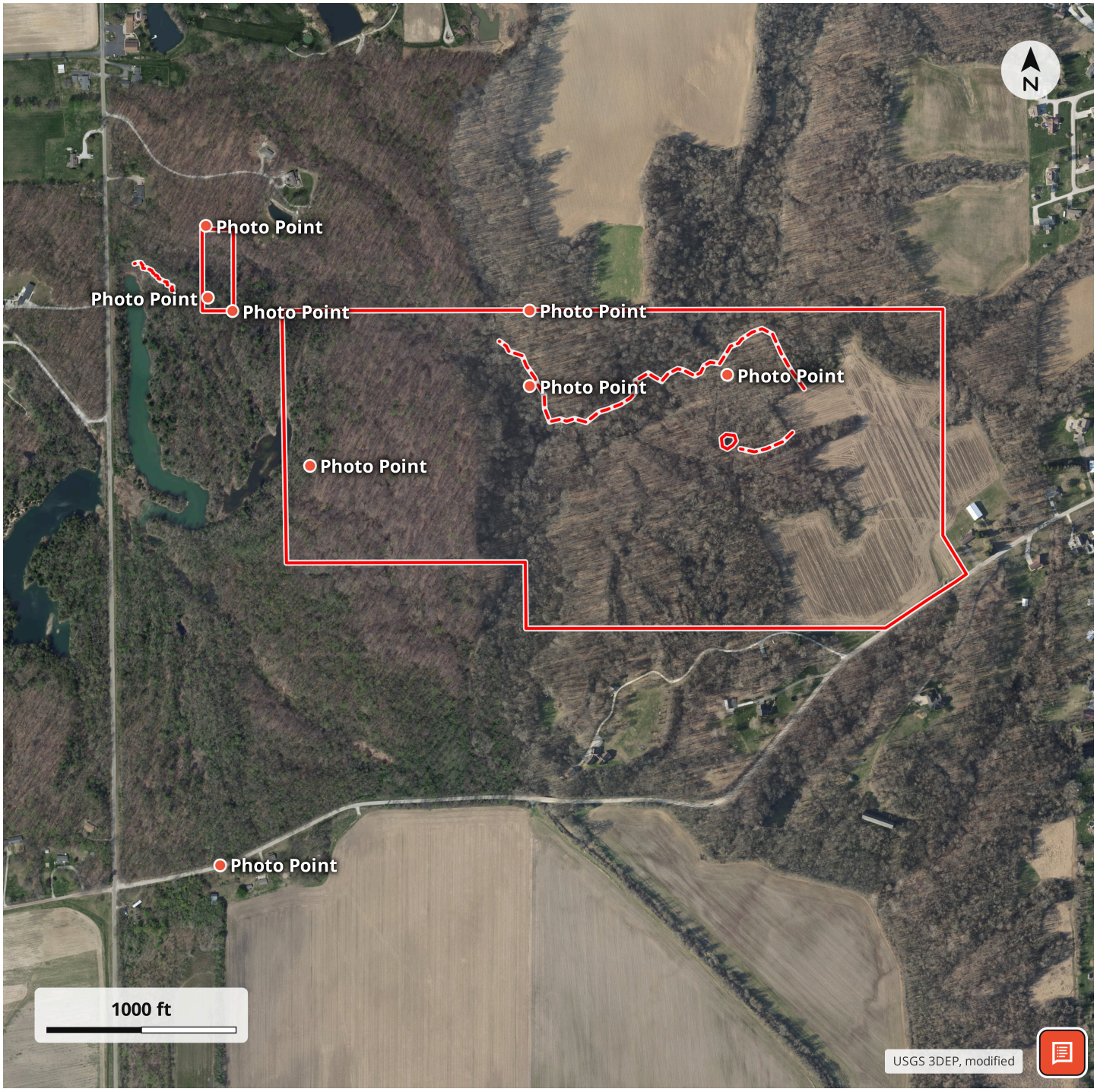

Regional Map



Locator Map


W Washington St
Co Rd 1550
W Harrison St
N
S Grady Ln
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Co Rd 1680 S
Photo Point
W Hazel Bluff Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
1000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

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