

The Woodland Legacy
0 Decker Road
Boonville, IN 47601

\$249,000
35.85± Acres
Warrick County



The Woodland Legacy
Boonville, IN / Warrick County

SUMMARY

Address

0 Decker Road

City, State Zip

Boonville, IN 47601

County

Warrick County

Type

Undeveloped Land

Latitude / Longitude

38.030776 / -87.215777

Acreage

35.85

Price

\$249,000

Property Website

<https://greatplainslandcompany.com/detail/the-woodland-legacy-warrick-indiana/119213/>



PROPERTY DESCRIPTION

Discover approximately 35.85 +/- acres of classified forest located in the Boonville, Indiana area, offering a unique opportunity to own a substantial tract of land with a combination of natural features, road frontage, and potential uses. This property provides a great setting for those looking for acreage, privacy, outdoor recreation, or the opportunity to create a future homesite. A perk test is currently pending approval, providing an important step toward determining potential suitability for a future septic system.

The property features a good amount of road frontage, providing convenient access and adding flexibility to the overall property. The acreage has recently been timbered, creating a unique landscape with areas that can be shaped and managed according to the new owner's plans. The property offers a variety of possibilities for recreational and land-use interests, including hunting, wildlife observation, timber management, outdoor recreation, or exploring the potential for a future homesite, subject to applicable county requirements, approvals, and site conditions.

With approximately 35.85 +/- acres, there is plenty of room to explore and enjoy the outdoors. The property's natural setting provides habitat for wildlife and opportunities to observe the changing landscape throughout the seasons. The combination of acreage, road frontage, classified forest status, and pending perk-test approval makes this a property worth exploring for buyers looking for land in the Boonville area.

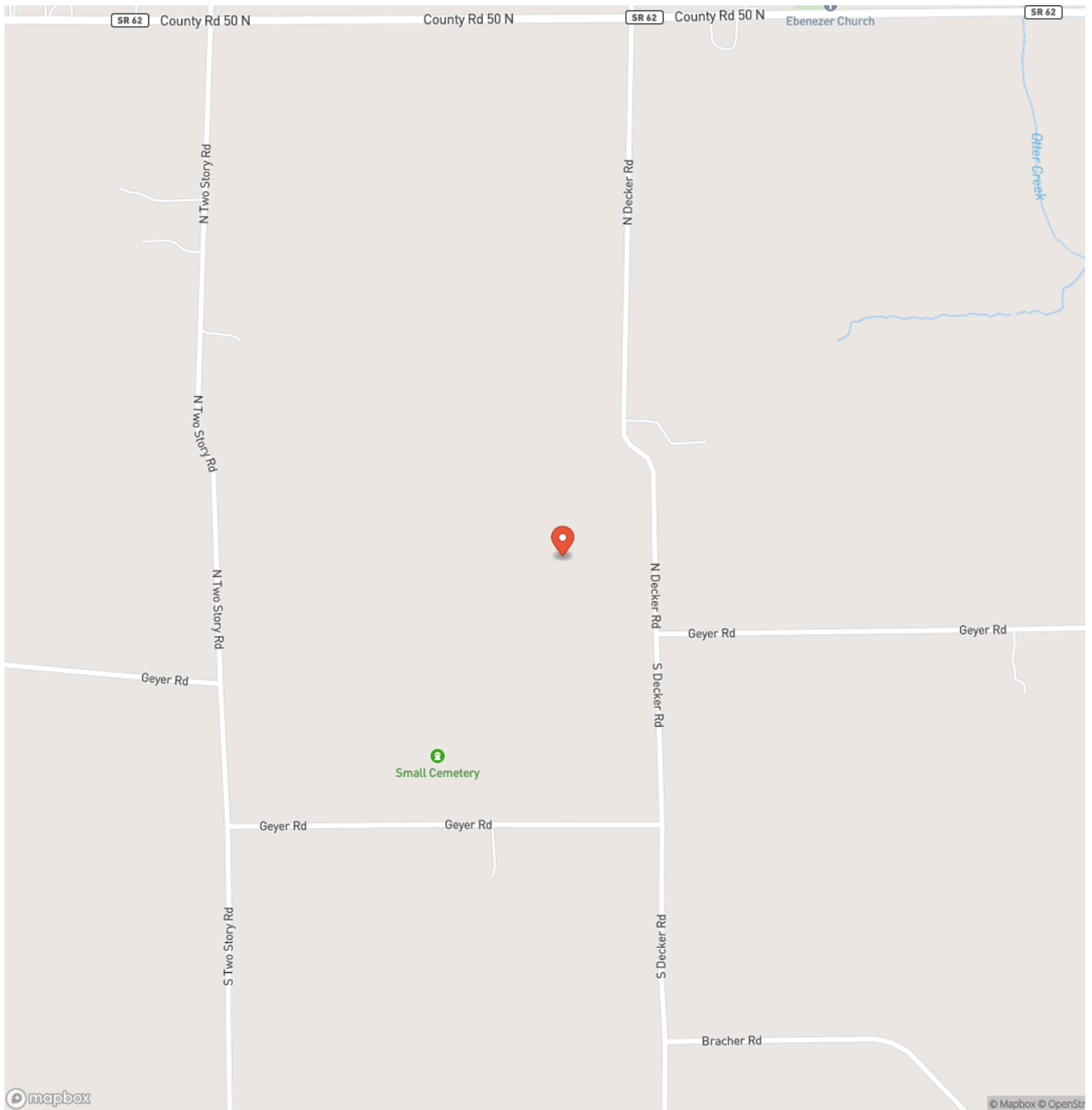
Whether you're searching for a recreational property, hunting ground, potential homesite, or acreage to manage and enjoy over time, this property offers a versatile canvas with plenty of room to bring your plans to life. Buyers are encouraged to conduct their own due diligence regarding zoning, building restrictions, septic suitability, utilities, access, classified forest requirements, timber, and any other intended use. Don't miss the opportunity to explore this 35.85 +/- acre tract and determine what possibilities it may hold.



