

LAND FOR SALE | 49.69 +/- ACRES, | WOODED |
SPRINGVILLE, INDIANA | GREENE COUNTY
11456 E Robins Nest Drive
Springville, IN 47462

\$325,000
49.69± Acres
Greene County



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Springville, IN / Greene County

SUMMARY

Address

11456 E Robins Nest Drive

City, State Zip

Springville, IN 47462

County

Greene County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

38.986938 / -86.728189

Taxes (Annually)

\$632

Acreage

49.69

Price

\$325,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-49-69-acres-wooded-springville-indiana-greene-county-greene-indiana/107069/>



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PROPERTY DESCRIPTION

49.6+/- Acres | 11456 East Robins Nest Dr | Springville, Indiana 47462

Discover one of Greene County's finest recreational and lifestyle properties - 49.6+/- acres of beautifully secluded Indiana land offering creek access, diverse terrain, and multi-use potential that's truly hard to find. Comprised of two parcels, this property delivers the perfect combination of mature timber and open ground, creating a natural setting that supports both wildlife and the outdoor lifestyle you've been looking for.

Whitetail deer and wild turkey are abundant throughout the property, and with 270+/- acres of DNR land bordering the tract, you'll enjoy an unmatched level of privacy and a virtually unlimited wildlife corridor right outside your door. This kind of natural buffer is a rare and valuable asset that simply can't be replicated.

A well-maintained trail system winds throughout the entire property, easily navigable by foot or UTV, giving you access to every corner of your land in comfort and style. The established camp area is ready to go from day one, and the charming 12x14 cabin with loft is the perfect retreat - an ideal hunting camp, weekend getaway, or starting point for your dream build. Water and electric utilities are already available at the property entrance, marked by white PVC pipe, laying the groundwork for whatever vision you have in mind.

With convenient access just approximately 2 miles from I-69 Exit 98, this property offers true seclusion without sacrificing connectivity.

Nearby Amenities & Recreation:

- **Springville Market** - Your friendly neighborhood stop for deli food, groceries, and small-town hospitality right in town
- **Greene County Public Lands** - Thousands of acres of public hunting ground, ATV trails, and some of Indiana's most productive whitetail and turkey habitat surround the region
- **Shakamak State Park** (Jasonville, IN) - Three fishing and boating lakes, hiking trails, and camping approximately 30 minutes northwest
- **Greene County Fair & Community Events** - A strong local community with deep agricultural and outdoor heritage
- **Spring Mill State Park** (Mitchell, IN) - Award-winning state park featuring cave tours, hiking, a restored 1800s pioneer village, and the Gus Grissom Memorial Museum - approximately 30 minutes east
- **French Lick Resort & Casino** - World-class golf, spa, casino, and the French Lick Scenic Railway - under an hour to the south
- **Bloomington, IN** - Home of Indiana University, offering full-service shopping, dining, entertainment, hospitals, and major retailers - approximately 30-40 minutes north via I-69

Whether you're a serious hunter, an outdoor enthusiast, or simply searching for a private slice of Indiana to call your own, this Greene County property delivers on every level. Properties like this - with the right mix of timber, open ground, creek access, cabin, utilities, and DNR borders - don't come around often.

