

**55 Acres Prime Hunting In Spencer County, IN**  
13199 N CR 275 E  
Chrisney, IN 47550

**\$259,000**  
55± Acres  
Spencer County





## 55 Acres Prime Hunting In Spencer County, IN Chrisney, IN / Spencer County

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### SUMMARY

**Address**

13199 N CR 275 E

**City, State Zip**

Chrisney, IN 47550

**County**

Spencer County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

38.077448 / -86.99677

**Taxes (Annually)**

980

**Acreage**

55

**Price**

\$259,000

**Property Website**

<https://indianalandandlifestyle.com/property/55-acres-prime-hunting-in-spencer-county-in-spencer-indiana/56789/>



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### **PROPERTY DESCRIPTION**

#### 55 Acres Spencer County / Buckhorn Creek Hunting Property

Nestled in the heart of Spencer County, Indiana lies a hunter's paradise waiting to be discovered. This 55 acre property, located just 5 miles southwest of the quaint town of Santa Claus and a mere 10 miles south of Interstate 64, offers an unparalleled opportunity for those seeking prime hunting grounds amidst breathtaking natural beauty.

Encompassing rolling hills and dense woodlands, this property is a haven for wildlife enthusiasts and outdoor adventurers alike. Its strategic location places it just minutes away from some of the region's most renowned natural attractions, including Lincoln State Park, Little Pigeon Creek Wetland Conservation Area, Chrisney Wetlands, and Bloomfield Barrens Nature Preserve.

One of the property's most remarkable features is its allure to deer, making it a coveted destination for hunters. Three distinct factors contribute to this appeal: Firstly, tillable land surrounds the property to the north and west, providing ample food sources for local wildlife populations. Secondly, the Lincoln (Sara) Woods Nature Preserve lies 2,800 feet to the north, serving as a sanctuary for deer and other indigenous species. Finally, to the east, a vast expanse of wooded terrain further enhances the property's desirability as a prime hunting location.

In addition to its unparalleled natural surroundings, this property boasts modern amenities designed to enhance the outdoor experience. A 2017 Salem camper by Forest River provides comfortable accommodations for extended stays, while a convenient shed offers storage space for equipment and supplies. The 30QBSS Salem camper has a single slide, private bunkhouse, queen bed and a pass-through for storage. There is no electric or water to the property, but there is a 300 gallon water tank, 20 amp generator and battery system for the camper.

Whether you're a seasoned hunter seeking the ultimate challenge or a nature enthusiast yearning to immerse yourself in the tranquility of the great outdoors, this property offers endless possibilities. Don't miss your chance to own a piece of Indiana's pristine wilderness and create memories that will last a lifetime.

For more information, contact Land Specialist, Charlie Garrison, at [812-480-6265](tel:812-480-6265) . \*Sellers request interested parties must be pre-qualified or pre-approved. Showings by appointment only, No-Trespassing.