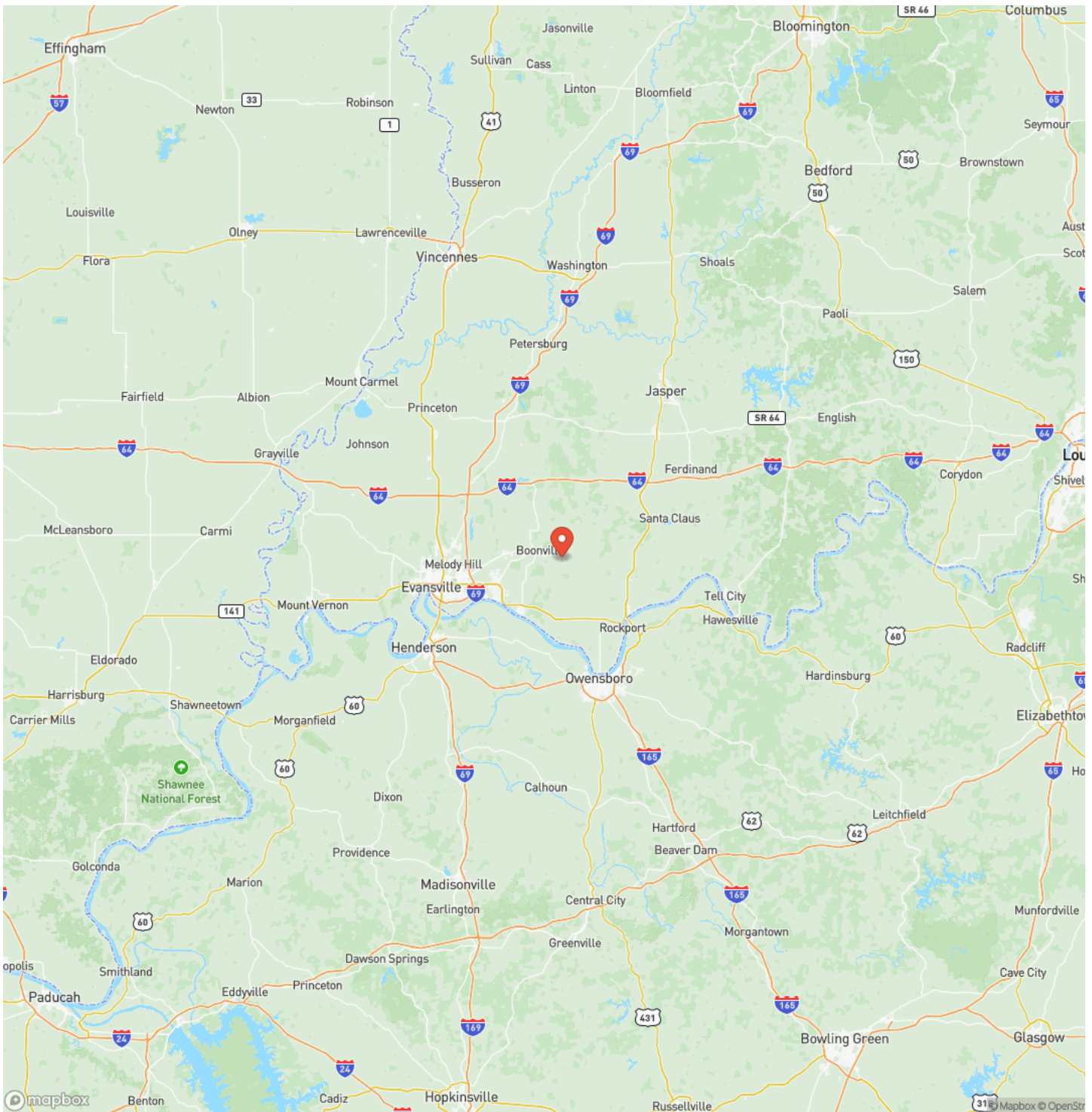
The Woodland Legacy
Boonville, IN / Warrick County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Sorrells

Mobile

(812) 508-4714

Email

michael@greatplains.land

Address

11118 Golden Park Rd

City / State / Zip

Williams, IN 47470

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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



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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