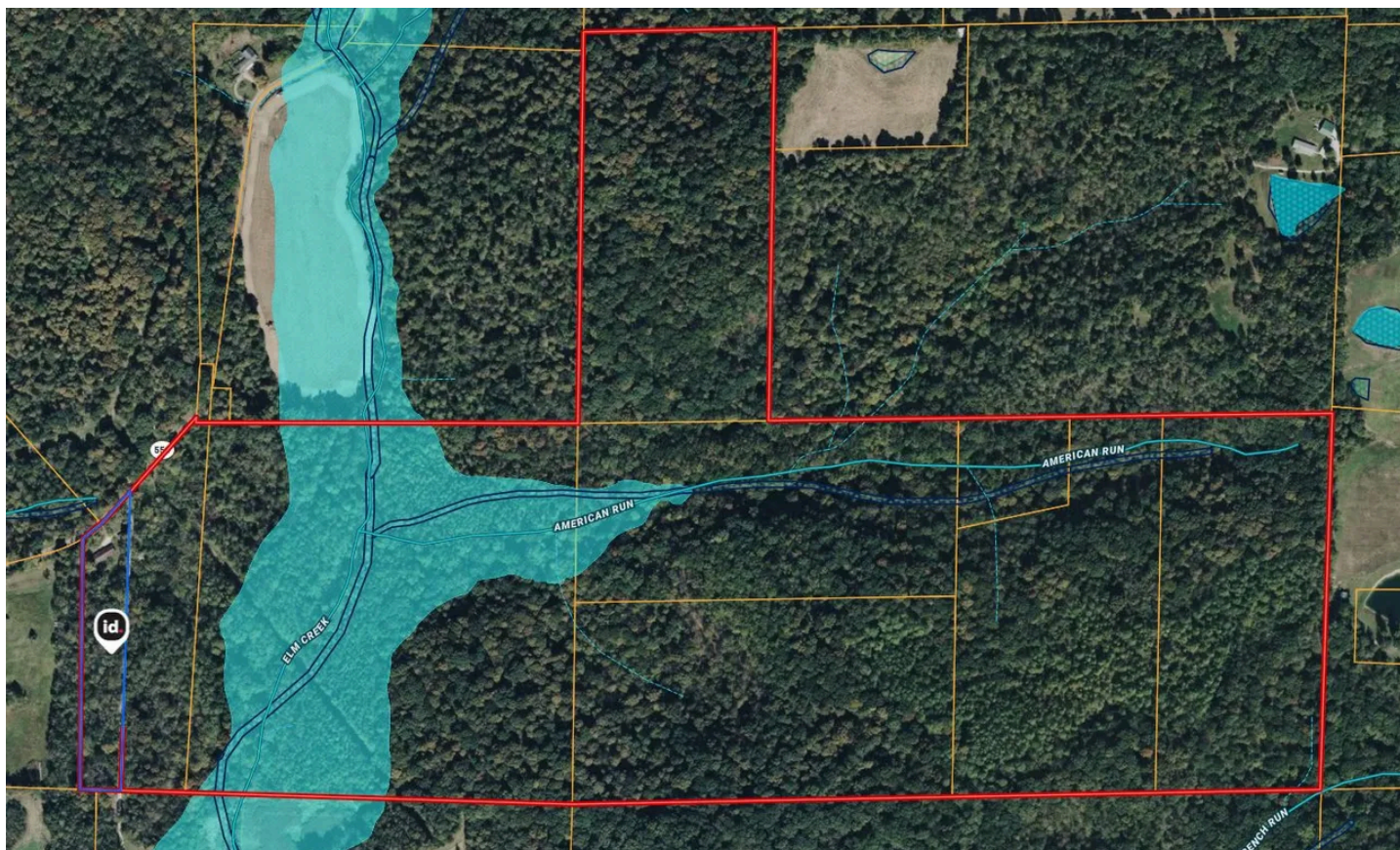


American Run - 149± Acres
4618 State Road 550
Shoals, IN 47581

\$800,000
149± Acres
Martin County



American Run – 149± Acres
Shoals, IN / Martin County

SUMMARY

Address

4618 State Road 550

City, State Zip

Shoals, IN 47581

County

Martin County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.630478 / -86.837409