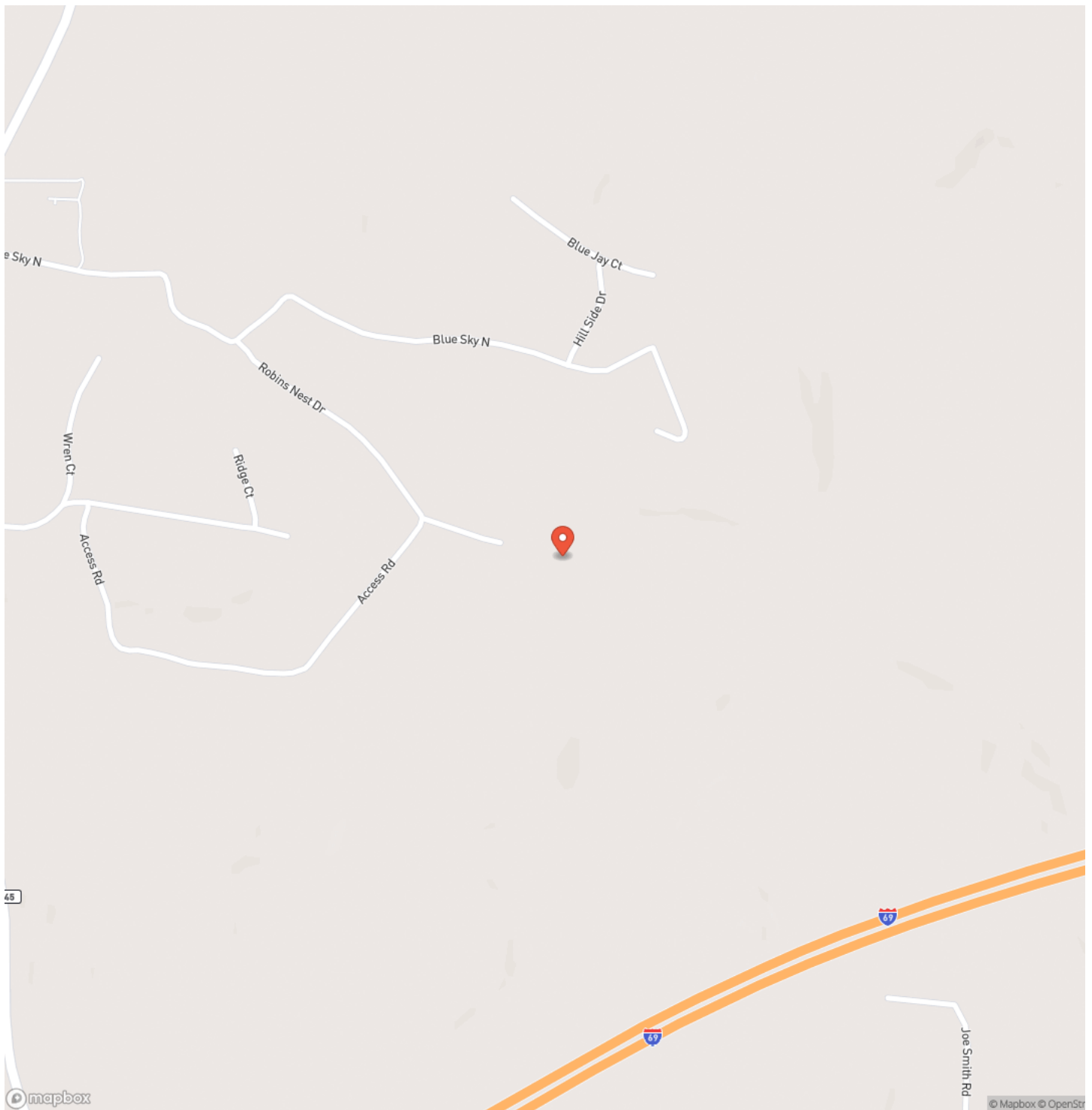
Don't miss your opportunity to own this exceptional piece of Indiana land.

Caleb Low | Certified Land & Home Specialist Mossy Oak Properties Indiana Land & Lifestyle [317-691-0462](tel:317-691-0462) | MossyOakLow@gmail.com

