

# 196± Acres

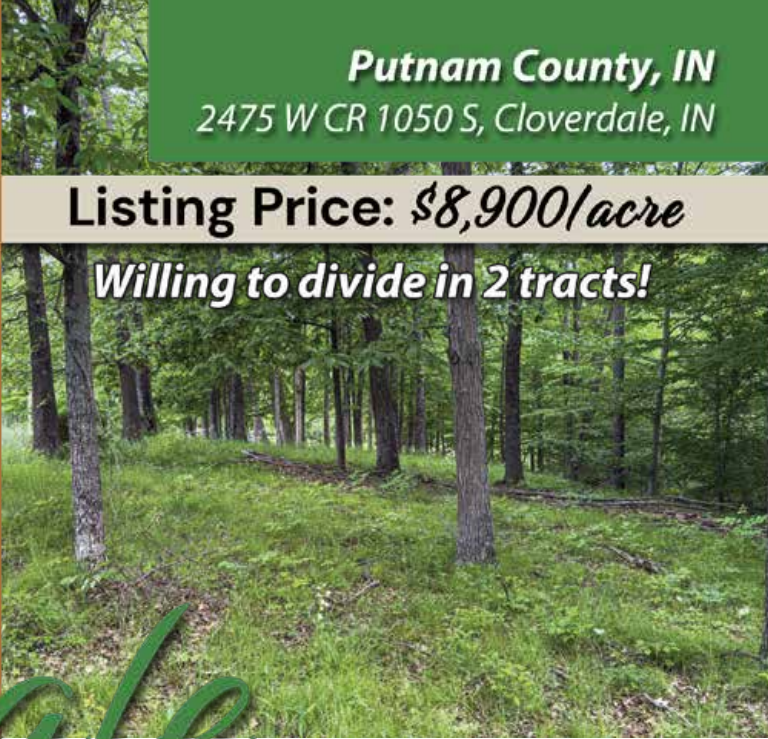
## Premier Recreational Land

# For Sale

Putnam County, IN  
2475 W CR 1050 S, Cloverdale, IN

Listing Price: \$8,900/acre

Willing to divide in 2 tracts!



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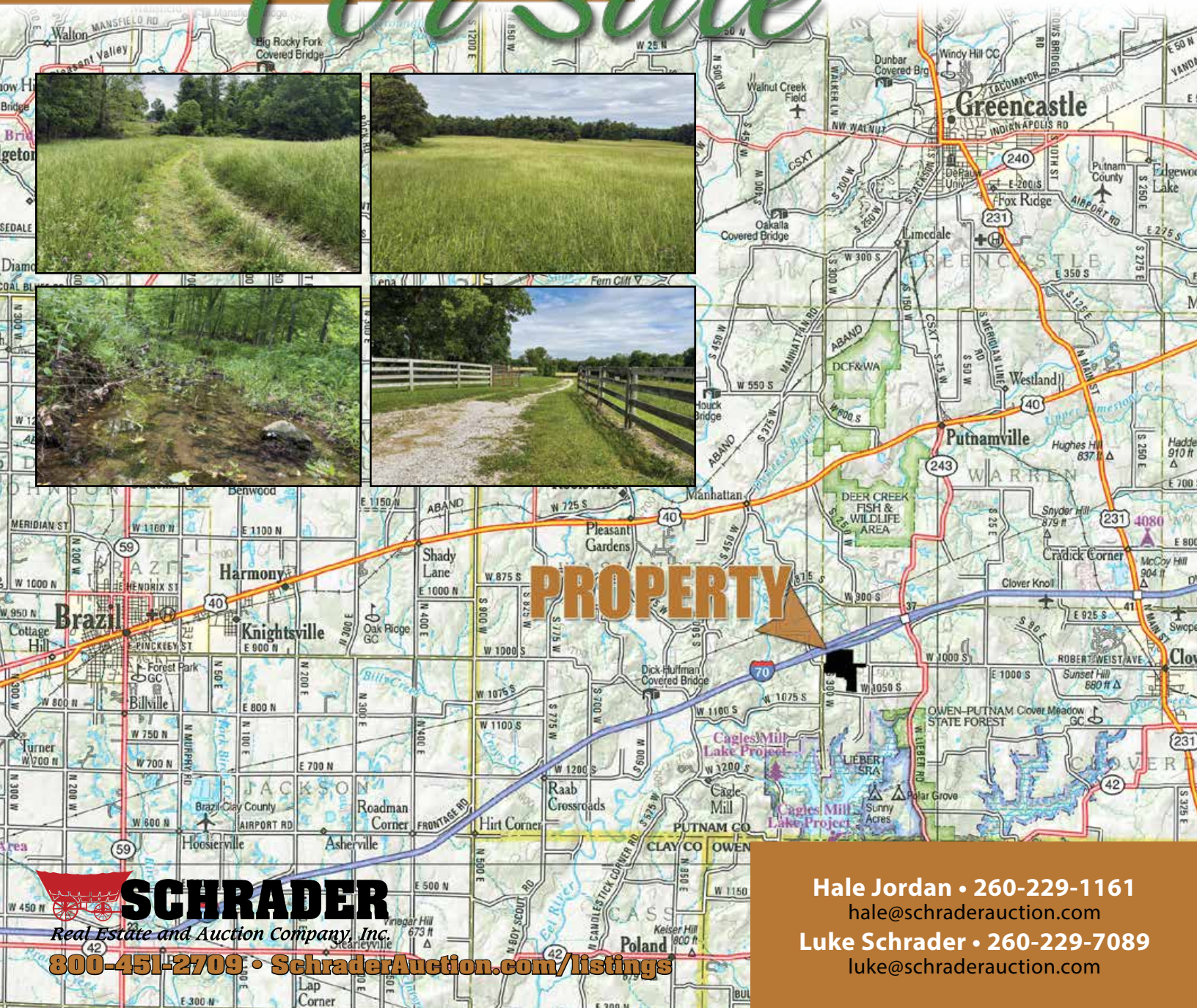
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- Beautiful, secluded settings
- Existing barn and operating quarters with utilities
- Incredible hunting-Fantastic Wildlife Population
- Building site potential
- Established trails
- Mature Hardwood Timber