Taxes (Annually)

\$1,419.92

Acreage

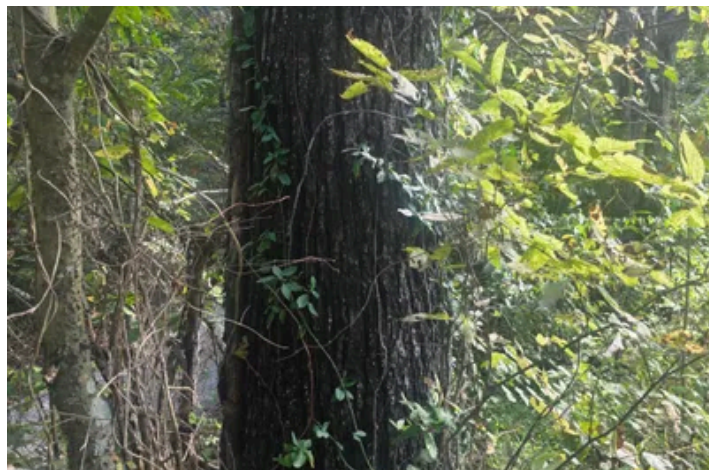
149

Price

\$800,000

Property Website

<https://indianalandandlifestyle.com/property/american-run-149-acres-martin-indiana/119475/>



American Run – 149± Acres Shoals, IN / Martin County

PROPERTY DESCRIPTION

AMERICAN RUN | 149 ACRES | SHOALS, INDIANA

Welcome to American Run, 149 acres of Southern Indiana land located along State Road 550 near Shoals in Martin County. Comprised of **nine parcels**, the property features approximately **92 acres of standing mature hardwood timber** and **57 acres of grown-up pasture**. Impressive **natural rock formations and large rock outcroppings** add distinctive character throughout the wooded terrain.

WATER FEATURES

American Run and Elm Creek cross portions of the property, providing natural surface-water features throughout the tract. Portions of the property are also located within a **mapped FEMA floodplain**.

TIMBER & TERRAIN

The property consists of **rolling, heavily wooded terrain** with mature hardwood timber, grown-up pasture, creek bottoms, ravines, and substantial natural rock formations.

WHITETAIL HISTORY

The property has a **documented history of mature whitetail activity**, including a **Boone & Crockett-class buck** that was pursued on this property over multiple seasons.

EXISTING STRUCTURES

Several older structures remain on the property. **They are in poor condition and are being conveyed AS-IS, with the value of the property being placed primarily on the land.**

PROPERTY HIGHLIGHTS

- 149 total acres
- Nine parcels
- Approximately 92 acres of standing mature hardwood timber
- Approximately 57 acres of grown-up pasture
- American Run and Elm Creek
- Large natural rock formations and outcroppings
- Rolling and heavily wooded terrain
- State Road 550 frontage
- Documented mature whitetail history