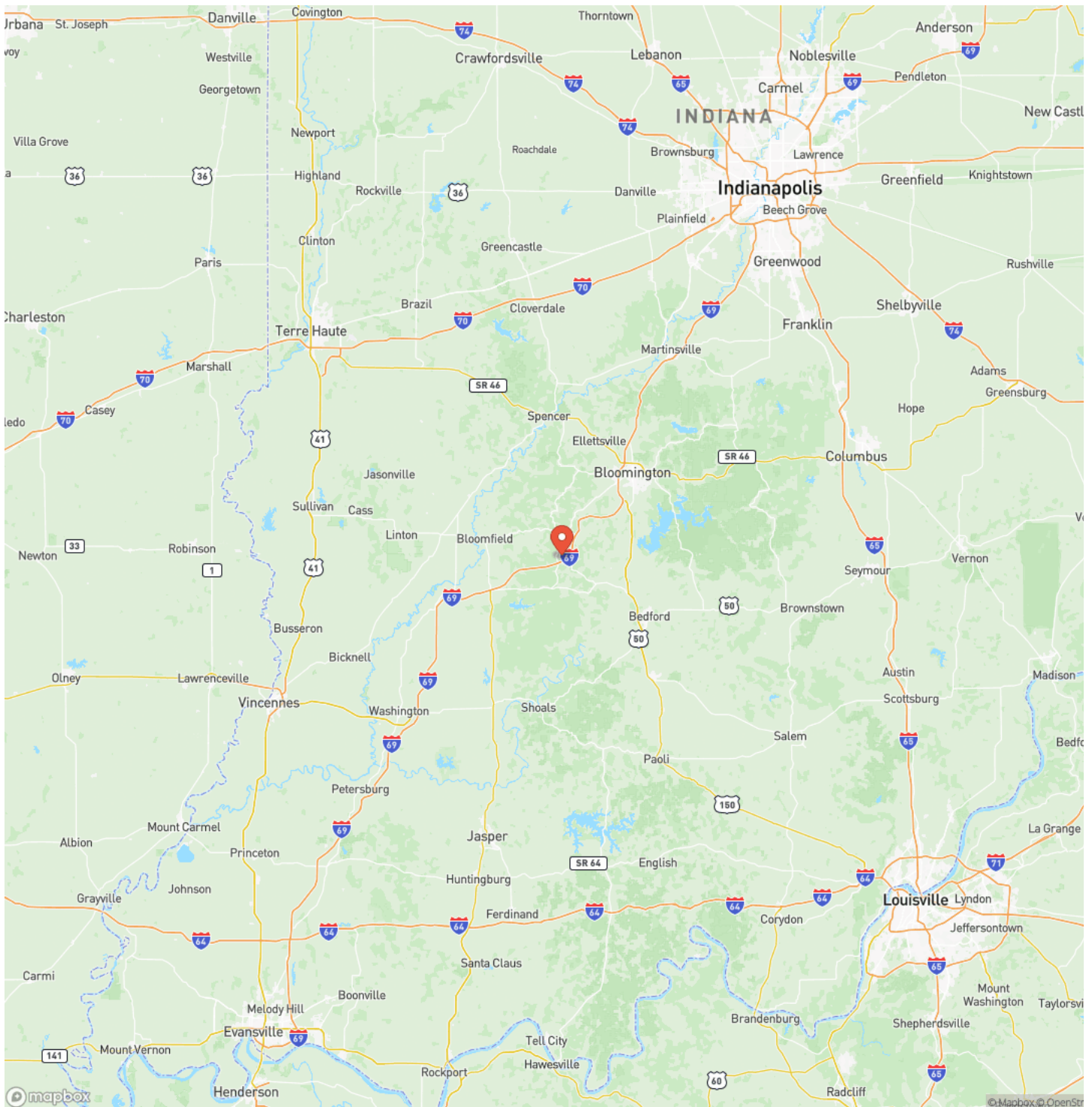
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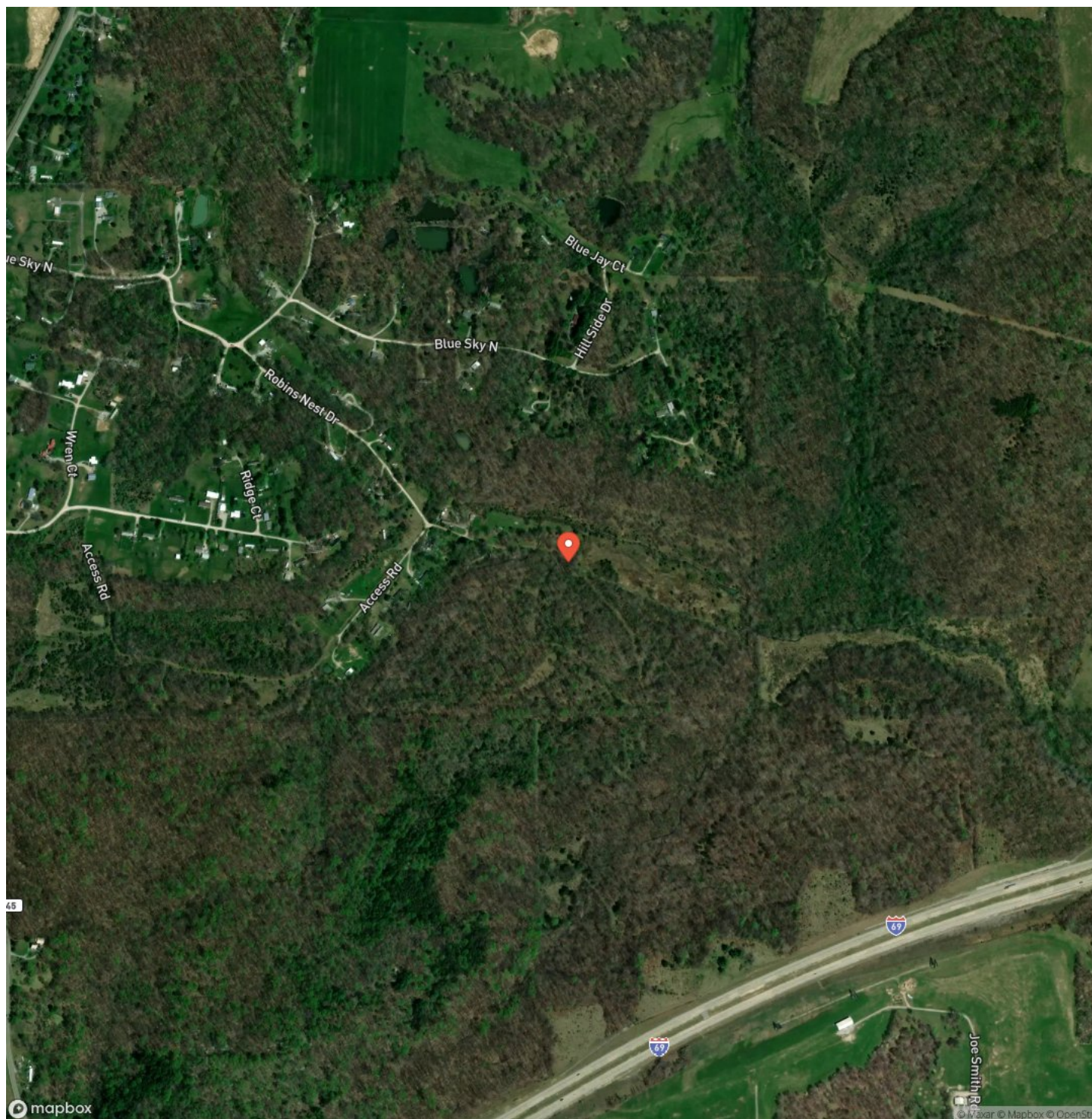
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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