

Land For Sale! 200+ acres of excellent hunting in
Switzerland County, IN.
7711 Florence Hill Rd
Florence, IN 47020

\$1,095,000
200± Acres
Switzerland County



**Land For Sale! 200+ acres of excellent hunting in Switzerland County, IN.
Florence, IN / Switzerland County**

SUMMARY

Address

7711 Florence Hill Rd

City, State Zip

Florence, IN 47020

County

Switzerland County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.795868 / -84.928656

Acreage

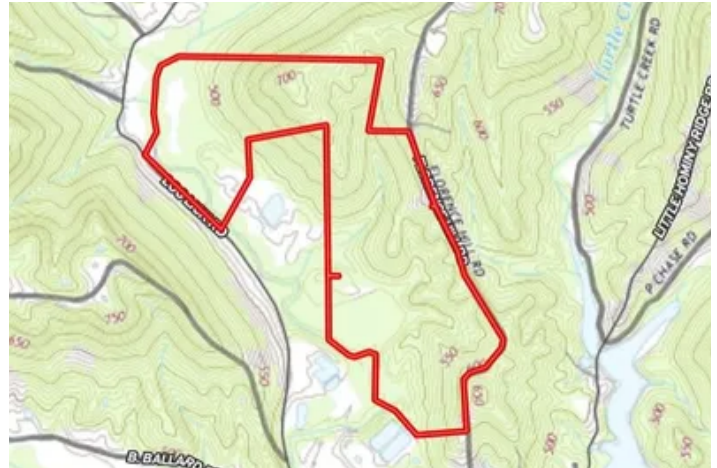
200

Price

\$1,095,000

Property Website

indianalandandlifestyle.com



Land For Sale! 200+ acres of excellent hunting in Switzerland County, IN. Florence, IN / Switzerland County

PROPERTY DESCRIPTION

200.27 Acres | Switzerland County, Indiana
7711 Florence Hill Road | Florence, IN 47020

Outstanding Whitetail Hunting, Recreational Investment & Family Farm Opportunity!

200+ Acres in Beautiful Switzerland County, Indiana! Here's an outstanding opportunity to own a large, diverse tract of Southeast Indiana land in an area known for its rugged terrain, excellent wildlife habitat, and quality whitetail deer hunting. Located less than one mile from Belterra Resort & Casino, approximately five minutes from The Sportsman Golf Course, and just five minutes from Markland Dam and the Ohio River, this property offers a rare combination of recreational opportunities, privacy, and investment potential.

The property consists of three tracts totaling approximately **200.27 acres (80.6, 72.84, and 46.83 acres)** with an impressive **4,200 feet of road frontage along Florence Hill Road and another 1,300 feet along Log Lick Road**. Multiple access points from two different roads provide tremendous flexibility, especially for the serious whitetail hunter looking to access different portions of the farm under varying wind conditions.

A Whitetail Hunter's Dream

For the avid deer hunter, this property has many of the characteristics that make Southeast Indiana hunting ground so desirable. The rolling ridges, wooded draws, natural funnels, and thick bedding cover create excellent habitat for holding and moving whitetail deer throughout the hunting season.

The Log Lick Road portion of the farm is particularly interesting from a hunting standpoint. Several smaller agricultural fields are broken up by wooded funnels, ditches, and natural travel corridors. These terrain features can be especially productive during the pre-rut when mature bucks begin cruising between bedding areas and checking agricultural openings for receptive does.

Approximately **20 acres of tillable ground** provide a valuable food source in a neighborhood dominated by timber and cedar thickets. This combination of agriculture, dense cover, and varied terrain creates the food-to-bedding relationships that experienced deer hunters look for when evaluating a property.

There's also an approximately **2+ acre overgrown field that has recently been mowed**, offering an excellent opportunity to establish a destination food plot or strategically located hunting plot. With the right habitat improvements and hunting strategy, this property has the ingredients to become an outstanding whitetail hunting destination.

An extensive trail system winds throughout the farm, providing access to the ridges, fields, and wooded areas, including routes connecting Florence Hill Road and Log Lick Road possible with a little effort. The property also supports an excellent wild turkey population, adding another recreational opportunity for the spring hunting season.

Multiple Building Sites & Investment Potential

For buyers looking beyond hunting, this property offers numerous possibilities. Multiple potential building locations along Florence Hill Road provide opportunities for a secluded country home, weekend cabin, family retreat, or recreational getaway. The acreage and extensive road frontage also provide flexibility for future land-use planning, subject to applicable approvals.

The Log Lick Road access lane is located within a floodplain, making this portion of the property better suited for recreational and agricultural use rather than residential development.

Whether you're looking for a private family farm, a large hunting property to enjoy for generations, or a long-term land investment, this property deserves a serious look.

Location, Location, Location!

Located in the beautiful rolling hills of **Southeast Indiana**, this 200+ acre property offers the privacy, recreational opportunities, and outstanding whitetail hunting that make this region so attractive to land buyers. Southeast Indiana has long been a popular destination for hunters, outdoor enthusiasts, and land investors from **Greater Cincinnati and Southwest Ohio** looking for larger recreational properties within a reasonable drive of home.

