34± Acre Hunting & Income on Corbin Creek | Greene County, Indiana
N CO RD 100 W
Worthington, IN 47471

$264,900
34± Acres
Greene County







SUMMARY

Address
N CO RD 100 W

City, State Zip
Worthington, IN 47471

County
Greene County

Type
Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude
39.141747 / -86.968790

Taxes (Annually)
$553.74

Acreage
34

Price
$264,900

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

Mossy Oak Properties Indiana Land & Lifestyle is proud to present this 34± acre recreational and income tract in Jefferson Township, Greene County. Bottomland properties that combine dependable income with this kind of hunting are hard to find, and this one does both.

The tract sits in a bend of the creek, and a tree-lined creek corridor wraps much of the boundary. That gives you natural travel corridors, cover and water all on one property. Deer use the timbered creek edges to move between bedding cover and the open ground. Turkeys roost along the corridor. When the bottoms hold water, ducks and geese pile in. Add squirrel, rabbit and other small game, plus fishing right on the property, and you have hunting all season long.

The ground also earns its keep. About 24± acres are tillable, mostly productive Nolin and Haymond silt loams, and the tract has an NCCPI average of 86. Another 10.8 acres are enrolled in the Conservation Reserve Program (Continuous Sign-up, Practice CP21 Filter Strips) at $235.60 per acre, for an annual payment of $2,544. The contract runs through September 30, 2030. Between the CRP payment and the farm income, this property can help cover its own carrying costs while you enjoy it.

Access is by a deeded easement off N County Road 100 W. That keeps the property private and tucked away from road traffic, which is exactly what you want on a hunting tract.

If you've been looking for a property you can farm, hunt and hold, this is it. Call Chad Renbarger at (317) 418-7712 to schedule a showing.

Property highlights:

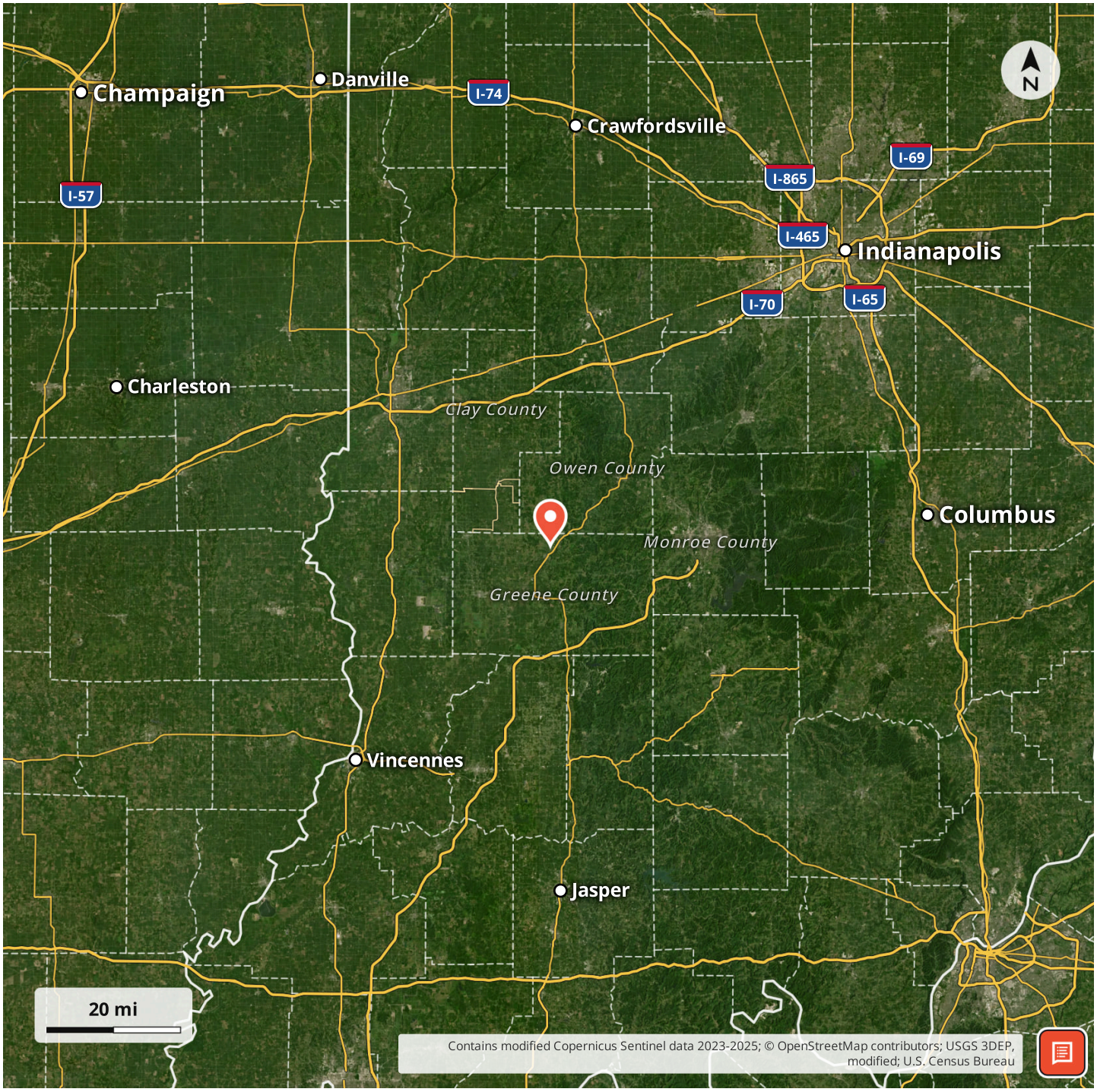
- 34± acres (assessed), Jefferson Township, Greene County, IN
- About 24± tillable acres with an 86 NCCPI average
- 10.8 acres in CRP (CP21), $2,544 a year, through 9/30/2030
- Creek frontage with a timbered corridor along the boundary
- Deer, turkey, waterfowl, small game and fishing
- Private access by easement off N CR 100 W
- White River Valley Consolidated School Corporation
- Parcel #28-03-09-000-010.000-011








Regional Map



Locator Map


Pork Plant Rd
N
Co Rd 800 N
Co Rd 200 W
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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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.

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