

Land For Sale in Clay County, IN 40 Acres

+/-

State Road 46

Bowling Green, IN 47833

\$210,000

40± Acres

Clay County



Land For Sale in Clay County, IN 40 Acres +/- Bowling Green, IN / Clay County

SUMMARY

Address

State Road 46

City, State Zip

Bowling Green, IN 47833

County

Clay County

Type

Hunting Land, Residential Property

Latitude / Longitude

39.3749 / -86.9889

Taxes (Annually)

31

Acreage

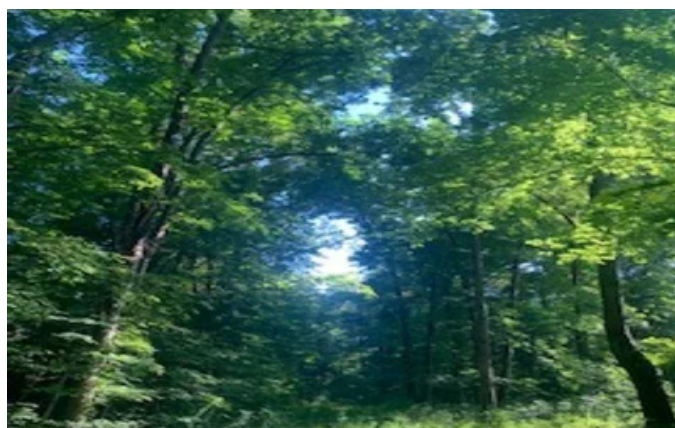
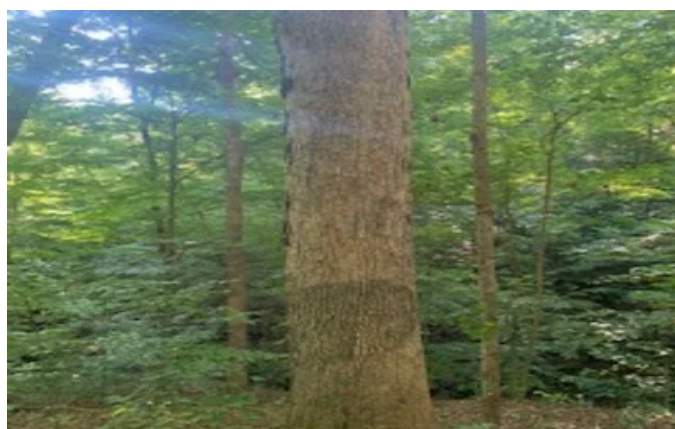
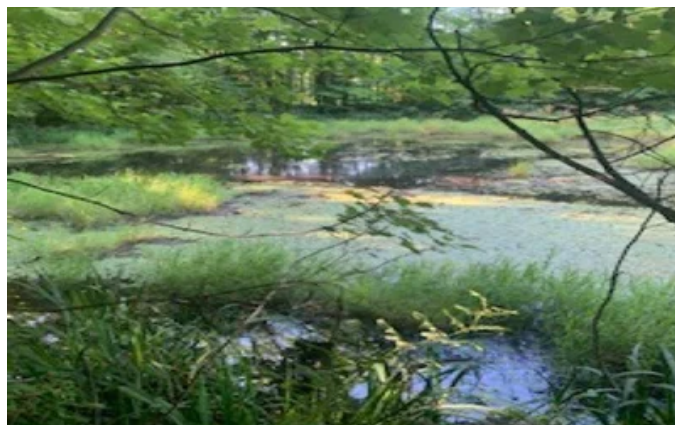
40

Price

\$210,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-in-clay-county-in-40-acres-clay-indiana/31428/>



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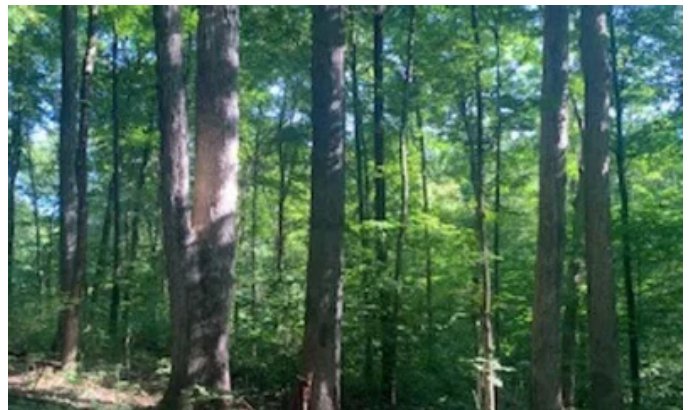
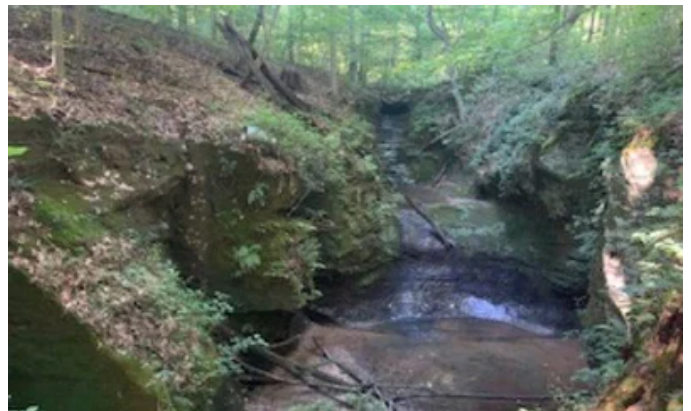
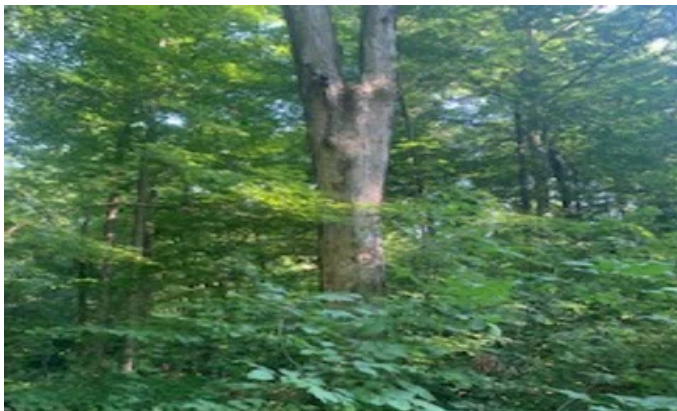
PROPERTY DESCRIPTION

