

MIDWEST LAND GROUP PRESENTS

20.51 ACRES IN

ORANGE COUNTY INDIANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20.51 ACRES OF TIMBER, WATER, AND MEADOWS WITH QUALITY ACCESS

Located in the rugged hills of southern Indiana, this property provides a variety of recreational opportunities and building potential. As you enter the property, the well-constructed gravel drive provides easy access from one boundary to the other, as well as a gate for privacy. Next, you will notice electric service running along the drive for your future building plans.

As you continue through the property, you will see mature trees towering on the hillside, including acorn-bearing oaks to support and attract wildlife. The drive then crosses a spring run and parallels the creek, which

provides water for wildlife and the potential to find fossils. Deeper on the property, you will find two meadows totaling 2.5 acres supporting pollinators, wildlife forage, and bedding deer. These meadows could easily become food plots for the dedicated hunter.

This property is a terrific blend of features for the hunter or secluded home builder. Quality access, meadows, timber, natural water, and electric service offer excellent potential. All of this is just 7 minutes from French Lick and 15 minutes from the waters of Patoka Lake!



PROPERTY FEATURES

COUNTY: **ORANGE** | STATE: **INDIANA** | ACRES: **20.51**

- 2.5 acres of meadow or future food plot
- Quality gravel access lane
- Gated access
- Mature forest with no recent harvest
- Acorn-producing oaks
- Tributary to French Lick Creek
- Natural springs
- Electric lines on site
- Building potential
- Scenic topography



