

LAND FOR SALE - 148+/- ACRES - MIXED HABITAT-
RECREATIONAL - INDIANA - SCOTT COUNTY
N Us highway #31
Scottsburg, IN 47168

\$384,800
148± Acres
Scott County



LAND FOR SALE - 148+/- ACRES - MIXED HABITAT- RECREATIONAL - INDIANA - SCOTT COUNTY
Scottsburg, IN / Scott County

SUMMARY

Address

N Us highway #31

City, State Zip

Scottsburg, IN 47168

County

Scott County

Type

Recreational Land, Hunting Land, Riverfront, Timberland

Latitude / Longitude

38.722738 / -85.782732

Acreage

148

Price

\$384,800

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-148-acres-mixed-habitat-recreational-indiana-scott-county-scott-indiana/50269/>



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Scottsburg, IN / Scott County

PROPERTY DESCRIPTION

LAND FOR SALE - 148+/- ACRES - SCOTT COUNTY, SCOTTSBURG INDIANA

Welcome to your own slice of outdoor paradise! This 148+/- acre hunting property, nestled in the scenic landscape of Scott County, Scottsburg Indiana, is now available for those seeking a recreational haven. Boasting a diverse mix of habitats, this tract promises an exceptional opportunity for hunting enthusiasts and outdoor adventurers alike.

FEATURES:

- **Mixed Habitat:** Explore a landscape that seamlessly blends wooded areas, open spaces, and natural beauty, providing the perfect environment for a variety of wildlife.
- **Recreational Paradise:** Embrace the great outdoors with endless opportunities for hiking, ATV riding, bird watching, and more. This property is an ideal escape for nature lovers seeking tranquility and adventure.
- **Low Taxes:** Just enrolled in the classified forest program, ensuring reduced property taxes, making it an economically smart investment for the discerning buyer.
- **Buildable Potential:** With careful planning and the right steps, approximately 1+/- acre of this vast property could be developed into your dream getaway or hunting cabin.
- **Water Access:** Enjoy the calming presence of Flat Creek and Stucker Fork, providing not only scenic beauty but also potential fishing and water-based recreational activities.

WETLAND RESERVE PROGRAM: A portion of the property is enrolled in the Wetland Reserve Program, enhancing the ecological value and contributing to the preservation of natural habitats. This program adds an extra layer of environmental significance to your investment.

BUILD YOUR DREAM RETREAT: Imagine constructing your own hunting lodge or cabin on this expansive property, creating a haven for relaxation and outdoor enjoyment. The potential for a buildable site offers endless possibilities for those looking to establish a permanent residence or a weekend retreat.

DON'T MISS THIS OPPORTUNITY: Whether you're an avid hunter, nature lover, or someone seeking a private retreat, this 148+/- acre property in Scott County, Scottsburg Indiana, is a rare find. Act now and make this versatile tract your own outdoor sanctuary!

For more information or to schedule a viewing, contact Land Specialist, Caleb Low, at [317-691-0462](tel:317-691-0462) or MossyOakLow@gmail.com Seize the opportunity to own a piece of nature's paradise in beautiful Scott County!



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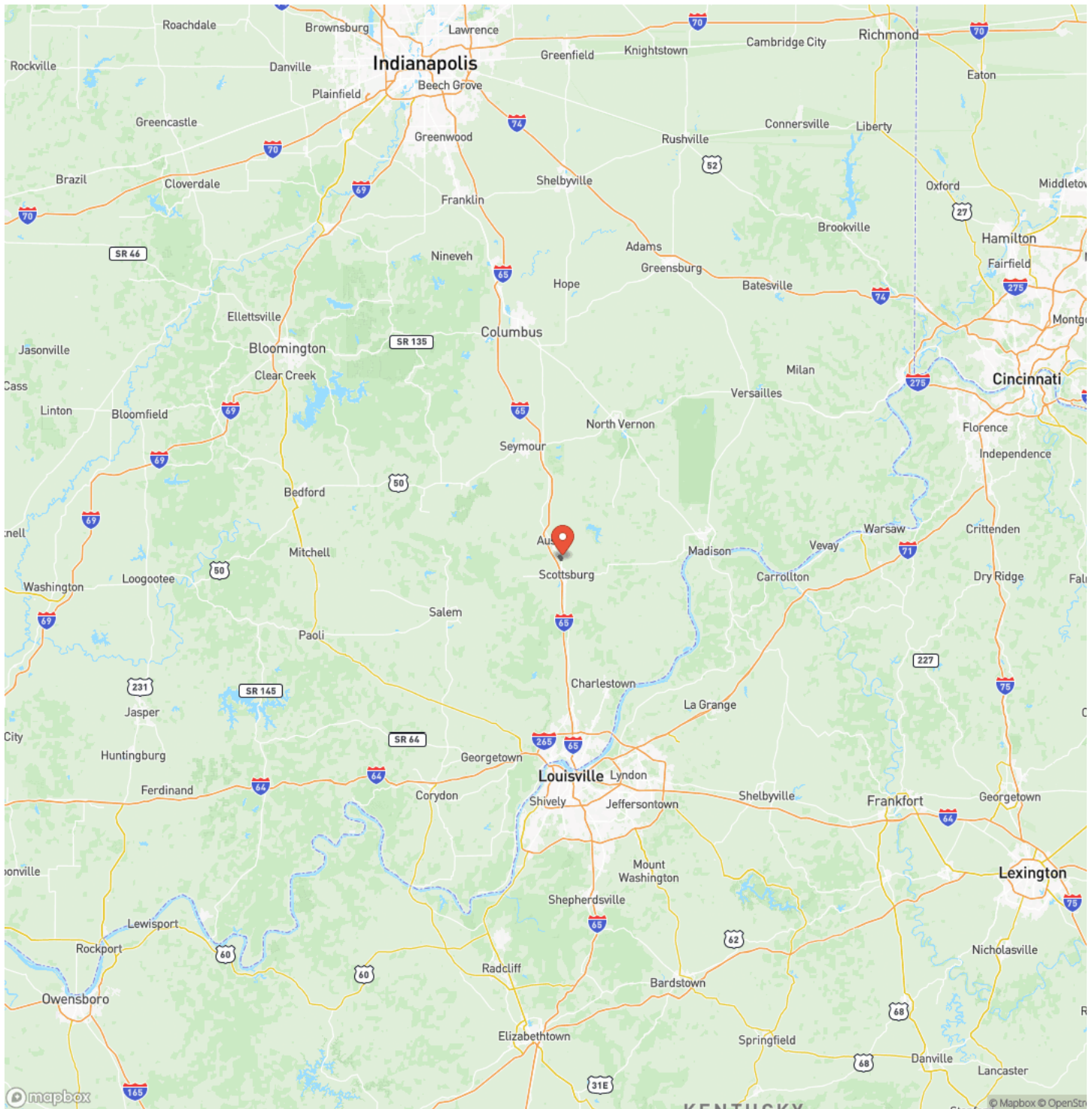


Locator Map



LAND FOR SALE - 148+/- ACRES - MIXED HABITAT- RECREATIONAL - INDIANA - SCOTT COUNTY
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Locator Map



Satellite Map



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Scottsburg, IN / Scott County

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Low

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City / State / Zip

Greenfield, IN 46140

NOTES

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:

<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.



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