

Timber Shack 20
N Pioneer Road
Bowling Green, IN 47833

\$130,000
20.2± Acres
Clay County



Timber Shack 20
Bowling Green, IN / Clay County

SUMMARY

Address

N Pioneer Road

City, State Zip

Bowling Green, IN 47833

County

Clay County

Type

Hunting Land, Undeveloped Land, Timberland, Lot, Recreational Land

Latitude / Longitude

39.398879 / -87.031716

Taxes (Annually)

\$426

Acreage

20.2

Price

\$130,000

Property Website

<https://indianalandandlifestyle.com/property/timber-shack-20-clay-indiana/116430/>



PROPERTY DESCRIPTION

20 Acres – Clay County, Indiana | Hunting, Recreation & Building Potential

Located just northwest of Bowling Green in Clay County, Indiana, this 20-acre property offers an excellent combination of wooded acreage, early successional cover, wildlife habitat, and potential building or food plot locations.

The property is nearly an even mix of wooded ground and former agricultural ground. Just over 9 acres were previously in production but have been allowed to grow up naturally over the past several years. Today, this area consists of native grasses, brush, and young growth that provide excellent bedding, nesting, and security cover for deer, turkey, and other wildlife. A new owner could continue managing this area for wildlife habitat, establish multiple food plots, or potentially return portions of it to agricultural production.

The former field is mostly flat to gently rolling, and the northern portion offers an attractive potential building site. For residential construction, a private well and septic system would need to be installed.

The wooded acreage features a nice variety of hardwoods, including oak, poplar, beech, maple, and hickory. The terrain transitions from rolling flats into steeper drainages, creating natural funnels and pinch points that help concentrate wildlife movement.

One of the things that immediately stands out about this property is the amount of deer sign. The terrain and different habitat types come together extremely well, with heavily used trails throughout much of the property that show years of consistent travel. Numerous old rubs can be found along these travel corridors, including several cedar trees showing repeated activity over multiple seasons.

The surrounding properties add even more to the recreational potential. Neighboring acreage is primarily in agricultural production, while substantial areas of connecting timber extend beyond the property boundaries. This combination of nearby food sources, connected timber, and the thick bedding and security cover found on these 20 acres creates an excellent habitat setup for whitetails and other wildlife.

Access to the property is provided by a deeded easement from Pioneer Road. The neighboring landowner currently has a drive that extends to just short of the property line.

Whether you're looking for a smaller hunting property, recreational getaway, future homesite, or a tract you can continue improving through food plots and habitat management, these 20 acres offer a lot of possibilities in a manageable-sized property.

For more information or to schedule a private showing, contact Certified Land Specialist, Jeff "The Ground Guy" Michalic at 812.240.9260 or via email at jeffm@mossyoakproperties.com.

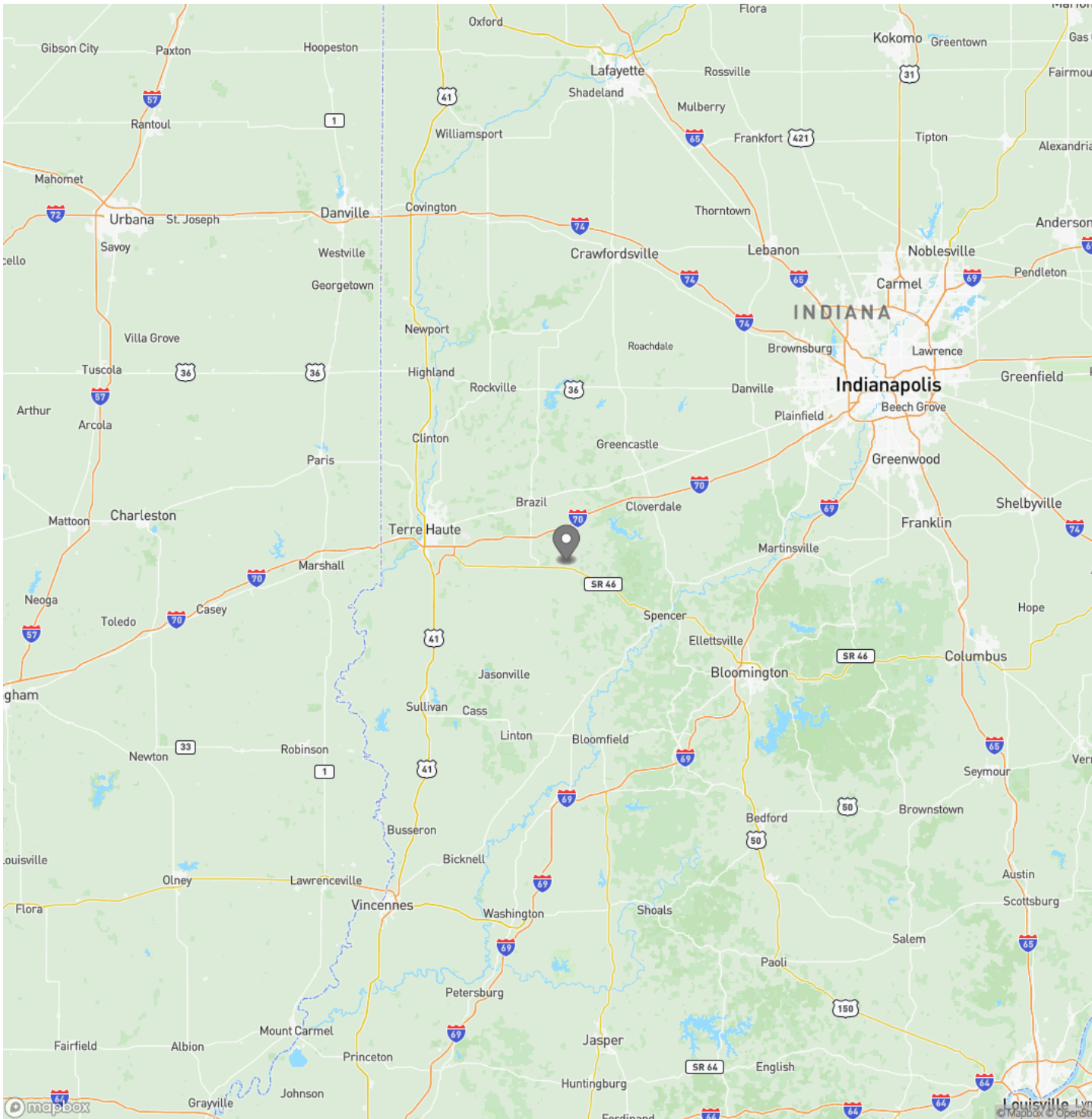
"Roots of Trust. Branches of Possibilities."

Timber Shack 20
Bowling Green, IN / Clay County



Locator Map

Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

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Email

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Address

PO Box 10

City / State / Zip

Clinton, IN 47842

NOTES

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<https://indianalandandlifestyle.com/>

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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.

Mossy Oak Properties Indiana Land and Lifestyle

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