

Bottomland Bucks and Ducks
8000* E 1000 S
Austin, IN 47102

\$499,000
105.5± Acres
Jackson County



Bottomland Bucks and Ducks

Austin, IN / Jackson County

SUMMARY

Address

8000* E 1000 S null

City, State Zip

Austin, IN 47102

County

Jackson County

Type

Hunting Land, Riverfront, Recreational Land, Undeveloped Land

Latitude / Longitude

38.735265 / -85.877185

Taxes (Annually)

\$150

Acreage

105.5

Price

\$499,000

Property Website

<https://indianalandandlifestyle.com/property/bottomland-bucks-and-ducks/jackson/indiana/112581/>



Bottomland Bucks and Ducks

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PROPERTY DESCRIPTION

Bottomland Bucks and Ducks — 105± Acres | Jackson County, Indiana

This is one of those properties that serious hunters talk about — and rarely get the chance to own.

Located in the heart of southern Indiana's most celebrated waterfowl and big game corridor, Bottomland Bucks and Ducks offers over 105 acres of WRP wetland ground bordered by the Muscatatuck River in Jackson County, Indiana. Surrounded on all sides by tens of thousands of acres of government conservation ground within the Austin Bottoms Conservation Area, this property delivers something that money alone can't manufacture — true seclusion, absolute quiet, and the kind of wildlife pressure that only comes from being in the middle of it all.

The wetlands have been carefully developed and maintained with engineered berms, water management, and a program of prescribed burns that keep the habitat in peak condition year after year. Duck blinds are already in place along the flyway, so your first season starts the moment you close. When the flights come through this corridor — and they do, season after season — you'll be positioned exactly where you want to be.

But ducks are only half the story. The same river bottom timber and wetland edge habitat that draws waterfowl in waves also holds quality whitetail deer throughout the season. This is southern Indiana big game country, and this property sits squarely in the middle of it.

Access is via easements on two sides with a gated entry, keeping intrusion minimal and the experience fully private.

Whether you're a serious duck hunter looking for a private club destination, a group seeking a shared recreational investment, or a conservation-minded buyer who understands the long-term value of WRP ground in a wildlife refuge corridor — this property delivers on every level.

Property Highlights:

