

# LAND AUCTION



**158.169 AC ± | 2 TRACTS | SCOTT CO, IN**

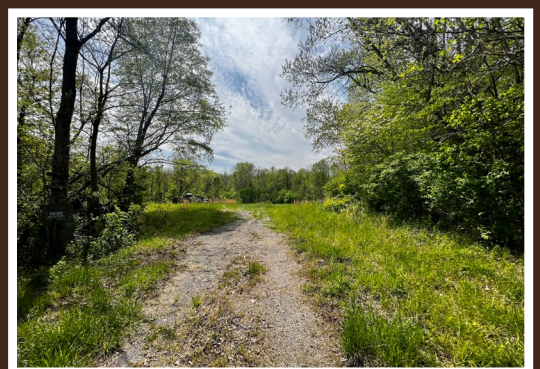
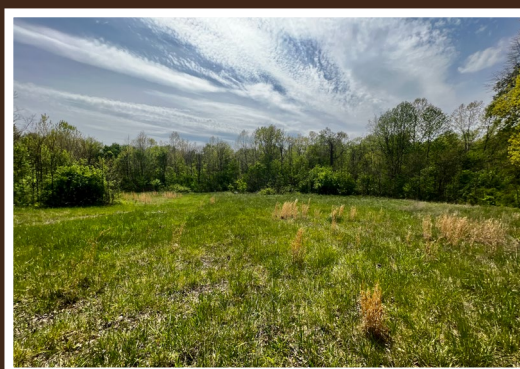
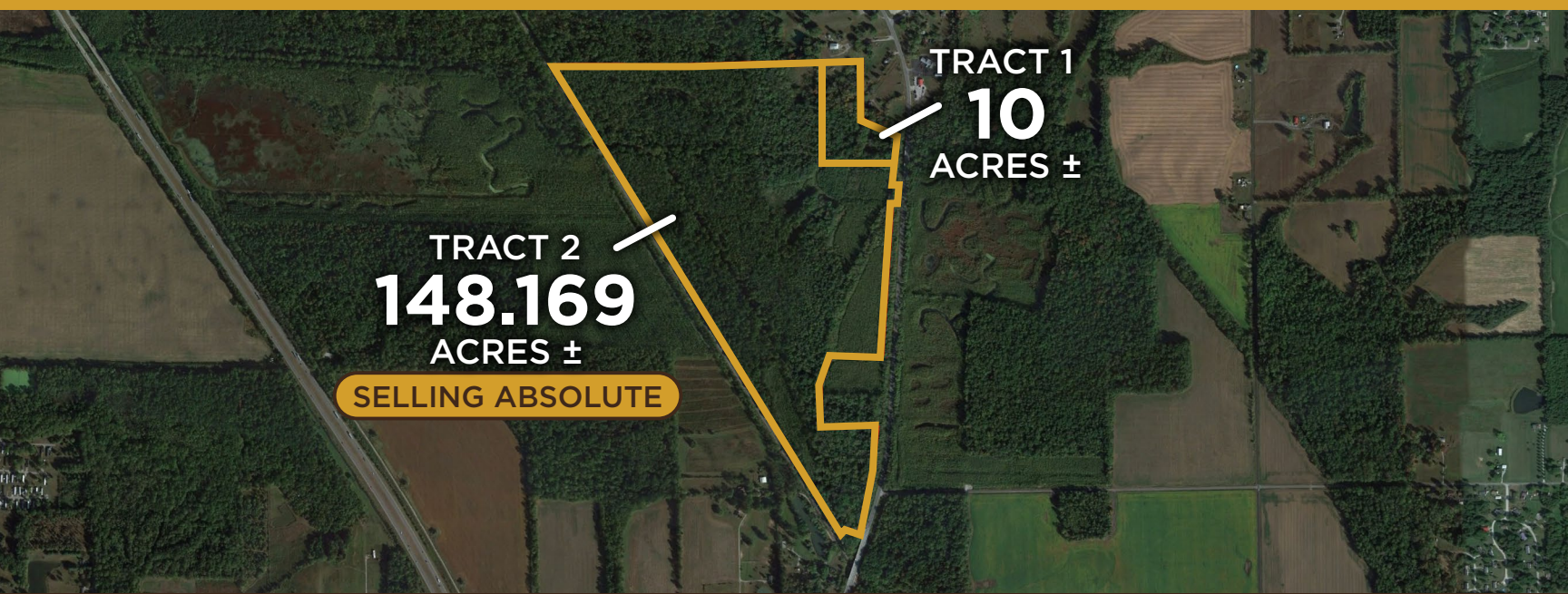
## AUCTION:

ONLINE ONLY AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**BIDDING ENDS: 11/3/23 AT 4:00 PM EDT**

