

**188 Acres For Sale in Carroll County, Indiana – Tillable
Farm & Whitetail Hunting Land**
W Towpath Road
Burnettsville, IN 47926

\$1,165,850
188.04± Acres
Carroll County



188 Acres For Sale in Carroll County, Indiana – Tillable Farm & Whitetail Hunting Land Burnettsville, IN / Carroll County

SUMMARY

Address

W Towpath Road W County Road 1000 N

City, State Zip

Burnettsville, IN 47926

County

Carroll County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.684436 / -86.601852

Taxes (Annually)

\$159

Acreage

188.04

Price

\$1,165,850

Property Website

<https://indianalandandlifestyle.com/property/188-acres-for-sale-in-carroll-county-indiana-tillable-farm-whitetail-hunting-land/carroll/indiana/113592/>



188 Acres For Sale in Carroll County, Indiana – Tillable Farm & Whitetail Hunting Land Burnettsville, IN / Carroll County

PROPERTY DESCRIPTION

188± ACRES OF PRIME WHITETAIL HABITAT & TILLABLE INCOME

Carroll County, Indiana | Carrollton Township, vicinity of Flora & Camden

188.04± Total Acres | 38.63± Tillable | 149.41± Wooded | Carroll County, IN

This 188.04± acre Carroll County tract delivers the combination serious hunters and land investors look for: real tillable income alongside a freshly cut, fast-regenerating timber stand built for whitetail and turkey. With 38.63± tillable acres in row-crop production and 149.41± acres now transitioning into thick, early-successional cover, this farm works on multiple levels - cash flow today, and a habitat story that only gets better from here.

Access is one of this property's strongest features. The farm has road frontage along Towpath Road on the south side, plus a deeded easement off County Road West 1000 North, and a network of well-maintained logging roads reaches every corner of the property - you can get a truck, UTV, or trailer to any food plot or trail camera location without a long walk in.

The location adds even more appeal: just across Towpath Road to the south, the Wabash River winds past large tracts of productive river-bottom tillable ground, putting this farm in good company. The north end of the property also offers a possible building site, for buyers who want to build a cabin or home and enjoy the farm firsthand.

The timber across most of the property was harvested this past spring, and the regrowth is already underway. Some nice mature trees remain scattered throughout, but the real story right now is the regeneration: fresh stump sprouts are pushing up throughout the cut, and a seed bed that had been dormant for decades is finally getting the sunlight it needs - new growth is emerging across the forest floor right now. This is precisely the kind of disturbance that draws and holds whitetails: dense, low browse within easy reach, outstanding bedding cover, and a food source that will only improve as the regeneration matures over the next several seasons. Deer sign is already present throughout the property, including well-worn trails cut by years of consistent travel, and the hunting here is on an upward trajectory as the cut continues to fill in.

The terrain adds another dimension: flat ridge tops run above steep ravines, giving turkeys natural pitch lines off the roost and creating the kind of funnels and pinch points that concentrate deer movement between the ridges and bottoms as the new cover fills in. Just as important, every one of those flat ridge tops leads directly down into the flat tillable ground - that direct connection between cover and the row-crop fields is what encourages the kind of consistent, day-in-day-out deer movement across this farm that hunters look for.

Whether you're looking for a hunting property with tillable acreage to help offset the note, or a long-term habitat investment that improves year over year, this Carroll County farm is worth a look.

For more information or to schedule a showing, contact Certified Land Specialist Jeff "The Ground Guy" Michalic