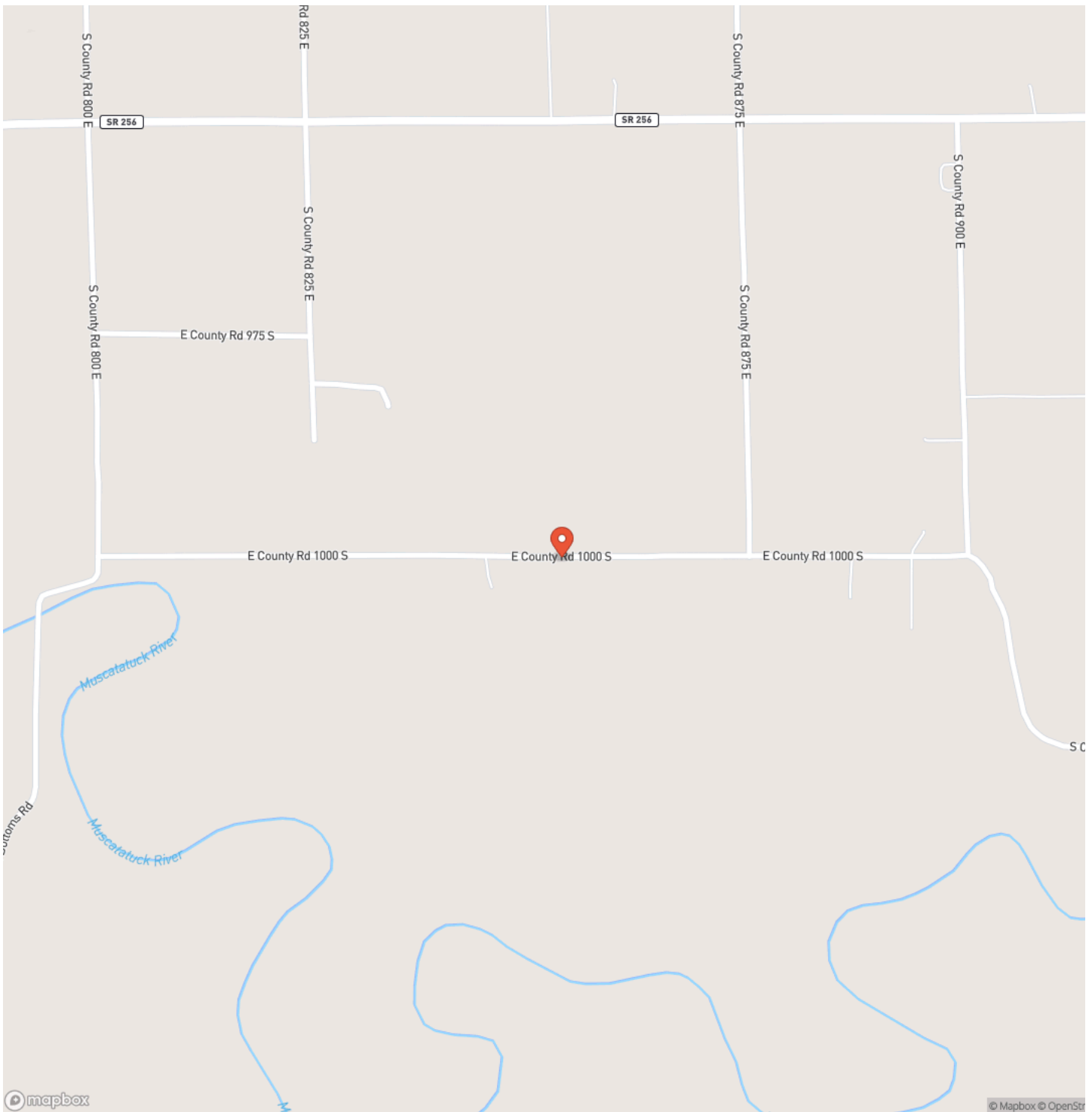
- 105± acres of WRP (Wetland Reserve Program) wetland ground in Jackson County, Indiana
- Bordered by the Muscatatuck River — one of southern Indiana's premier waterfowl and big game waterways
- Situated within the Austin Bottoms Conservation Area — surrounded by tens of thousands of acres of government conservation ground
- Located in southern Indiana's well-regarded waterfowl and big game corridor
- Duck blinds in place along the established flyway — hunt-ready from day one
- Professionally engineered wetland berms for water level management
- Active prescribed burn program maintains peak habitat condition year-round
- Excellent waterfowl hunting — positioned in a proven duck flight corridor
- Quality whitetail deer hunting throughout the season
- Gated property with easement access on two sides
- Exceptional seclusion — minimal neighboring property intrusion
- Ideal for hunting club, duck club, or conservation-minded investor
- WRP enrollment provides established wetland infrastructure at no additional buyer cost
- A genuine recreational sanctuary in one of Indiana's most productive wildlife corridors

For more information, contact Land Specialist Torry Miller at [812-614-2620](tel:812-614-2620).