2.5 ACRES OF MEADOW



GATED ACCESS & GRAVEL ACCESS LANE

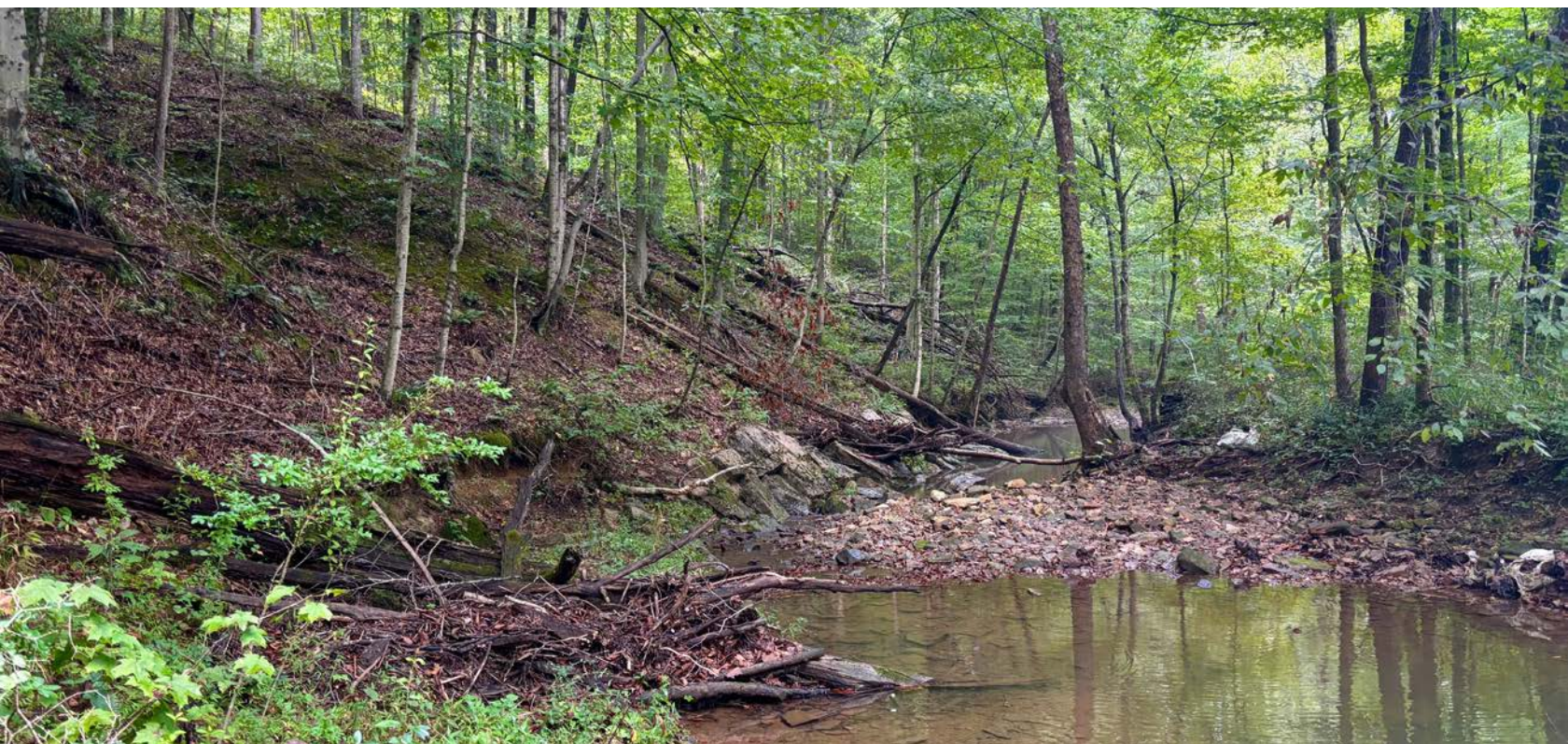


MATURE FOREST



TRIBUTARY & NATURAL SPRINGS

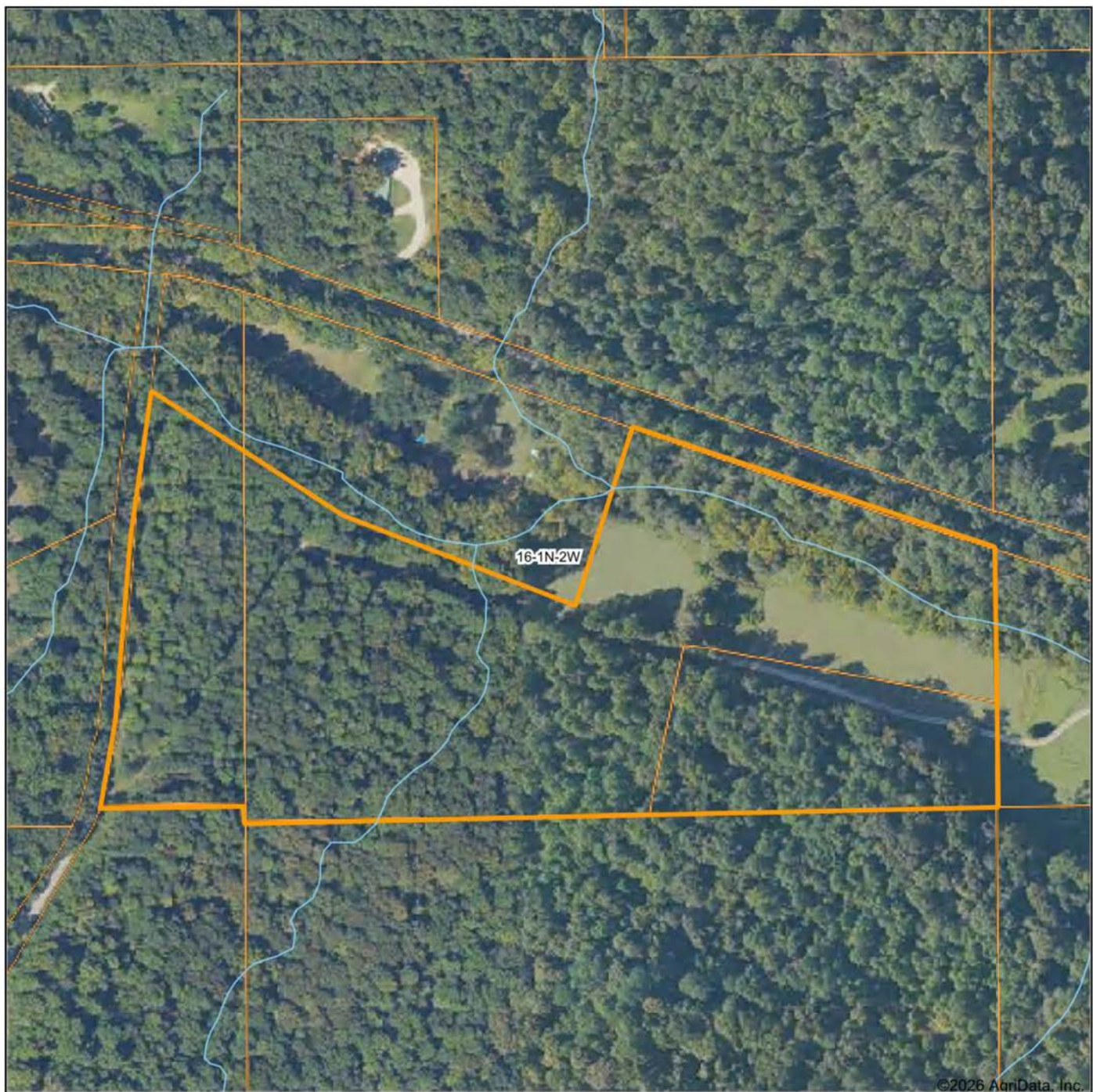
The drive then crosses a spring run and parallels the creek, which provides water for wildlife and the potential to find fossils.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 31' 0.8, -86° 38' 18.3