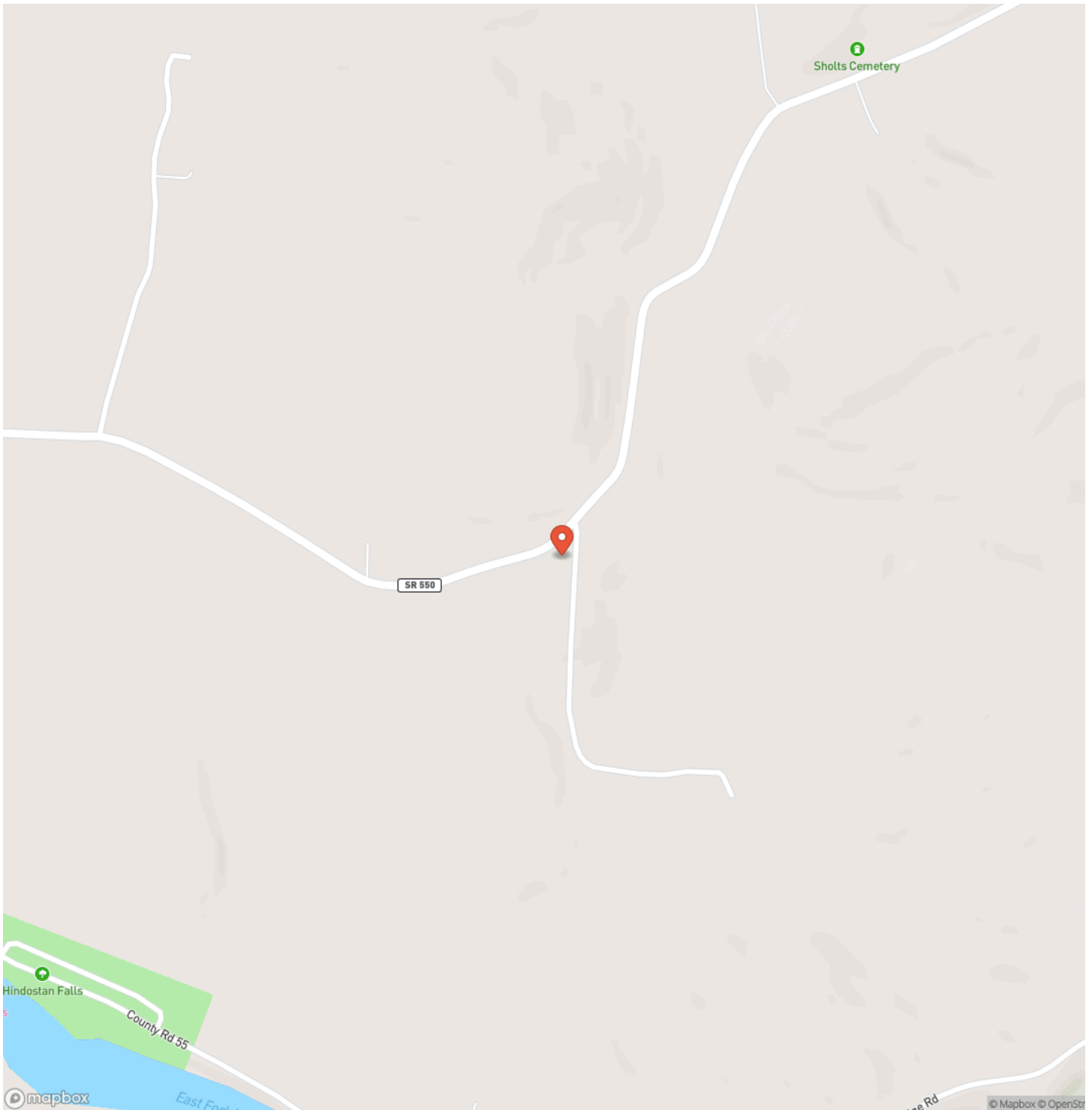
For more information or a private showing, contact Land Specialist, John Wright, at 812.583.3979.