#### -Key Features-

Acreage

Great Hunting

Private

Private Easement

Trail System

2017 Salem Camper

20 AMP Generator And Battery System For Camper

300 Gallon Water Tank

Storage Shed

Taxes 980/ Year



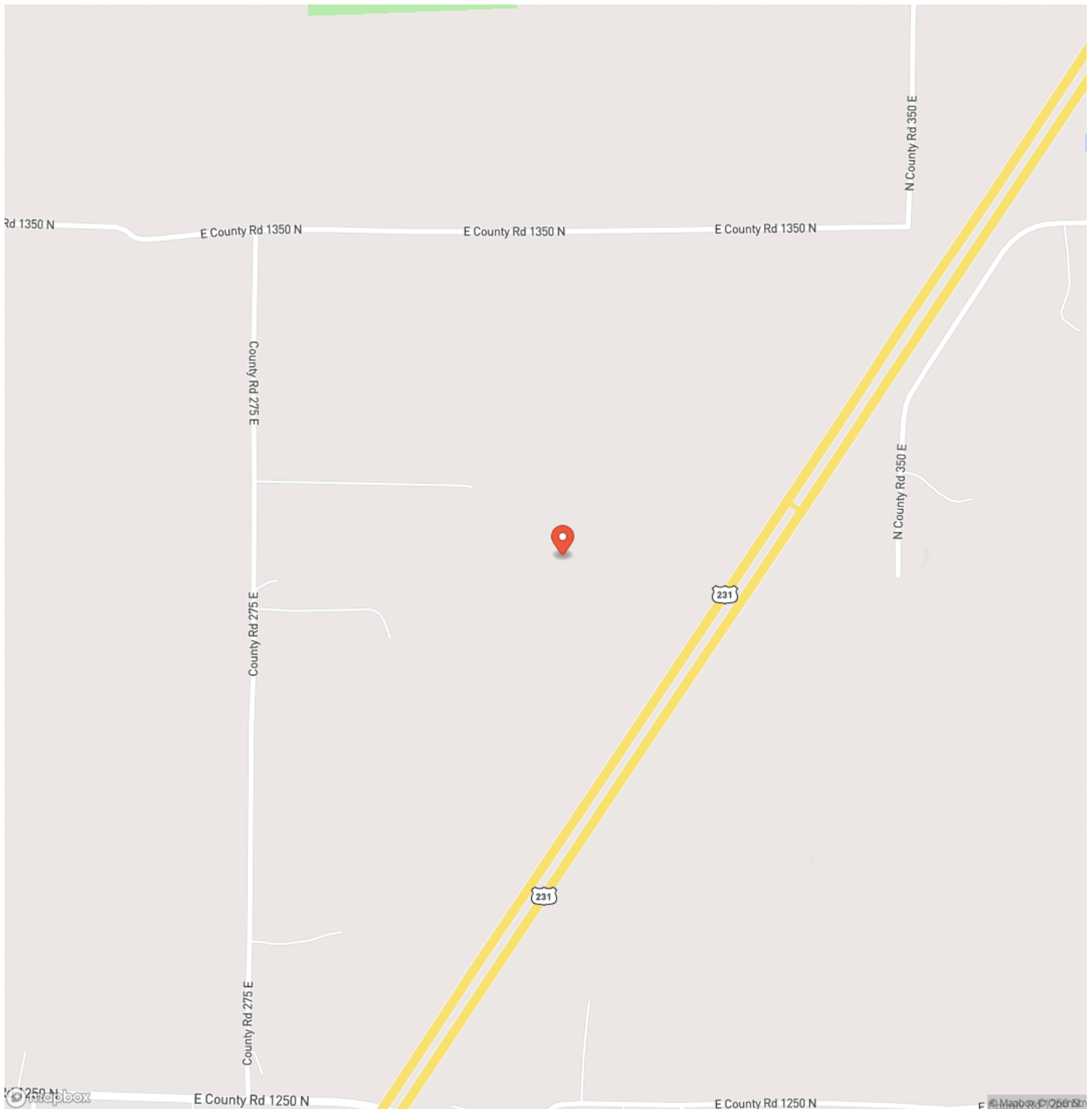


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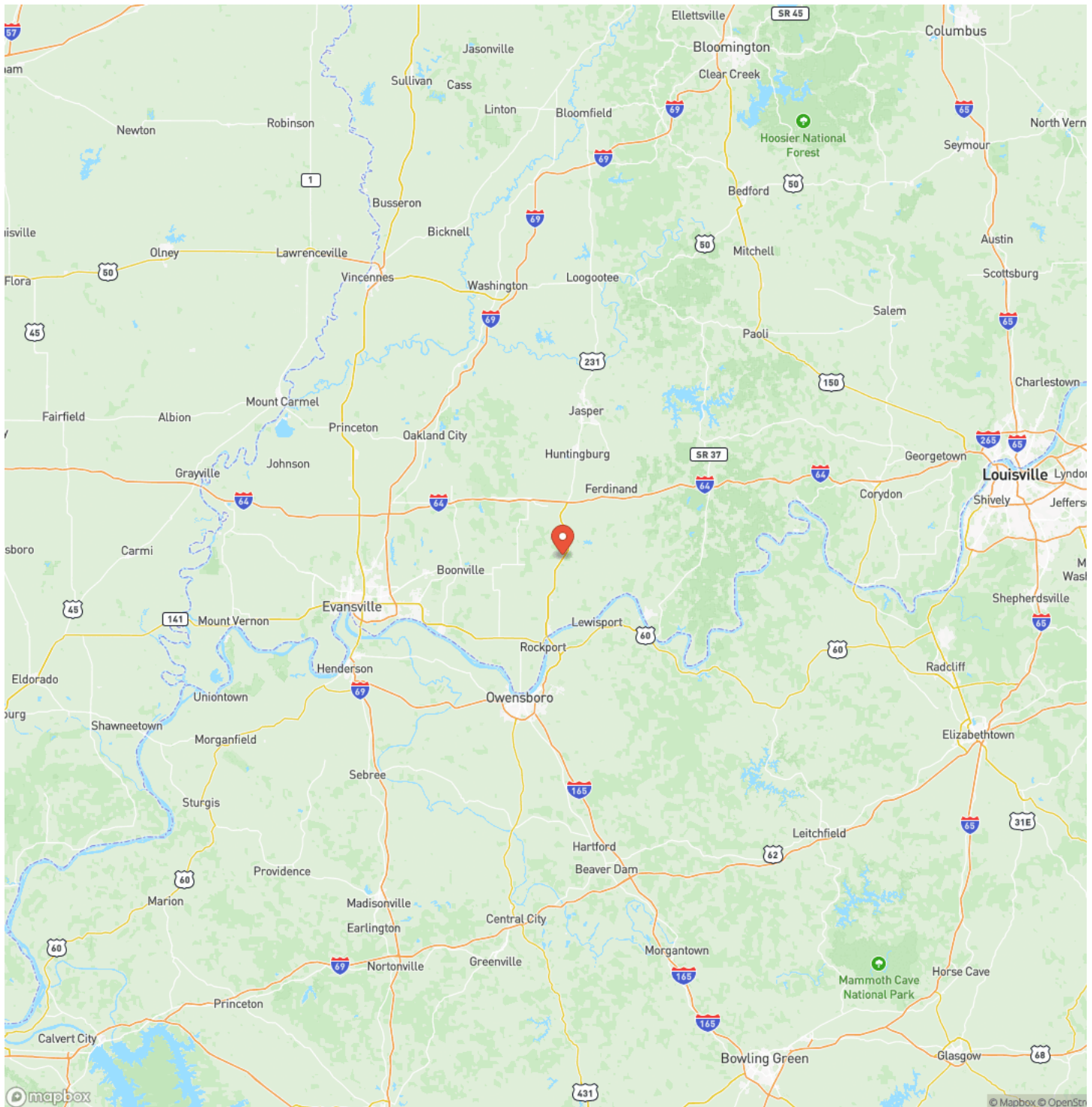
## Locator Map