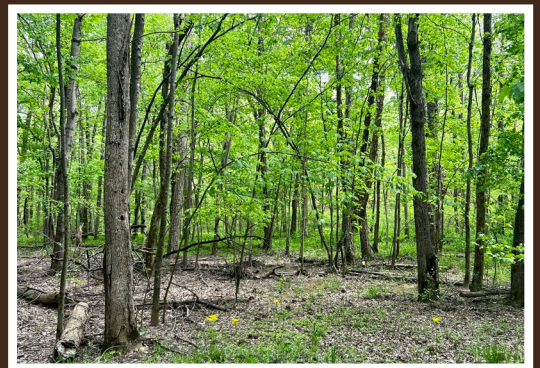
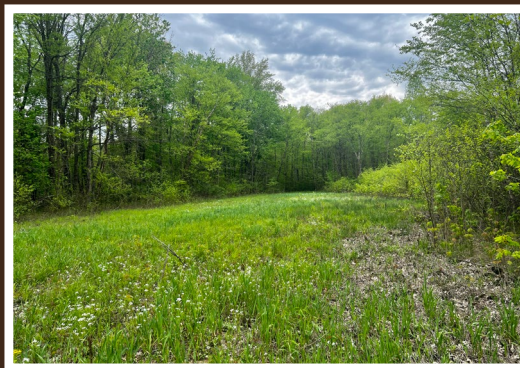
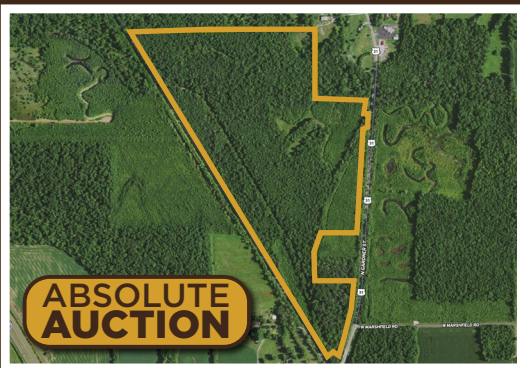
**WINNING BIDDERS WILL BE ALLOWED IMMEDIATE ACCESS TO THE PROPERTIES ONCE THE DOWN PAYMENT HAS BEEN RECEIVED**

When you look for the perfect hunting property, you want it to encompass all the attributes that make one up. This property does just that. First off, this tract offers a high and dry cabin/camper site with private access and utilities extremely close to utilize hook up. The area could also be a possible site for a pole building to store equipment, no matter your desire there is plenty of high ground that could accommodate several uses. Moving on to what makes the heart of this property up is an expansive and diverse composition of ground. Let's start with the Wetland Reserve Program that a portion of the property is enrolled in. This is designed to help preserve agricultural land that is prone to erosion and flooding from farming. The benefit is reduced taxes, with the owner still having control of the property but limiting the use to hunting and other non-intrusive activities. This lets the ground go back to a wild stage of growth where native forbs thrive, young saplings evolve to mature trees, and nature creates a new balance of life. Let's remember the name Wetlands, without saying this area stays wet and does flood from time to time making it a cool and thick area where the mature bucks like to travel and live. The seller does have an area of the property that was set aside and not enrolled in this program which allows you to do as you wish. This area is currently mowed a few times a year and has been getting planted in food plots. Around the edges of the plots are thick and dense cover, making it the perfect place for the deer to feed out of in the morning and evenings. This tract has produced nice bucks over the years and will continue to do so with the right set ups. If that's not enough it adjoins Stucker Fork Fish and Wildlife Area and Austin Bottom Lands Conservation Area. Don't sleep on this one hunting season is approaching fast.



### TRACT 1: 10 ± ACRES

Welcome to an outdoor lover's dream come true - a sprawling 10-acre auction tract that has it all. Nestled within the embrace of nature, this property boasts a possible build site for a home, perfectly blending comfort with wilderness. If parking the camper or maybe a little weekend cabin is what you desire this has a spot covered for that as well. For avid hunters, the area is a haven for deer hunting with mature bucks harvested in the area year in and out, promising thrilling expeditions and unforgettable experiences. Adjacent to expansive wetlands, the biodiversity and scenic beauty are unparalleled, providing a serene backdrop for outdoor adventures. Explore the diverse terrain while on your side by side/ ATV or set out on scenic hikes, immersing yourself in the natural wonders that abound. This property truly embodies the essence of outdoor living, offering a unique opportunity to create a personalized paradise amidst the untouched beauty of nature.



### TRACT 2: 148.169 ± ACRES - SELLING ABSOLUTE TO THE HIGHEST BIDDER

Imagine a crisp, clear November morning perched in a towering oak. Feel the familiar anticipation that comes with a hunt on a perfect day in the heat of the rut. Picture walking up to a fallen trophy, grasping the heavy beams in your hand your heart still racing from adrenaline. See yourself calling your friends, telling them you just shot the buck of a life time! Welcome to Turkey Track Farm, a creek bottom hunting paradise with mix of swampy ground, mature woods and over grown fields. A good portion is enrolled in a wetland reserve program, prime cool habitat for swamp bottom giants. There are several acres of food plots that have been mowed a few times a year, surrounded by thick young brush where there once were fields. This creates the ideal habitat to hold monster bucks on your property year around. There is a rail road running the entire back side which can be used to gain access, providing easy non-intrusive entries regardless of the wind. Property could be put into the Classified forest program reducing taxes to almost nothing. In addition water and power are available by the road and a cleared, high area in one corner would be a perfect camper or build spot.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

KRIS CHRISTIANSON, AGENT: 812.896.5814 | [kris.christianson@whitetailproperties.com](mailto:kris.christianson@whitetailproperties.com)

ZACH HOLT, AGENT: 812.887.2954 | [zach.holt@whitetailproperties.com](mailto:zach.holt@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.