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## Recreational

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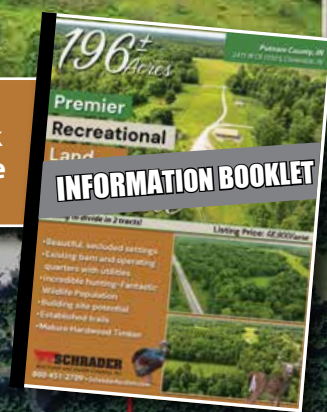
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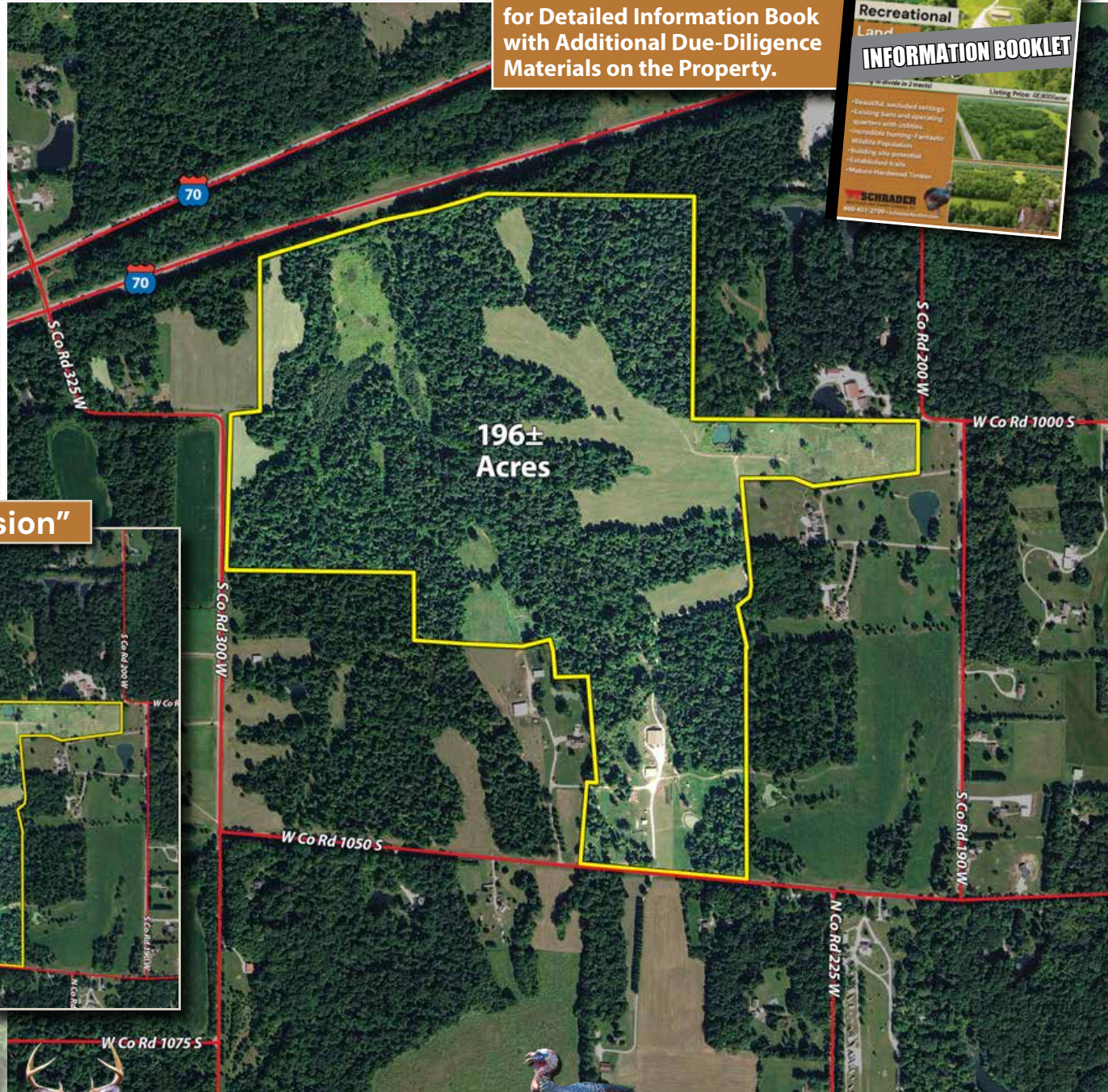
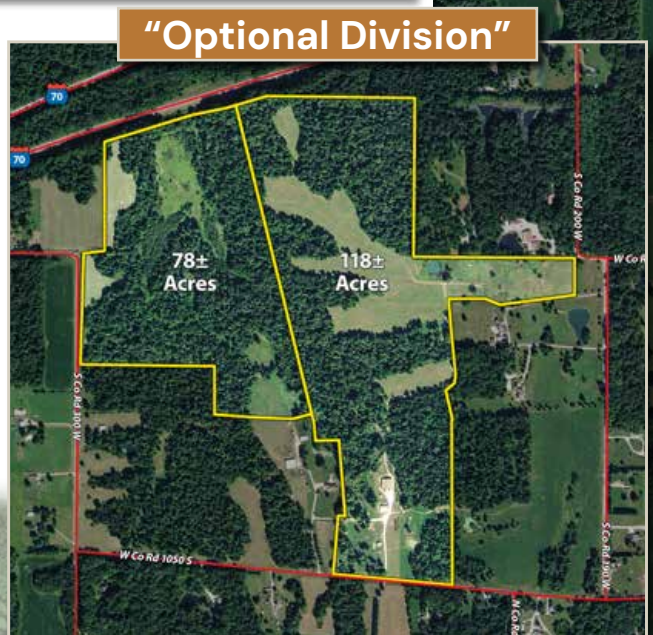
**Property Description:** Located just west of Cloverdale and just a few minutes off Interstate 70, this 196± acre prime recreational tract offers a rare combination of seclusion, recreational opportunity, and development potential in a convenient west central Indiana location. The property is mostly wooded, consisting of mature hardwood timber with low-lying bottoms and natural drainages running throughout, along with an established network of interior trails. However, it also offers many existing open hay meadows and grassy pockets. A marshy lake bed on the west side of the property adds a unique natural character to the tract that sets it apart from typical wooded ground in the area.

Contact Schrader Real Estate for Detailed Information Book with Additional Due-Diligence Materials on the Property.



The land has not been hunted in years, creating habitat that consistently holds whitetail deer and wild turkey, making this an ideal recreational reset for the next owner. Improvements include two primary structures on the southern portion of the property — a 50'x80' barn (that includes a bathroom and office) and a second insulated 32'x63' outbuilding with a bathroom and open interior space that lends itself to a variety of uses, from a shop or hunting headquarters to a flex space for entertaining or storage. The outbuildings are connected to municipal water sources and are heated by wood boiler unit in a 12'x14' shed. Interior and perimeter fencing are in place across portions of the tract. Additionally, there is a 24'x30' covered concrete pad. Primary legal access is from the south off W County Road 1050 S, with additional frontage along S County Road 300 W on the west side that lends itself well to a future homesite or small-acreage development.

With Terre Haute roughly 35 minutes to the west and Indianapolis less than an hour to the east, the Pearson Property offers buyers a large, private recreational tract within easy reach of two major Indiana markets — and with multiple paths to long-term value.



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**ANIMAL STOCK PHOTOGRAPHY:** Animal photos are for illustrative purposes only and are not of the auction property. The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency. Pearson (HJ/LS01P)



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