

Clark Co, Indiana

± 137.9 acres \$1,370,000

137.9± acres featuring 56± tillable acres, 20± acres of pasture, 50± wooded acres, and a 3-bedroom, 2-bathroom home. Productive loam soils support farming operations, while mature timber, a pond, and a shale-bottom creek provide wildlife habitat and recreational opportunities. Older barns offer storage space. Located within 20 minutes of Hanover, Scottsburg, and Charlestown, this versatile property supports agricultural, residential, hunting, and investment uses.

- Potential rental income opportunity
- Multiple barns for equipment and dry storage
- Pond and shale-bottom creek
- Rock outcroppings overlooking the creek
- Frequent deer and turkey activity
- Rectangular boundary layout for simplified management
- Located within 20 minutes of Hanover, Scottsburg, and Charlestown
- 3-bedroom, 2-bathroom home
- Approximately 56± acres of productive tillable ground
- Approximately 20± acres of pasture suitable for hay or livestock
- Approximately 50± acres of mature timber



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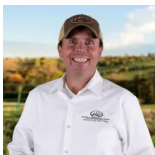
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