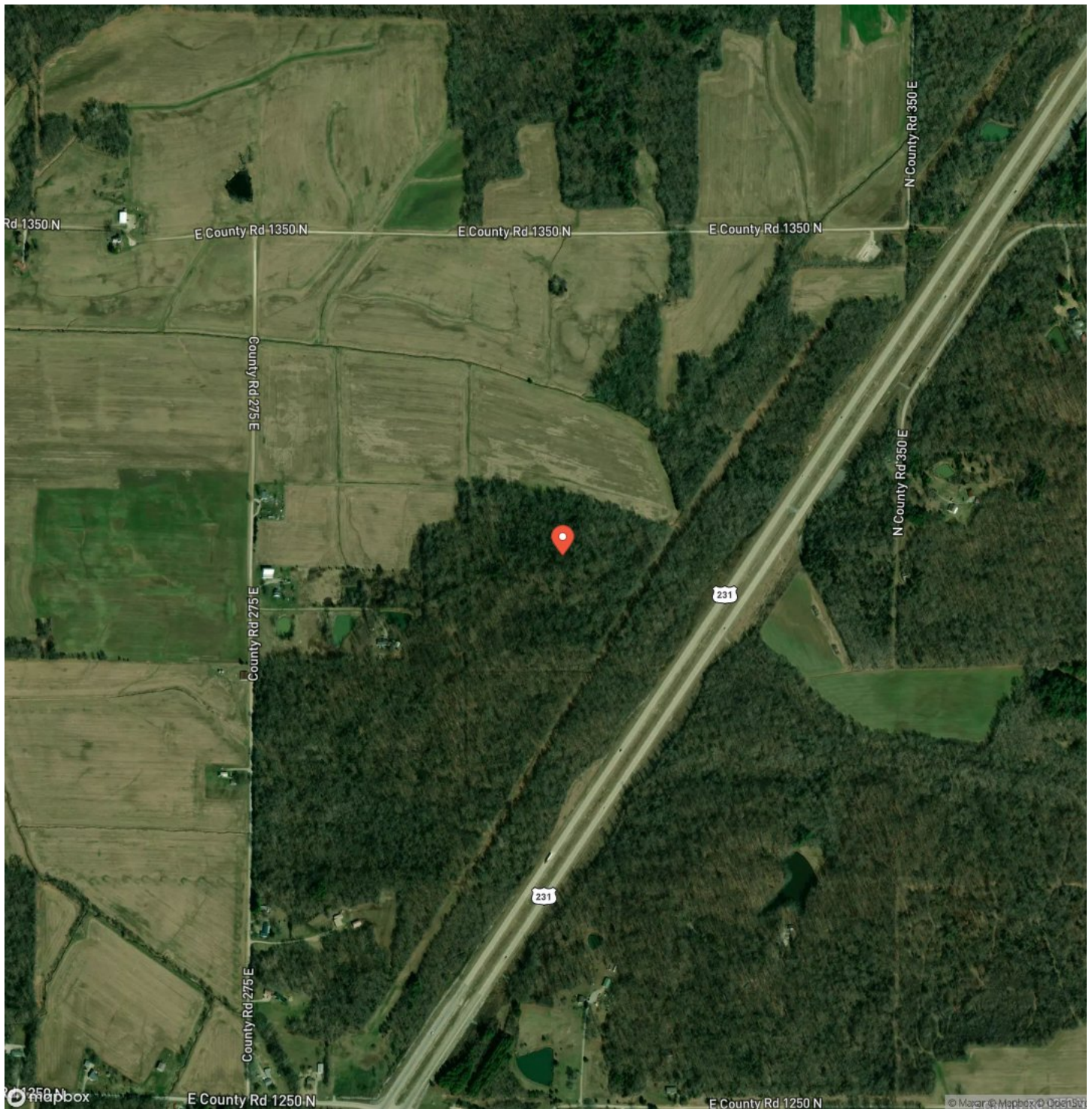
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## Locator Map





## Satellite Map



## 55 Acres Prime Hunting In Spencer County, IN

### Chrisney, IN / Spencer County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Charlie Garrison

## Mobile

(812) 480-6265

## Office

(765) 505-4155

## Email

charlieg@mossyoakproperties.com

**Address**

921 North US 41

## City / State / Zip

Rockville, IN 47842

## NOTES



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**



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**<https://indianalandandlifestyle.com/>**

## **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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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