Take a look at this 40 acre timbered tract for sale in Clay County, IN near the town of Bowling Green, 47833. A gated driveway off of State Road 46 leads to the property and provides access to an excellent wooded building site. The wooded acres are a nice mix of white oak, red oak, poplar, and hard maple, with some timber ready to be harvested now and some in the future. The entire 40 acres is enrolled in a classified forest program which greatly reduces the taxes. There is a small pond amongst the trees that wood ducks inhabit, and deer and turkey sign is found throughout. A creek cuts through the property, providing year around water sources for wildlife, and rock croppings can be found along the creek, adding to the aesthetic appeal. This unique property is perfect for someone looking for a recreational tract or building site and will not last long! Call Mossy Oak Properties Land Specialists Todd Harrison at [812-229-1189](tel:812-229-1189) or Caleb Emrick at [812-605-3163](tel:812-605-3163) for more information. Please use GPS coordinates 39.3749, [-86.9889](#) to locate the property.

- * Building site
- * Harvestable timber
- * Excellent deer and turkey hunting
- * Great access off of SR 4,
- * 30 minutes from Terre Haute, IN
- * 45 minutes from Bloomington, IN
- * 60 minutes from Indianapolis, IN

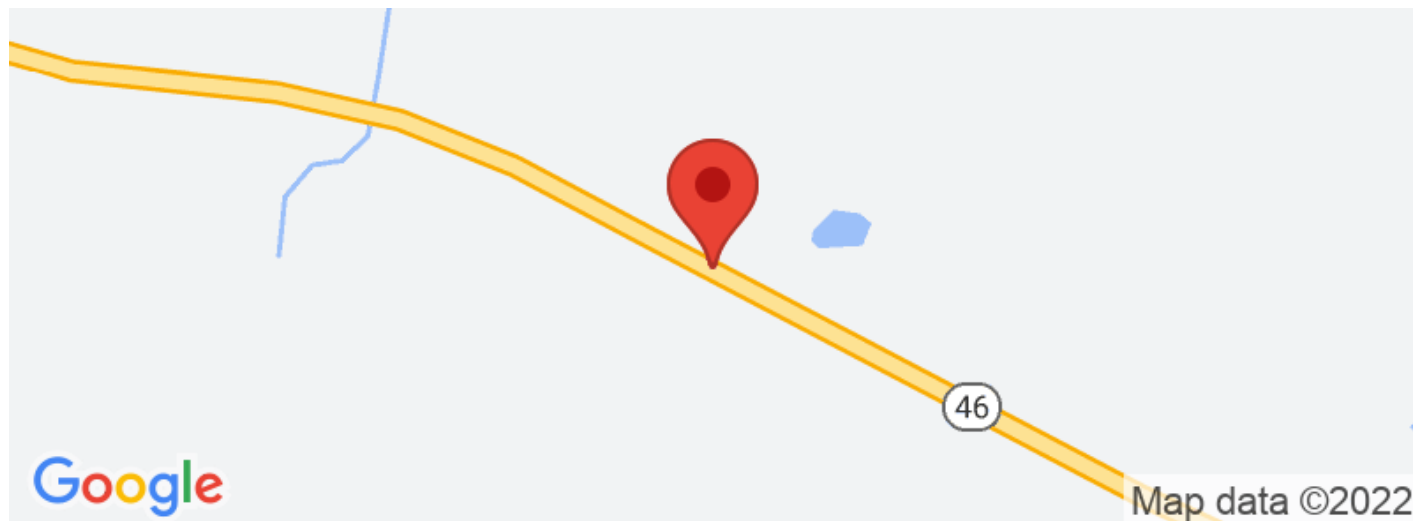


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Bowling Green, IN / Clay County**



Land For Sale in Clay County, IN 40 Acres +/-
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Locator Maps



Land For Sale in Clay County, IN 40 Acres +/-
Bowling Green, IN / Clay County

Aerial Maps



Land For Sale in Clay County, IN 40 Acres +/- Bowling Green, IN / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Todd Harrison

Mobile

(812) 229-1189

Email

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Address

921 North US 41

City / State / Zip

Rockville, IN 47842

NOTES

NOTES

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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.



Mossy Oak Properties Indiana Land and Lifestyle

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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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