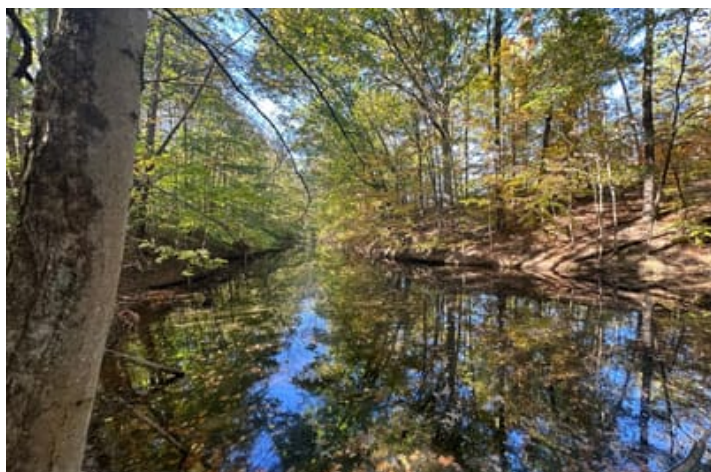


Wood Duck 24
7079 W Bland DR
West Terre Haute, IN 47885

\$256,650
24± Acres
Vigo County



Wood Duck 24
West Terre Haute, IN / Vigo County

SUMMARY

Address

7079 W Bland DR

City, State Zip

West Terre Haute, IN 47885

County

Vigo County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

39.413085 / -87.527405

Taxes (Annually)

\$1,502

Acreage

24

Price

\$256,650

Property Website

indianalandandlifestyle.com



Wood Duck 24

West Terre Haute, IN / Vigo County

PROPERTY DESCRIPTION

Wood Duck 24 - 24 Acres in Vigo County, Indiana **24 Acres | Hunting & Recreation | Building Potential | \$256,650**

Welcome to **Wood Duck 24**, a 24-acre property in Vigo County, Indiana, offering a great mix of hunting, outdoor recreation, and the potential to build your dream home or weekend cabin.

One of the standout features of this property is the pond tucked away in the woods. It adds to the natural beauty of the land and provides a place for wood ducks to gather. During the fall, the property comes alive with changing leaves, falling acorns, and the sights and sounds of deer and wood ducks moving through the area.

For those looking to build, the open ground in the southeast corner offers a potential location for a new home or cabin. The property has paved road frontage, a gated entrance, and electric service already on site. A well and septic system would be needed for future construction.

The property once had a home and garage, but neither structure remains today. Along the northern boundary, a steep ravine separates the property from the neighboring land, adding an interesting natural feature to the landscape.

Whether you're looking for a place to hunt deer, enjoy fall wood duck activity, spend time outdoors, or build a private getaway, Wood Duck 24 offers several possibilities.

Property Highlights:

- 24 acres in Vigo County, Indiana
- Wooded pond that attracts wood ducks
- Deer activity and fall hunting opportunities
- Open ground in the southeast corner with building potential
- Paved road frontage with gated entrance
- Electric service on site
- Well and septic needed for future construction
- Steep ravine along the northern property boundary
- Former homesite and garage location
- Beautiful fall colors and seasonal wildlife activity

Offered at \$256,650

To schedule a private property tour or learn more, contact:

Jeff "The Ground Guy" Michalic

Certified Land Specialist

Mossy Oak Properties Indiana Land & Lifestyle

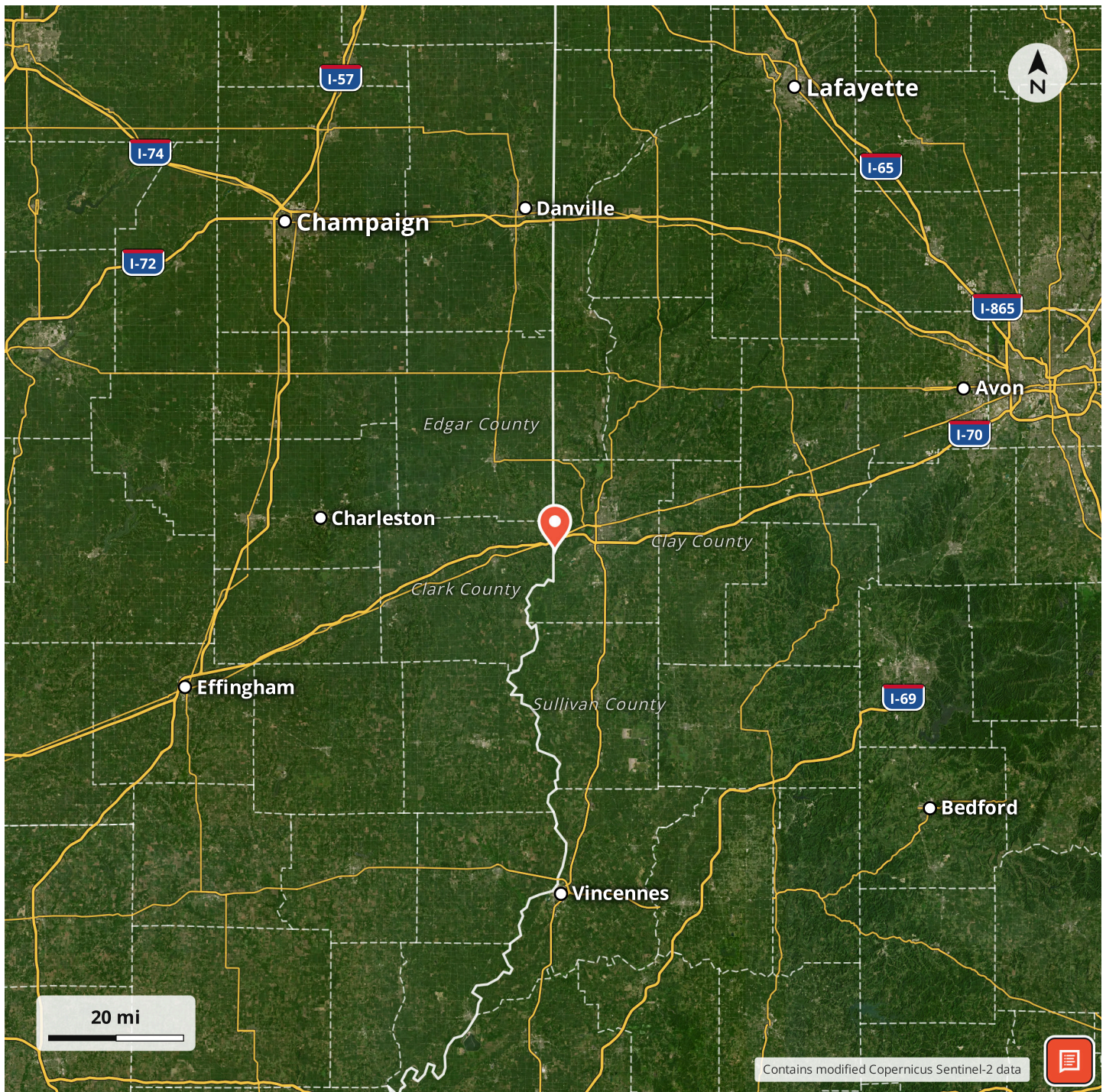
Mossy Oak Properties Illinois Land & Lifestyle

Phone: [812-230-4503](tel:812-230-4503)

Roots of Trust. Branches of Possibilities.



