

Freeland Trust Brown County 13
0 Whippoorwill Lane
Nashville, IN 47448

\$62,500
12.940± Acres
Brown County



Freeland Trust Brown County 13
Nashville, IN / Brown County

SUMMARY

Address

0 Whippoorwill Lane 0 Grandma Barnes Road

City, State Zip

Nashville, IN 47448

County

Brown County

Type

Undeveloped Land

Latitude / Longitude

39.2494 / -86.2555

Taxes (Annually)

760

Acreage

12.940

Price

\$62,500

Property Website

<https://indianalandandlifestyle.com/property/freeland-trust-brown-county-13-brown-indiana/38490/>



PROPERTY DESCRIPTION

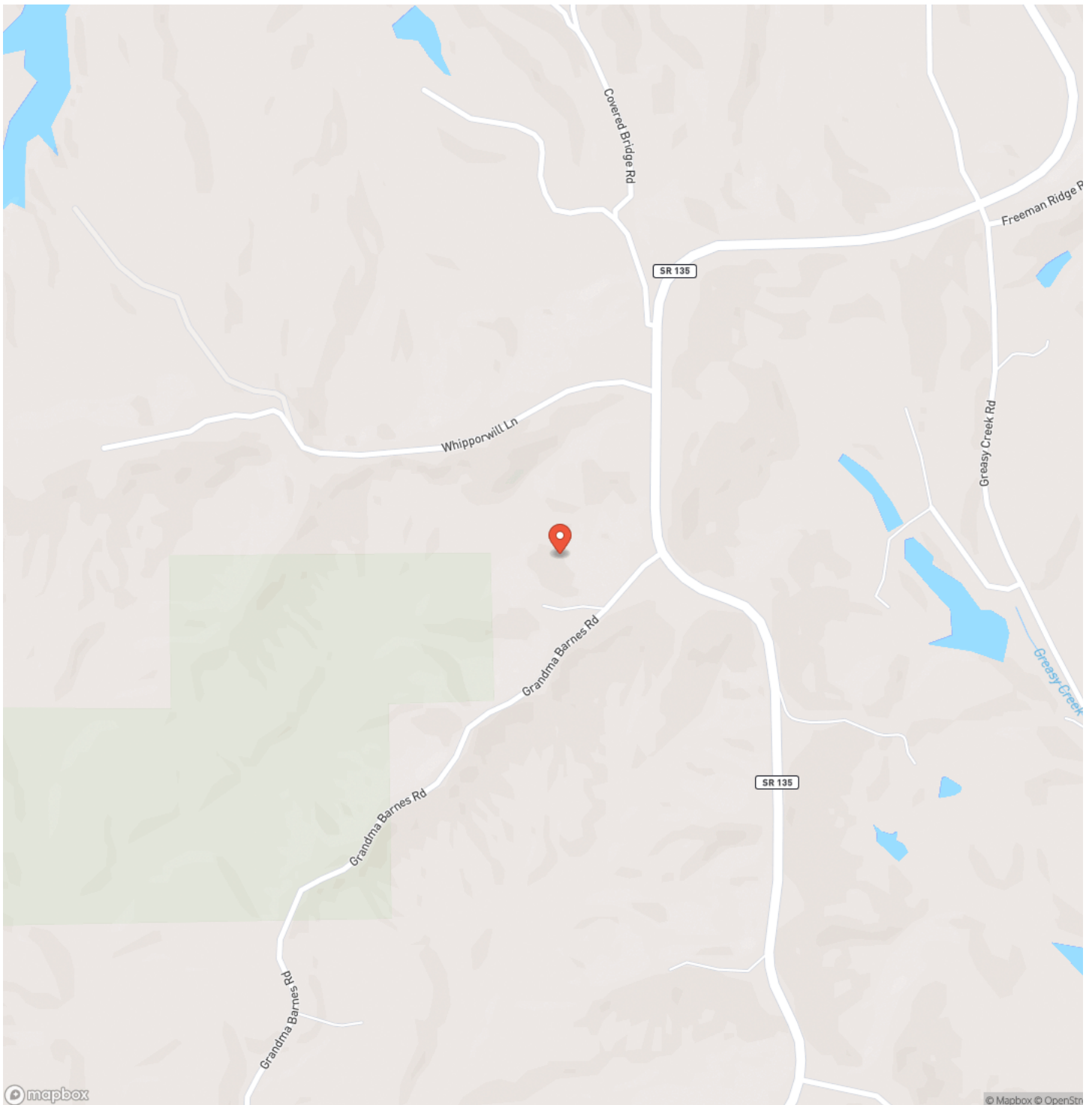
For those of you who have always had a desire to own a piece of highly sought-after Brown County real estate, then pay close attention here. This offering affords the interested buyer with an aggregate total of nearly 13 acres of beautifully wooded recreational land to enjoy. There are two tracts being conveyed via this listing - 1) a 6.57-acre tract located on Whippoorwill Lane, and 2) a 6.37-acre tract on Grandma Barnes Road, located 1/4 mile south of the Whippoorwill tract. Both tracts do not share a common property line. However, both tracts can be accessed easily by the buyer via the adjoining Yellowwood State Forest. An aerial map encompassing the location of both tracts has been incorporated into the listing content. Although no formal timber appraisals have been sought by the owner, this acreage would appear to contain significant hardwood timber value. And more importantly, to the hunter, the lower valley where these two tracts converge offers abundant evidence of deer activity. The location of two merging creeks, along with vast hardwood forest cover, creates optimal deer habitat. And there is no reason to doubt the presence of Spring turkeys as well. After all, this is Brown County. For the naturalist and outdoorsman, this opportunity will provide the presence of every type of wildlife southern Indiana has to offer.

