

**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



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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/>



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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.



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Locator Maps



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Greensburg, IN / Decatur County

Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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

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, but 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 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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