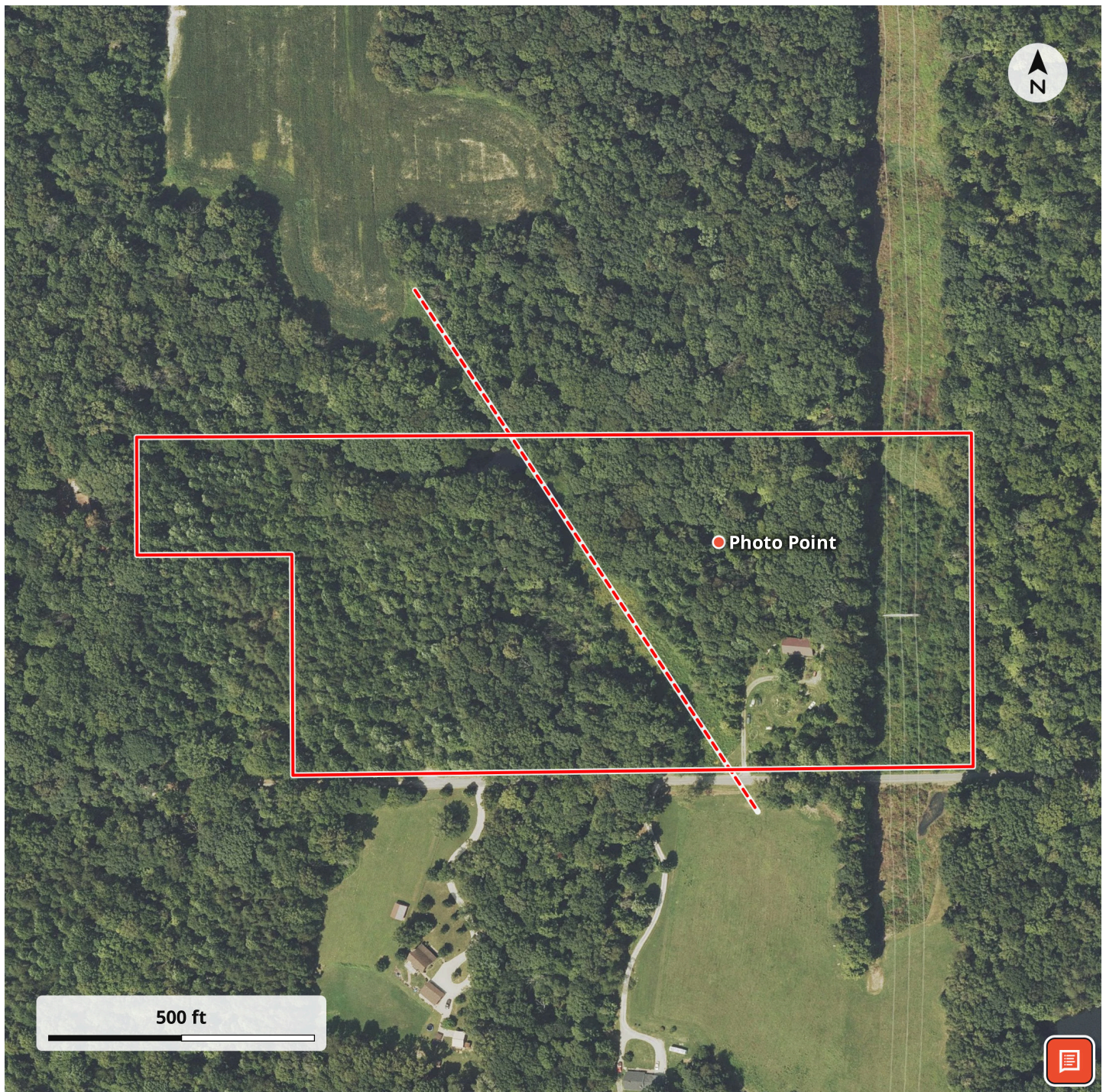
Regional Map



Locator Map



Aerial Map



Wood Duck 24
West Terre Haute, IN / Vigo County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

Mobile

(812) 230-4503

Office

(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

City / State / Zip

Clinton, IN 47842

NOTES

This image shows a blank 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.

[illegible]

<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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