0ft 272ft 545ft



Maps Provided By:



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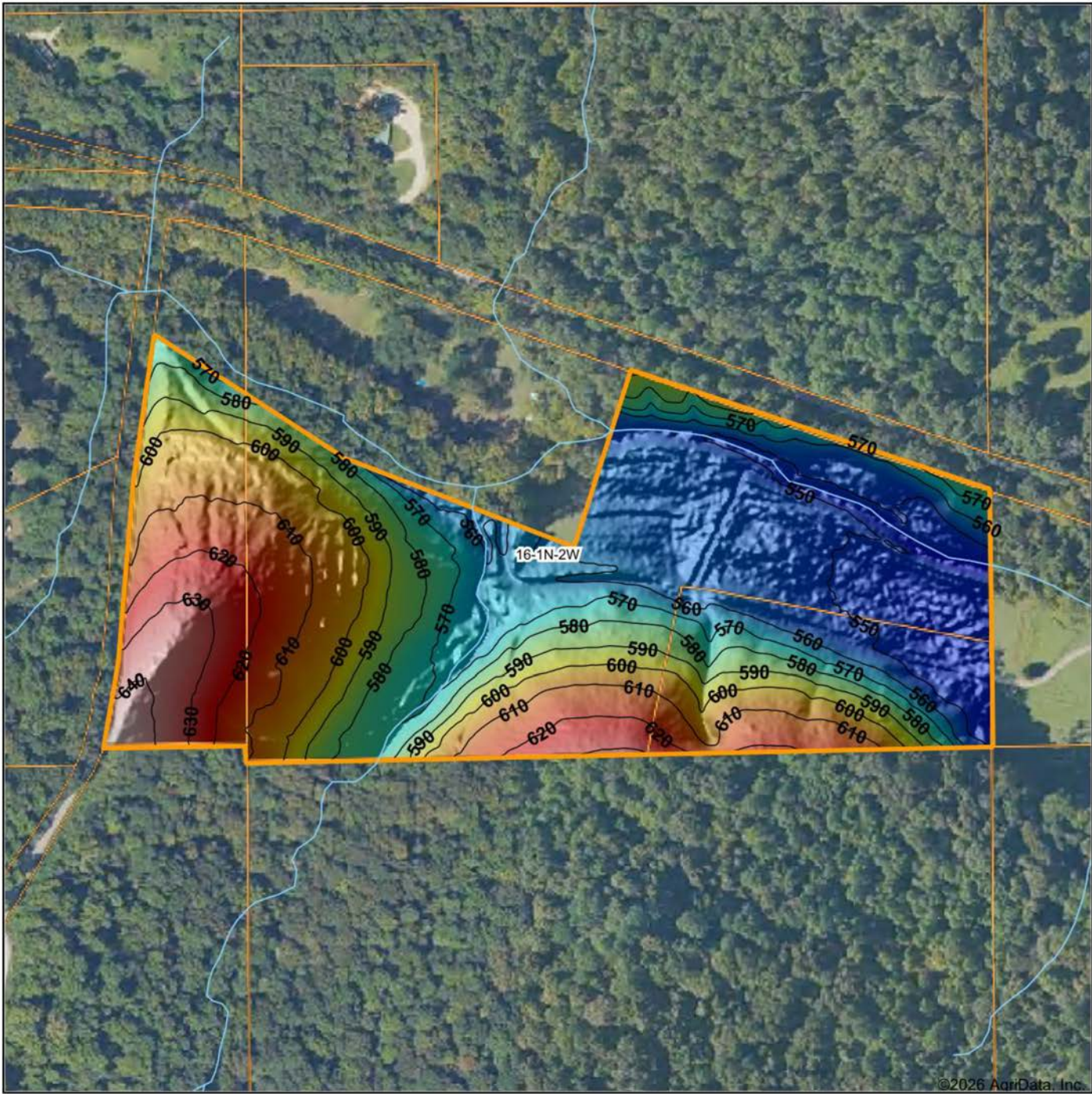
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16-1N-2W
Orange County
Indiana



