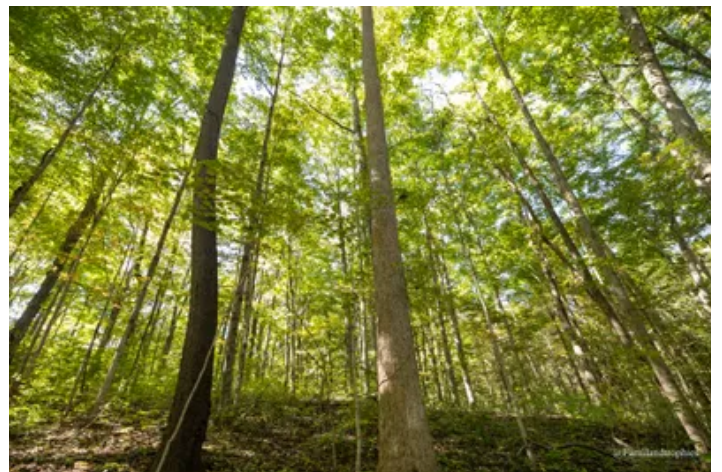


For Sale - 30.12 +/- Acres on Wabash River - Huntington,
Indiana - Huntington County
V/L 200 W
Huntington, IN 46750

\$475,000
30.12± Acres
Huntington County



For Sale - 30.12 +/- Acres on Wabash River - Huntington, Indiana - Huntington County
Huntington, IN / Huntington County

SUMMARY

Address

V/L 200 W

City, State Zip

Huntington, IN 46750

County

Huntington County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Lot

Latitude / Longitude

40.852116 / -85.490962

Taxes (Annually)

\$5

Acreage

30.12

Price

\$475,000

Property Website

indianalandandlifestyle.com



For Sale - 30.12 +/- Acres on Wabash River - Huntington, Indiana - Huntington County Huntington, IN / Huntington County

PROPERTY DESCRIPTION

30.12 +/- Acres on the Wabash River | Huntington County, IN

This 30.12 +/- acre tract sits just southwest of Huntington and fronts both the Wabash River and North 200 W. It offers excellent hunting, with taxes kept low by its enrollment in Indiana's Classified Forest program.

The Land

The Wabash forms the property's northeast boundary, giving you river frontage and a scenic setting. From the river bottom, the land climbs through wooded draws to high ridges, which makes for varied terrain and great hunting setups.

- **River bottom:** about 712 ft along the Wabash
- **Lower slopes:** about 720-728 ft, a gradual rise out of the bottom
- **Mid slopes:** about 752-760 ft, where defined draws and benches funnel wildlife
- **Ridge tops:** up to about 768 ft, with mature red and white oaks

That adds up to roughly 55 feet of elevation change across the property.

Hunting

River frontage, hardwood ridges, and bottomland together create excellent habitat. The property holds great deer and turkey hunting, and the Wabash brings waterfowl opportunities. Oak mast on the ridges and the travel corridor along the river keep wildlife moving through the property.

Income and Tax Benefits

- **Classified Forest enrollment:** significantly reduced property taxes
- **Easement income:** an easement with the City of Huntington to access, maintain, and install wells currently generates \$2,000 in income. The contract is included in the attachments.
- **Walnut plantings:** a long-term timber asset in the river bottom

Location

The property is just minutes southwest of Huntington, with easy access to both Huntington and Andrews. Nearby recreation includes J. Edward Roush Lake and Fish & Wildlife Area just east, and Salamonie Lake to the south. I-69 is close by for an easy drive to Fort Wayne, about 30 miles northeast. That makes this a great getaway or investment property for buyers from across northeast Indiana.

Access and Building Potential

The property is currently accessed by an easement. The ridge tops may offer a possible building site, but any building would be up to the buyer to work out with Huntington County.

