

126 Acres On Dugger Lake
County Road 175 S.
Dugger, IN 47848

\$428,000
126± Acres
Sullivan County



126 Acres On Dugger Lake
Dugger, IN / Sullivan County

SUMMARY

Address

County Road 175 S.

City, State Zip

Dugger, IN 47848

County

Sullivan County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.057849 / -87.267044

Acreage

126

Price

\$428,000

Property Website

<https://indianalandandlifestyle.com/property/126-acres-on-dugger-lake-sullivan-indiana/43295/>



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PROPERTY DESCRIPTION

Wooded Wonderland: 126-Acre Land Auction in Sullivan County, IN – BID ONLY ONLINE

An extraordinary opportunity awaits avid outdoor enthusiasts, investors, and adventure seekers in the heart of Sullivan County, Indiana. A highly anticipated land auction is set to unveil a remarkable parcel of nature's beauty - 126 wooded acres near the charming town of Dugger. This piece of paradise is poised to captivate with its strategic location, abundant wildlife, and potential for recreational development.

Situated along County Road 175 South, just west of State Road 159, this enchanting property boasts a prime position that offers convenience and accessibility. The land's stunning attributes are further elevated by its direct frontage on the serene Dugger Lake, creating a tranquil atmosphere that beckons anglers and nature lovers alike. Beyond its waterfront allure, the property shares a boundary with the Maumee ATV Riding Park, inviting adventure seekers to explore and embrace the thrill of off-road exploration.

One of the crown jewels of this remarkable land is its thriving ecosystem. Nature enthusiasts will revel in the opportunity to spot deer, turkey, and other local wildlife that call this woodland haven their home. The property's diverse landscape, from dense woodlands to open meadows, provides an ideal habitat for various species, creating an exceptional backdrop for hunting and observing wildlife in their natural habitat.

Adding to the allure is the prospect of exceptional fishing experiences. With Dugger Lake right at your doorstep, fishing enthusiasts can indulge in leisurely days spent casting lines and reeling in the catch of the day. The possibilities are endless, whether it's angling from the shore or exploring the lake's expanse by boat.

Beyond the allure of natural wonders, the property is ripe with potential for recreational development. The existing trail system caters to the desires of ATV riders, equestrians, and hunting aficionados, offering a canvas for unforgettable outdoor adventures. Envision a campsite nestled within this wooded retreat, serving as a hub for campers and visitors drawn to the thrill of the Maumee ATV Riding Park. The prospect of creating a campsite harmoniously integrated with the property's surroundings adds an exciting dimension for potential investors looking to tap into the burgeoning demand for outdoor experiences.

Don't miss the chance to embark on a journey of discovery, conservation, and investment at the crossroads of natural beauty and boundless potential. For more information contact Mossy Oak Properties Land Specialist Caleb Emrick at [812-605-3163](tel:812-605-3163) or Todd Harrison at [812-229-1189](tel:812-229-1189).