Whippoorwill Lane and Grandma Barnes Road lie approximately 1/4 mile from one another, on the west side of SR 135. From Bean Bloss, south on SR 135 one mile to Whippoorwill Lane. It is the 2nd drive on the west side of SR 135 immediately south of the scenic overlook. From downtown Nashville, north on SR [135 3.25](#) miles to Grandma Barnes Road on left. This property is being priced to sell! Please contact Listing Agent Mark Boswell at [765-720-2166](tel:765-720-2166) for your private tour today!

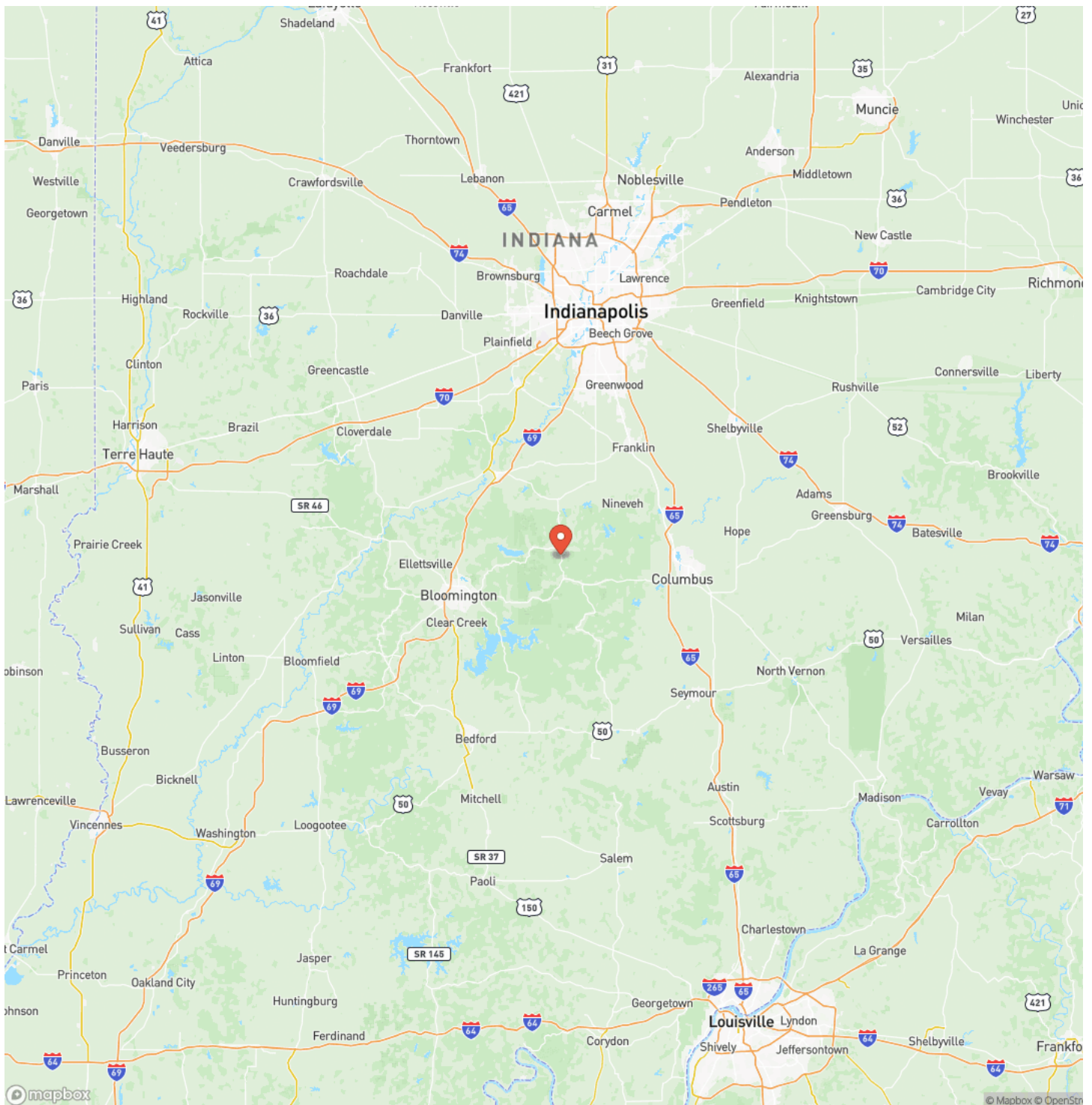
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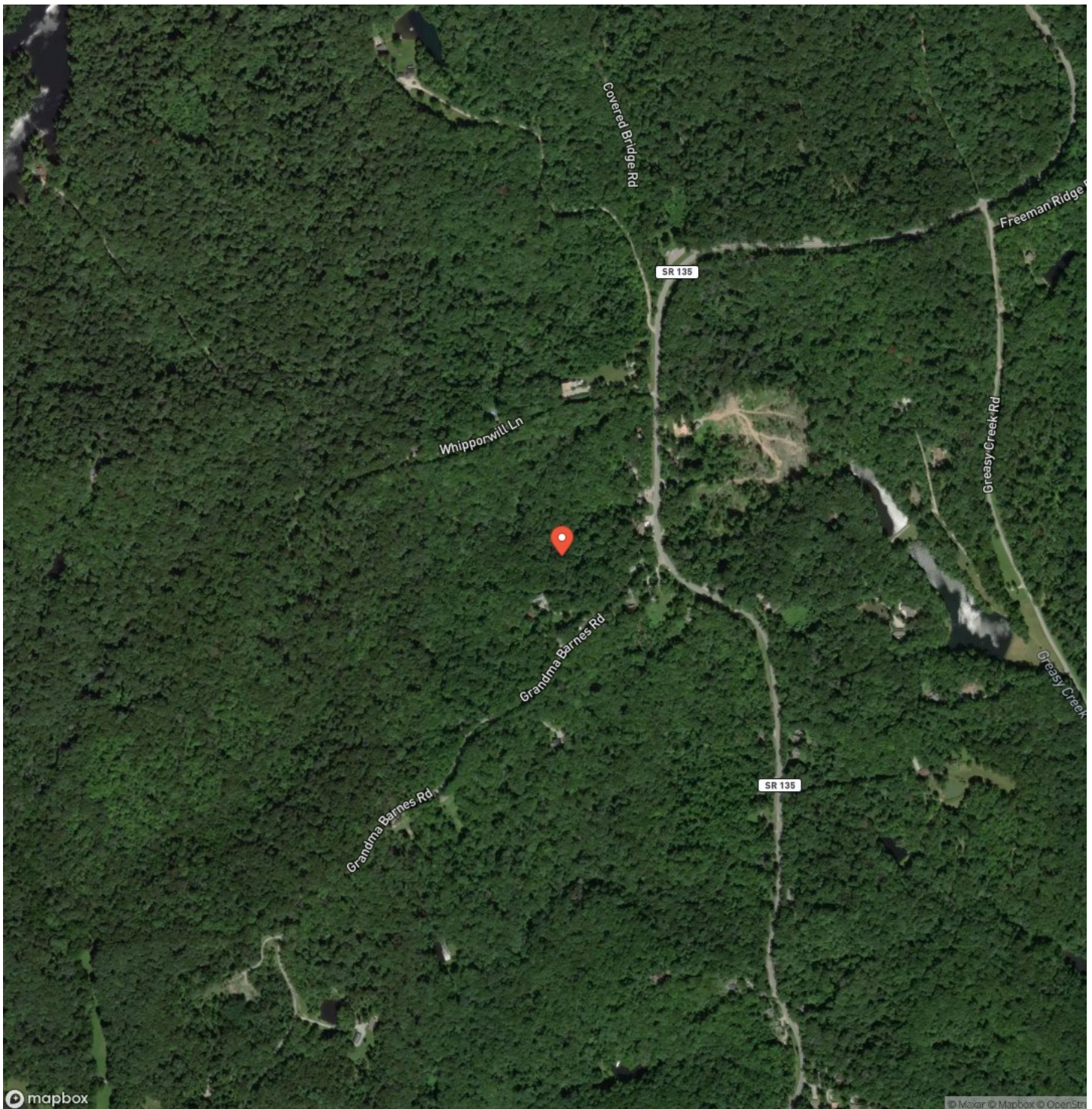
Locator Map



Locator Map



Satellite Map



Freeland Trust Brown County 13
Nashville, IN / Brown County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Boswell

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City / State / Zip

Reelsville, IN 46171

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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<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, 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 relation 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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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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