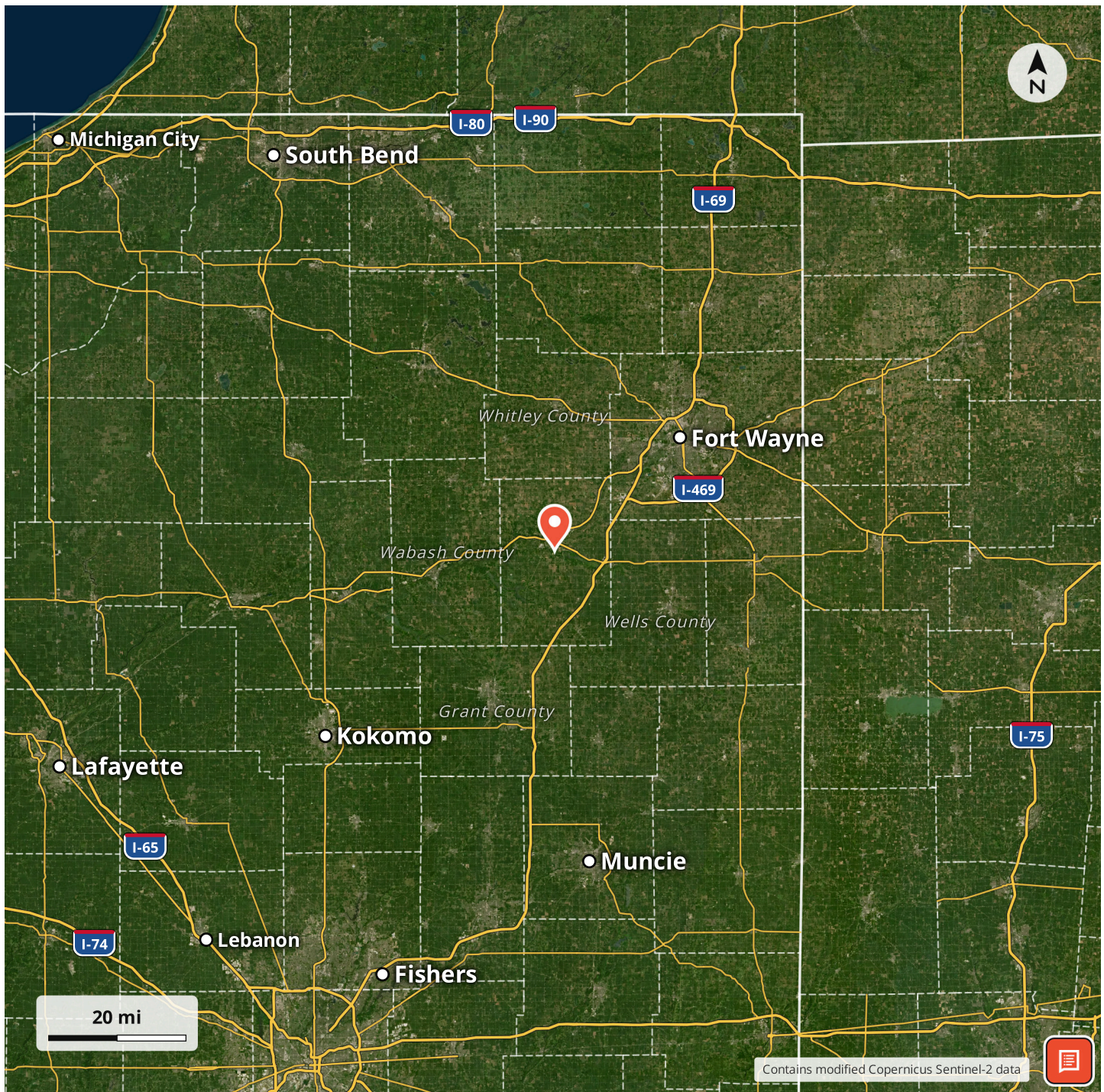
A survey and the easement contract are available in the attachments.