P: [765-505-4155](tel:765-505-4155) | jeffm@mossyoakproperties.com

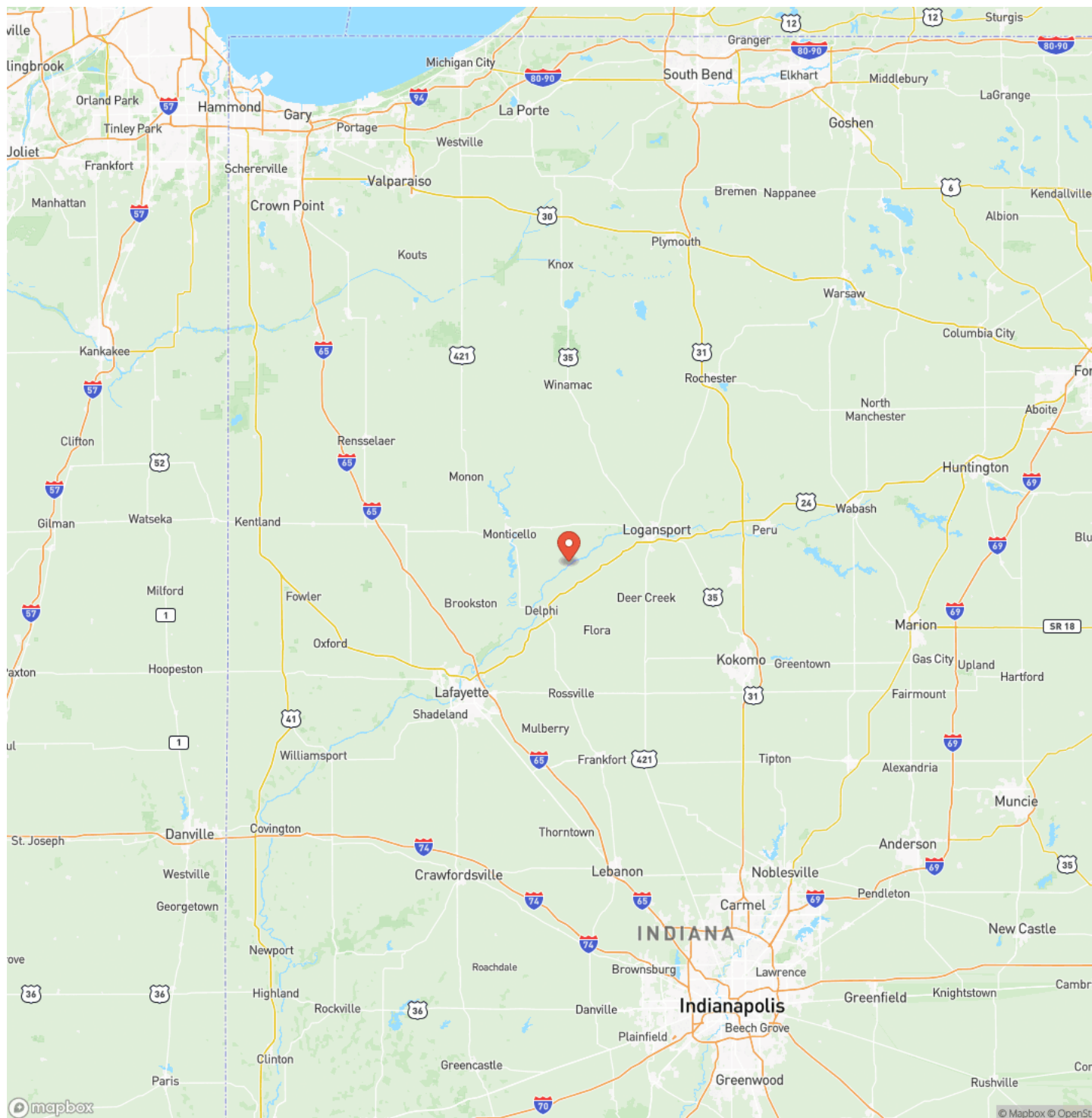
188 Acres For Sale in Carroll County, Indiana – Tillable Farm & Whitetail Hunting Land
Burnettsville, IN / Carroll County



Locator Map



Locator Map



Satellite Map



188 Acres For Sale in Carroll County, Indiana - Tillable Farm & Whitetail Hunting Land Burnettsville, IN / Carroll 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 extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single 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.



<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.

Mossy Oak Properties Indiana Land and Lifestyle
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
<https://indianalandandlifestyle.com/>