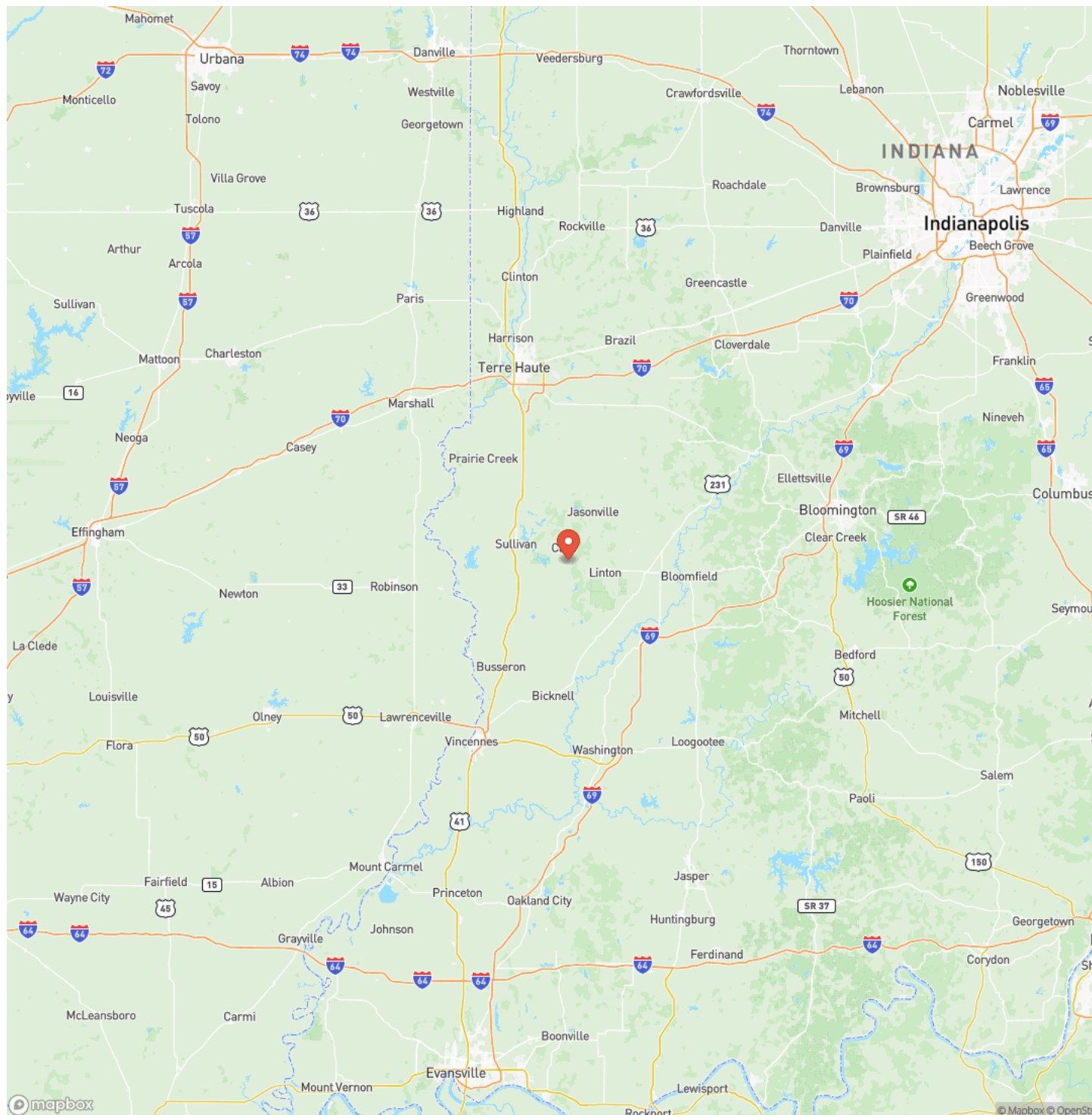
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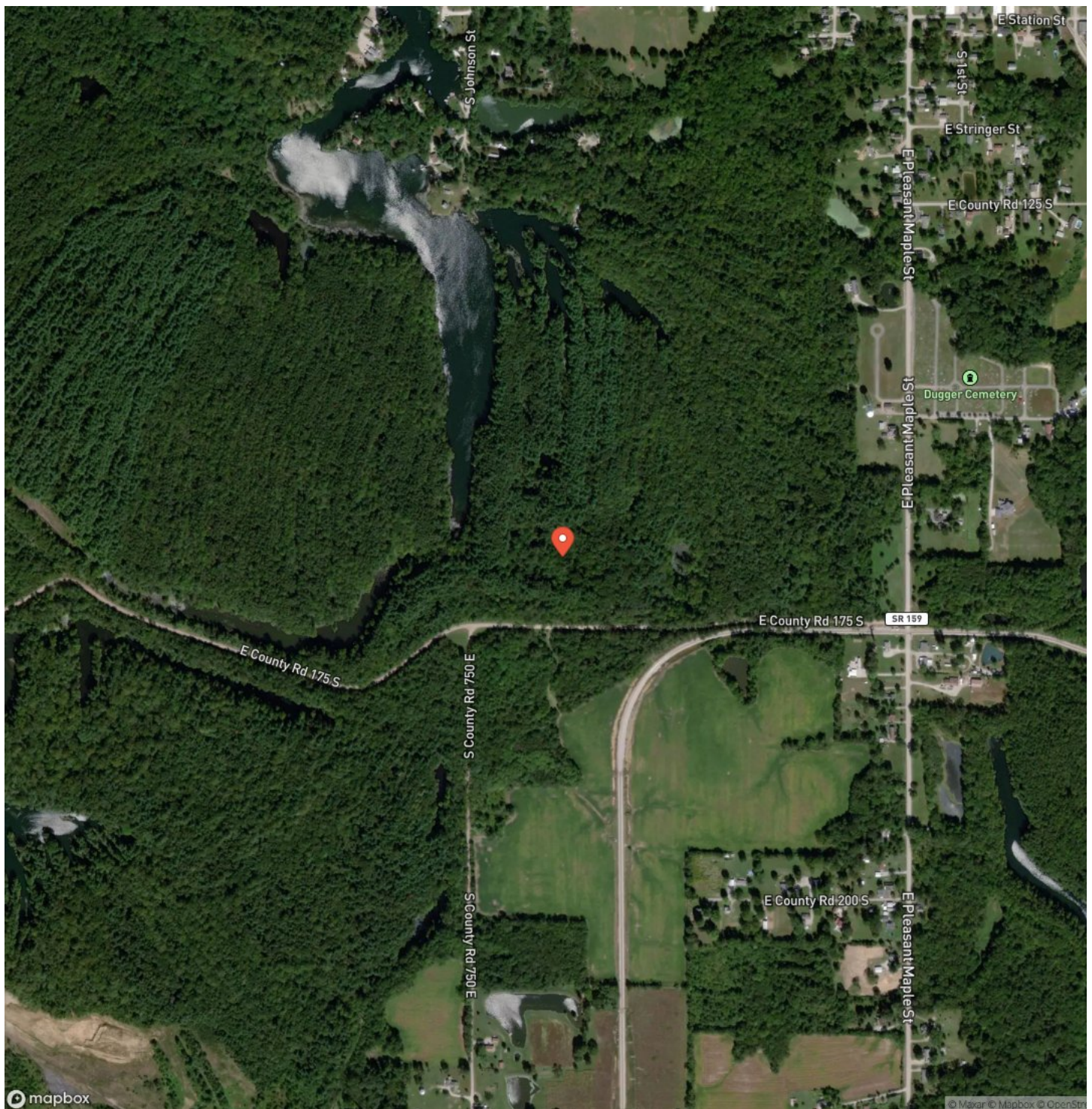
Locator Map



Locator Map



Satellite Map



126 Acres On Dugger Lake Dugger, IN / Sullivan County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Clinton, IN 47842

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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.



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.



Mossy Oak Properties Indiana Land and Lifestyle

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Clinton, IN 47842

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