For more information or to view, contact Land Specialists Nick Driskill - [\(260\) 241-5868](tel:2602415868) / Brecken Kennedy - [\(260\) 578-7661](tel:2605787661) / Ty Mills - [\(260\) 571-5232](tel:2605715232)

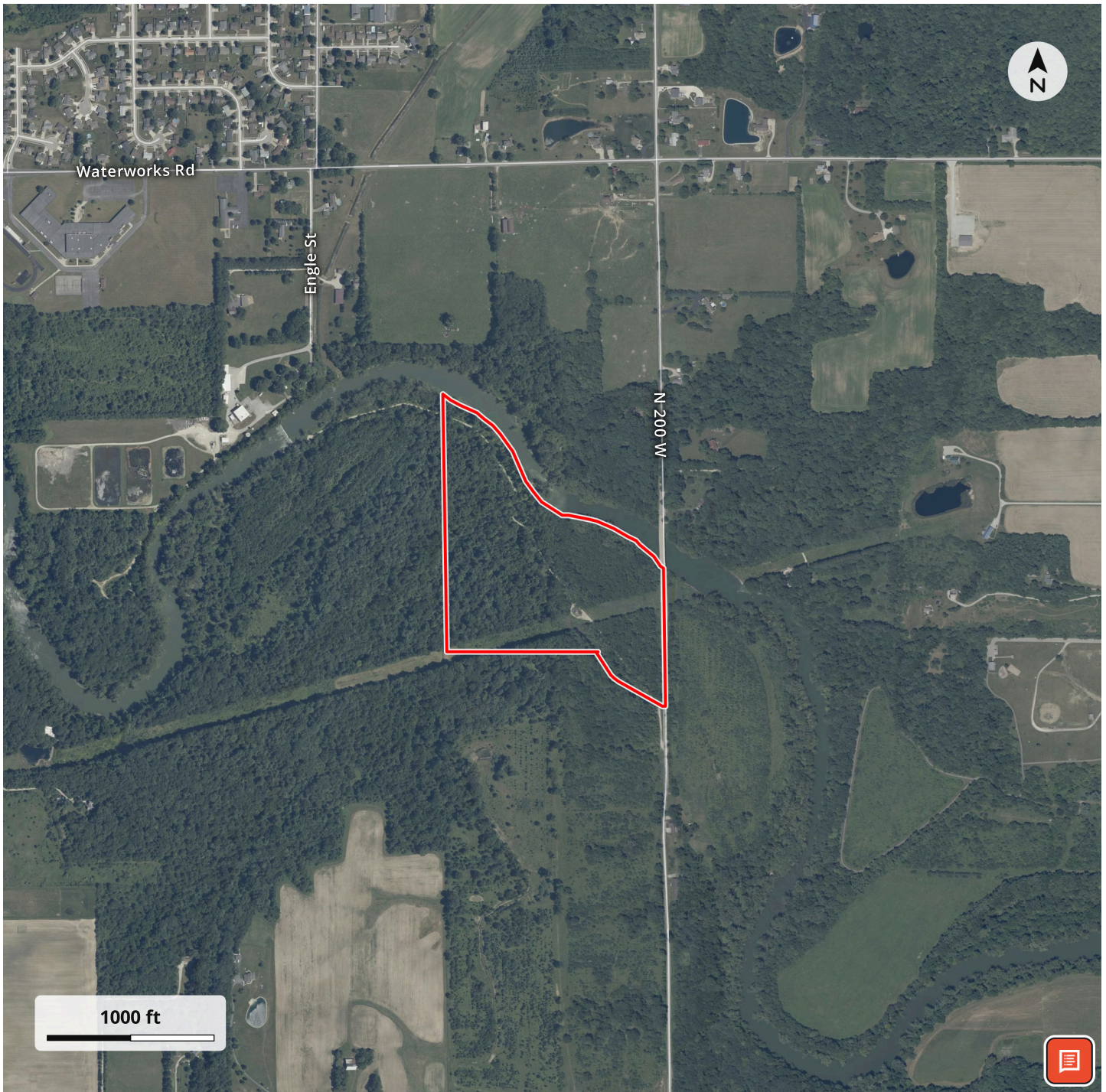
For Sale - 30.12 +/- Acres on Wabash River - Huntington, Indiana - Huntington County
Huntington, IN / Huntington County