- FEMA-mapped floodplain areas

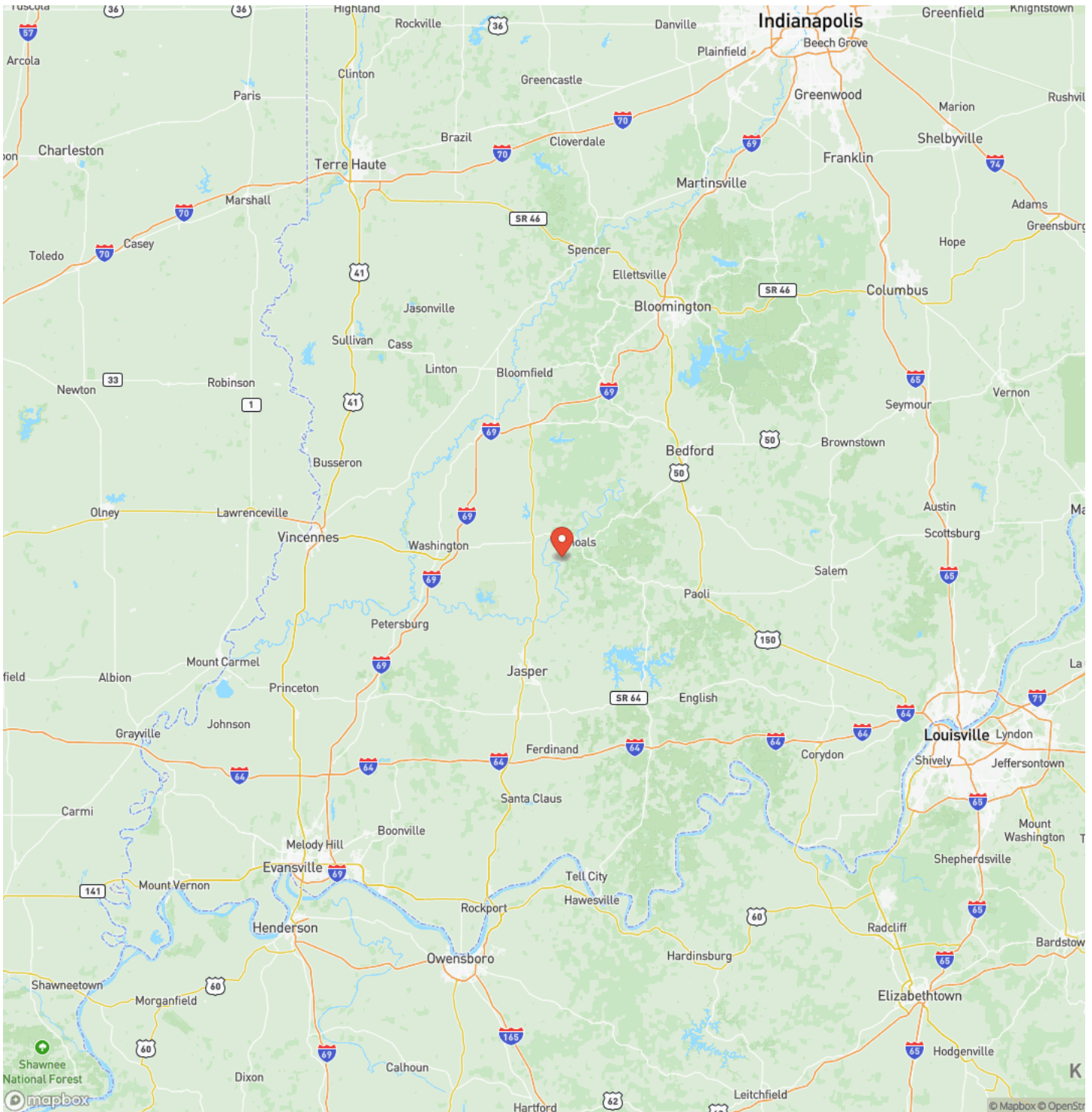
American Run – 149± Acres
Shoals, IN / Martin County



Locator Map



Locator Map



Satellite Map



American Run - 149± Acres
Shoals, IN / Martin County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Wright

Mobile

(812) 508-1355

Office

(812) 508-1355

Email

jwright@mossyoakproperties.com

Address

City / State / Zip

Bedford, IN 47421

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

All information, including acreage, parcel boundaries, measurements, taxes, utilities, timber acreage, maps, floodplain information, and other property features, is believed to be accurate but is not guaranteed. Maps and boundary lines are for reference purposes only and are not a survey. Buyer and buyer's agent should independently verify all information deemed important. Property and all existing structures are being sold AS-IS.

Mossy Oak Properties Indiana Land and Lifestyle

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Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