Despite its secluded rural setting, the farm is conveniently located near several popular attractions:

- **Less than 1 mile** from Belterra Resort & Casino
- **Approximately 5 minutes** from The Sportsman Golf Course
- **Approximately 5 minutes** from Markland Dam and the Ohio River
- Convenient access to boating, fishing, golf, and other outdoor recreation

Whether you're a hunter looking for your own piece of Indiana whitetail country, an investor seeking a substantial landholding, or a family wanting a private weekend retreat, this property offers an exceptional opportunity in Southeast Indiana.

Just in Time for Whitetail Season!

With cooler temperatures arriving and whitetail activity beginning to increase, the timing couldn't be much better to purchase a property like this. The combination of productive agricultural openings, thick bedding cover, natural terrain funnels, multiple access points, and miles of trails makes this a farm that serious hunters will want to explore.

Over 200 acres, approximately 5,500 feet of combined road frontage, multiple potential building sites, and exceptional recreational possibilities - all in one of southern Indiana's most scenic areas.

Properties offering this much acreage, accessibility, and hunting potential in a single location don't come along every day.

7711 Florence Hill Road, Florence, Indiana - Come see the possibilities for yourself!

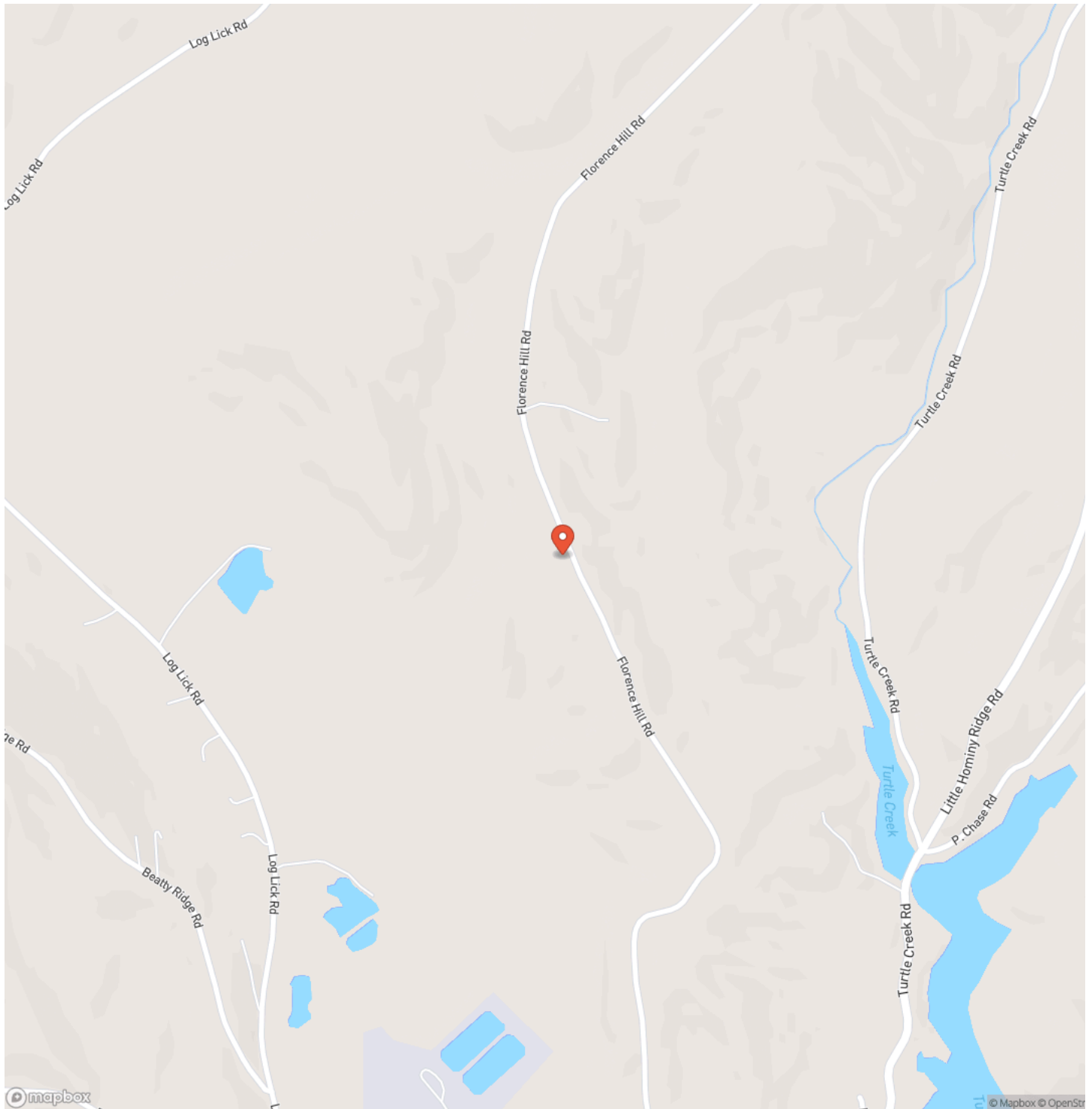
For any questions or a private showing call Biologist/ Land Specialist Matt Springmeyer at [812-614-0159](tel:812-614-0159) or email mspringmeyer@mossyoakproperties.com.