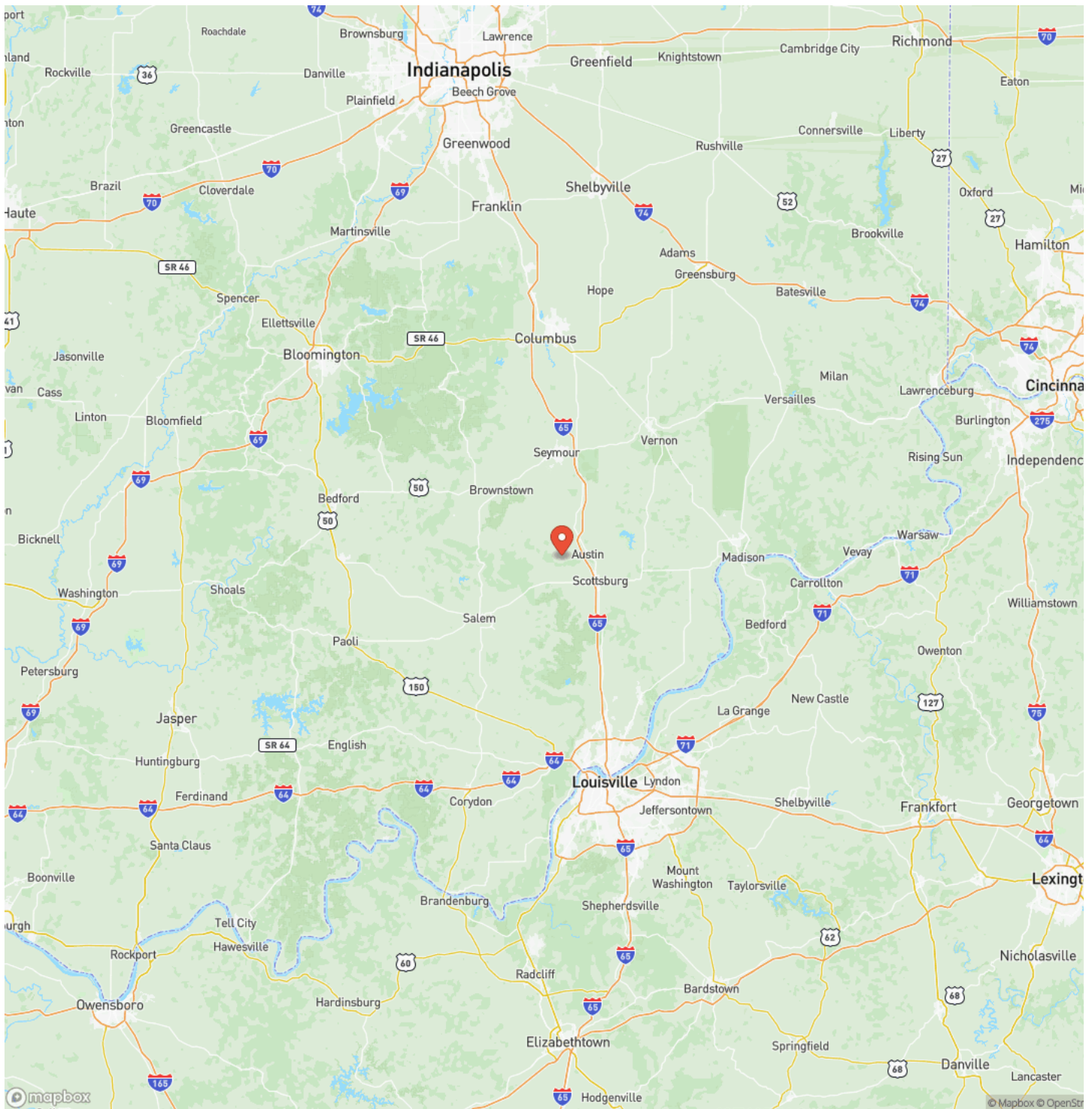
Bottomland Bucks and Ducks
Austin, IN / Jackson County



Locator Map



Locator Map



Satellite Map



Bottomland Bucks and Ducks Austin, IN / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Torry Miller

Mobile

(812) 943-2718

Office

(812) 614-2620

Email

tmiller@mossyoakproperties.com

Address

City / State / Zip

Batesville, IN 47006

NOTES



This image shows a single 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.



<https://indianalandandlifestyle.com/>

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
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
<https://indianalandandlifestyle.com/>
