Land for sale - Amazing hunting farm with house on 72 acres in Decatur County, IN. 3240 W Co Rd 800 S Greensburg, IN 47240

\$539,000 72 +/- acres Decatur County











SUMMARY

Address

3240 W Co Rd 800 S

City, State Zip

Greensburg, IN 47240

County

Decatur County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Undeveloped Land, Horse Property

Latitude / Longitude

39.2201948 / -85.5405204

Taxes (Annually)

1800

Dwelling Square Feet

1974

Bedrooms / Bathrooms

4/2

Acreage

72

Price

\$539,000

Property Website

https://indianalandandlifestyle.com/property/land-for-sale-amazing-hunting-farm-with-house-on-72-acres-in-decatur-county-in-decatur-indiana/27811/









PROPERTY DESCRIPTION

Land for sale - Amazing 72 acre hunting farm within 1 mile from where the World's #2 typical buck was harvested (AKA the huff buck). You'll be hard pressed to find another hunting farm like this in Indiana...it's like Iowa in Indiana! The property has been allowed to grow without disturbance for at least 10 years, creating the perfect Whitetail deer and turkey habitat. The property is rolling but not too steep and allows for multiple food plot locations. However with plenty of agriculture in the area, you could just show up and hunt! Long days afield may be easier knowing that you're not only hunting a great piece of property with dynamite habitat, but you're also hunting in a genetically gifted area as well. Even though some folks believe you can change the genetics of an area, Dr. Steve Demarais states that, "It's clear that we cannot impact genetic characteristics of free-ranging populations of deer" (Role of Genetics in Management of Deer, Demarais 2007). Therefore, the Huff Buck's genetics are here to stay! A nice creek bisects the property and along with the pond up front, there's enough water and cover to give the local giant bucks a place to call home. A 1900 ft sq house rests up by the road and situated nicely away from deer bedding. The house needs work but has some character. Rent it out or use it as a hunting cabin. Sold as is. Don't miss this one-of-a-kind opportunity to own a true whitetail property in the same area as the World #2 typical buck. Broker Owned. For any questions or a private showing call or text Biologist Matt Springmeyer at 812-614-0159 or email mspringmeyer@mossyoakproperties.com.















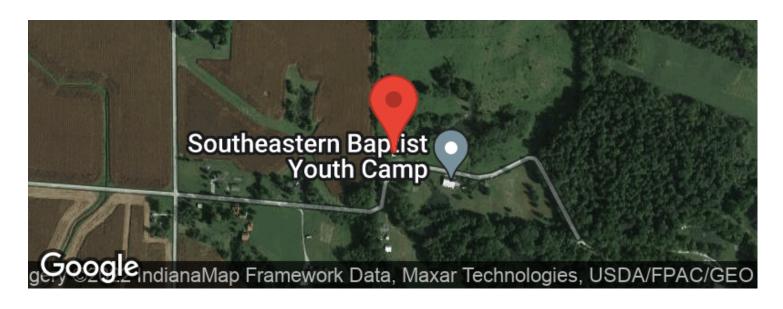
Locator Maps







Aerial Maps







LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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