

REAL ESTATE FOR SALE

SULLIVAN COUNTY, IN

133± TOTAL ACRES

NEARLY ALL WOODS & WATER

- EXCELLENT HUNTING/FISHING LOCATION
- WHITETAIL DEER AND TURKEY ARE THE MOST PREVALENT WILDLIFE
- EACH TRACT HAS ITS OWN ACCESS POINT FROM A PUBLIC ROADWAY.

Directions to Property:

From Carlisle Indiana, Take US hwy 41 south 3.6 miles to CR 1100 S, turn west and follow the county road 3 miles to a "T" at CR 400 W, turn north 2/10 mile and turn west, proceed 5/10 mile to CR 450 W, and then turn north 1 mile to the property.

LISTING PRICE: \$199,500



THIS IS AN EXCELLENT HUNTING/FISHING LOCATION IN SOUTHWEST INDIANA ALONG THE WABASH RIVER CORRIDOR. WHITETAIL DEER AND TURKEY ARE THE MOST PREVALENT WILDLIFE. THE BORROW PITS AND OLD RIVER BEDS CREATE GREAT FISHING OPPORTUNITIES. THE OWNER WILL CONSIDER OFFERS ON THE ENTIRE ACREAGE OR ON A TRACT THAT IS 65 ACRES AND ANOTHER 68 ACRES TRACT. EACH TRACT HAS ITS OWN ACCESS POINT FROM A PUBLIC ROADWAY.

Acreage: 133± nearly all woods and water

County: Sullivan Indiana

Township: Haddon

Legal Description: Part of Sections 26 & 27 Township 6, Range 10

Annual taxes, 2019 taxes due 2020: \$ 3656.00

Location:

- 5 mile SW of Carlisle
- 11 miles south of Sullivan
- 17 miles north of Vincennes

Listing Agent: Brad Horrall

Cell: 812-890-8255 • Brad@schraderauction.com

REAL ESTATE FOR SALE

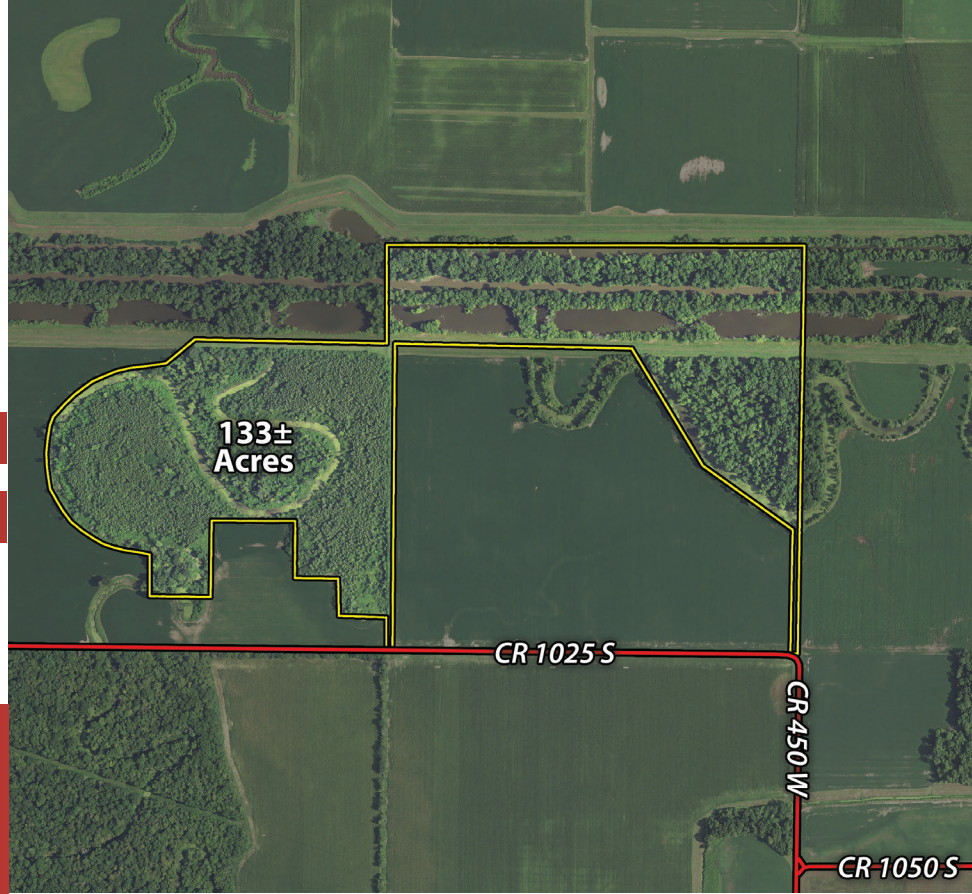
SULLIVAN COUNTY, IN

133± TOTAL ACRES

NEARLY ALL WOODS & WATER

- EXCELLENT HUNTING/FISHING LOCATION
- WHITETAIL DEER AND TURKEY ARE THE MOST PREVALENT WILDLIFE
- EACH TRACT HAS ITS OWN ACCESS POINT FROM A PUBLIC ROADWAY.

LISTING PRICE: **\$199,500**



• 5 MILE SW OF CARLISLE • 11 MILES SOUTH OF SULLIVAN • 17 MILES NORTH OF VINCENNES



Listing Agent: Brad Horrall
Cell: 812-890-8255 • Brad@schraderauction.com