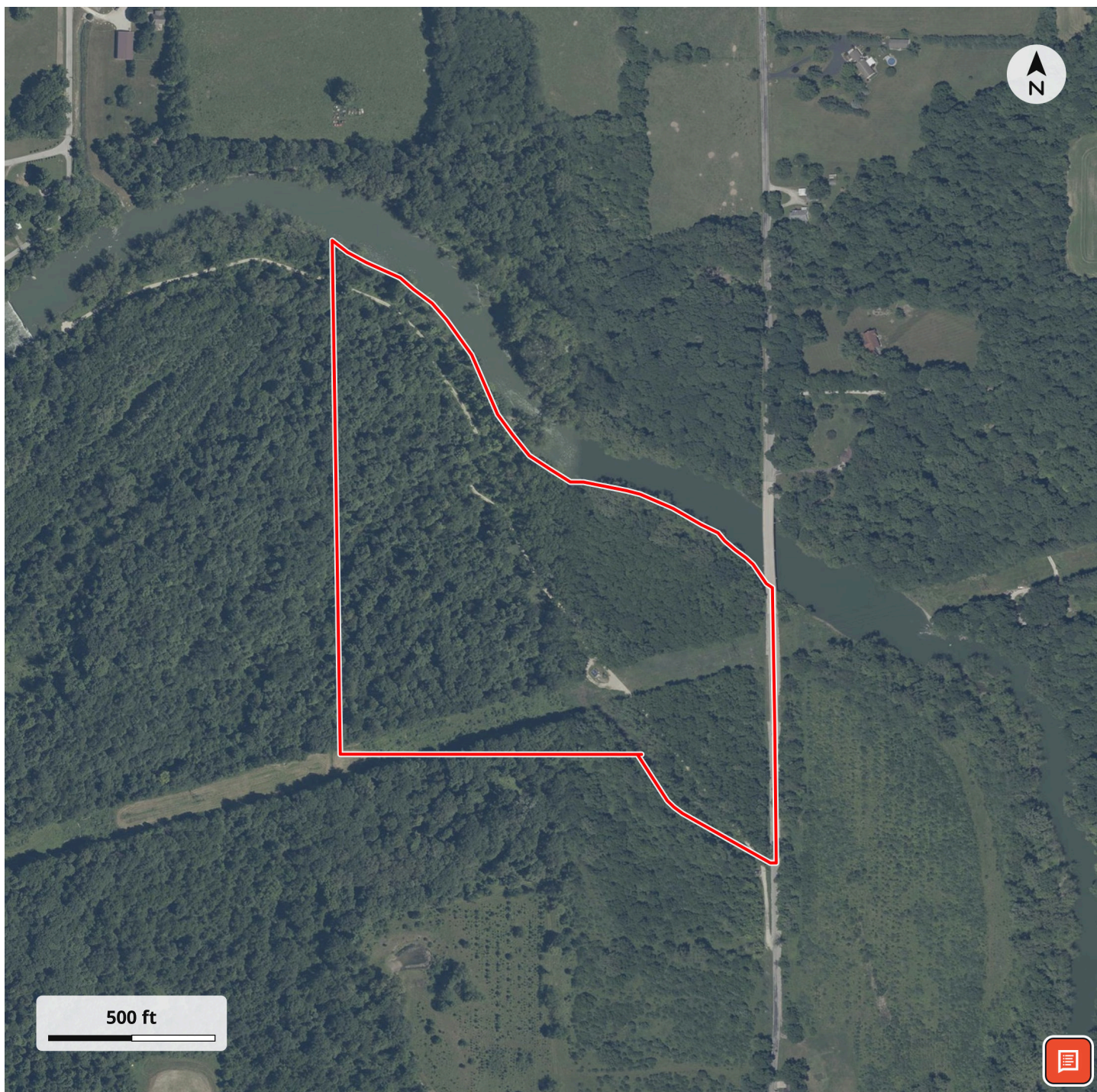
Regional Map



Locator Map



Aerial Map



**For Sale - 30.12 +/- Acres on Wabash River - Huntington, Indiana - Huntington County
Huntington, IN / Huntington County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Mills

Mobile

(260) 264-9134

Office

(765) 505-4155

Email

tmills@mossyoakproperties.com

Address

2013 E Lou Ln

City / State / Zip

Peru, IN 46970

NOTES

[illegible]

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

Unsure of building and if it will be allowed. Would have to check with the county.

City has an easement through property to access their wells. Contract in documents.

Mossy Oak Properties Indiana Land and Lifestyle

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