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Florence, IN / Switzerland County



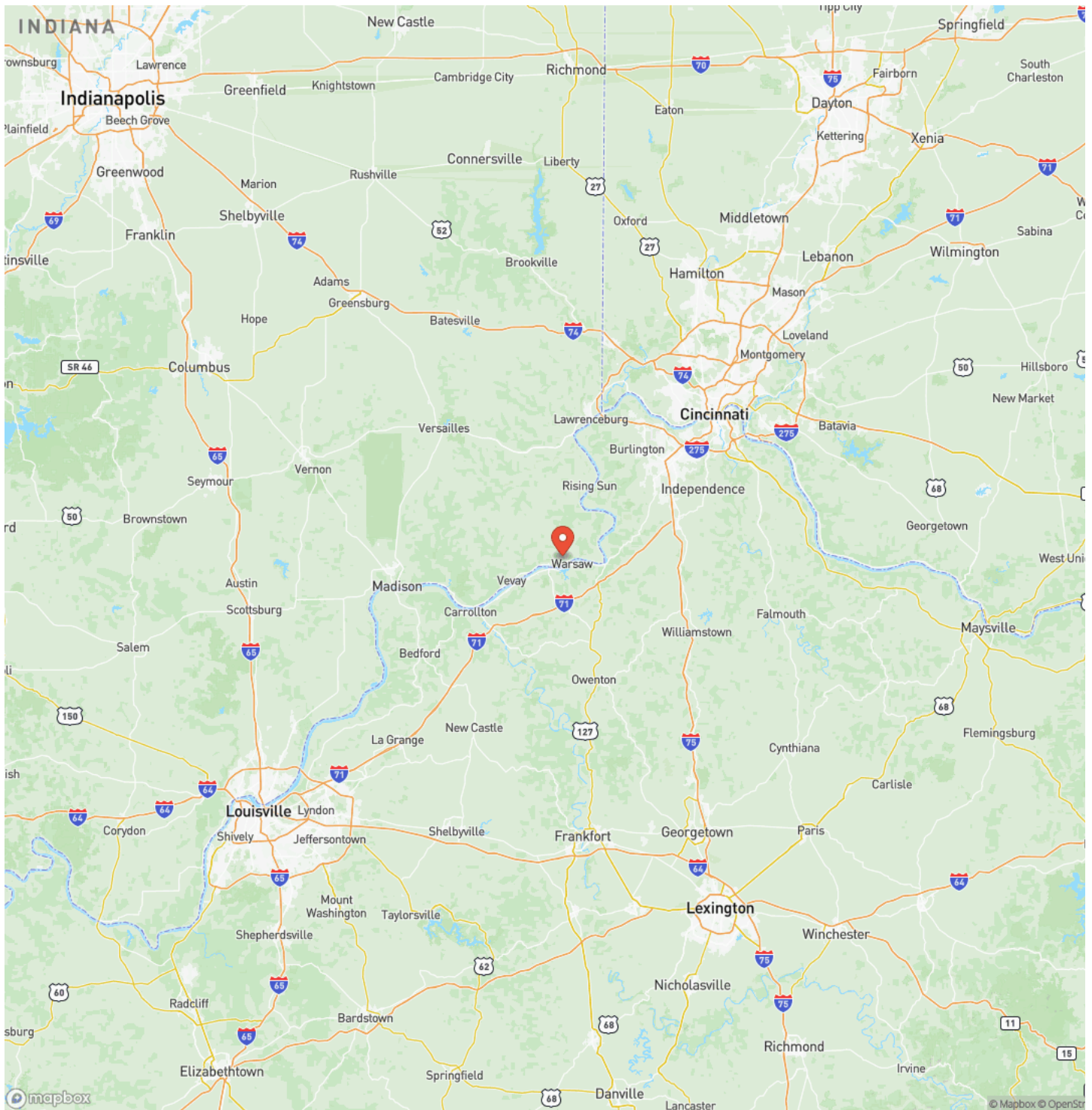
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Locator Map



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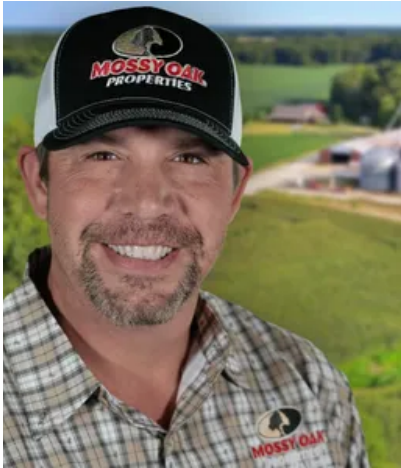
Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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Mossy Oak Properties Indiana Land and Lifestyle

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