9/11/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 542.9

Max: 647.9

Range: 105.0

Average: 583.3

Standard Deviation: 27.13 ft

0ft 276ft 552ft

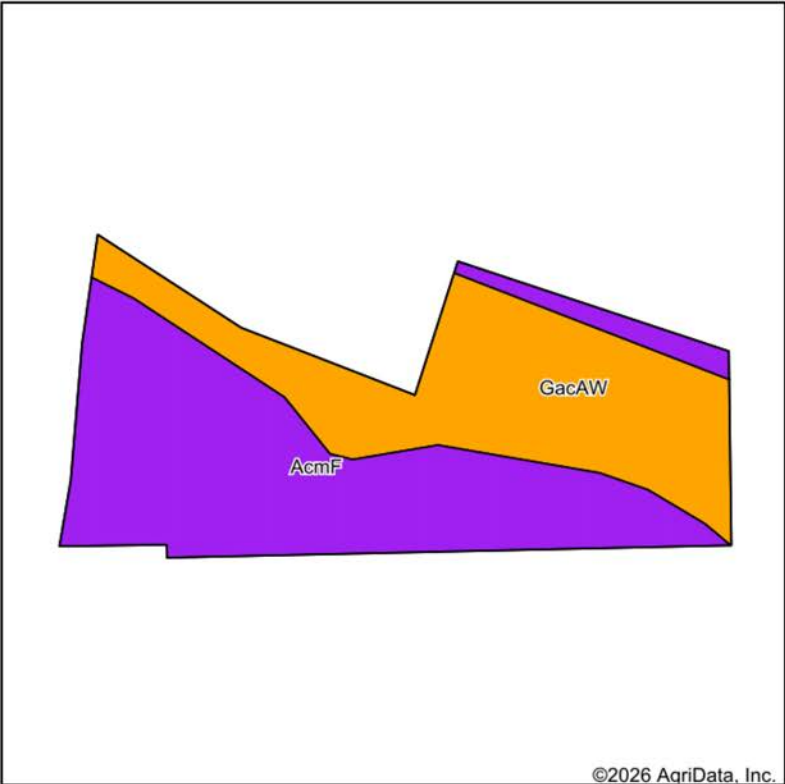


9/11/2026

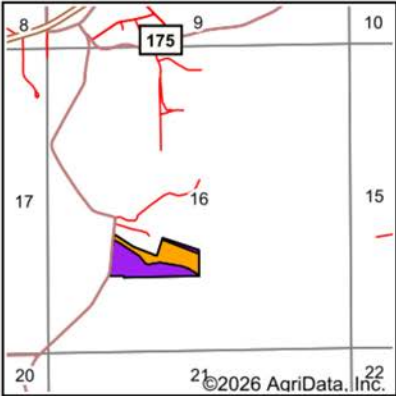
16-1N-2W
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Boundary Center: 38° 31' 0.8, -86° 38' 18.3

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Orange**
Location: **16-1N-2W**
Township: **French Lick**
Acres: **19.5**
Date: **9/11/2026**



Maps Provided By:



Area Symbol: IN117, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
AcmF	Adyeville-Wellston silt loams, 18 to 50 percent slopes	11.27	57.8%		Vllc	21	21	17	13
GacAW	Gatchel loam, 1 to 3 percent slopes, occasionally flooded, very brief duration	8.23	42.2%		Illw	61	61	49	38
Weighted Average					5.31	*n 37.9	*n 37.9	*n 30.5	*n 23.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Growing up in the rural community of Brazil, Indiana, Noah Short developed an appreciation for the outdoors and the value of land at an early age. From fishing reclaimed coal mining pits and hunting squirrels on his father's 18 acre property to helping sink fence posts in the heavy clay soils of Clay County, Noah's connection to the land was built through hands-on experience and hard work. After earning his Bachelor of Science in Biology from Indiana University–Purdue University Indianapolis, Noah realized just how meaningful the outdoors and land stewardship were to him and committed himself to a career centered around natural resources and rural property.

Today, Noah brings extensive experience in both private forestry consulting and public land management to his clients across Indiana. His background includes timber sales, conservation projects, pollinator and tree plantings, tenant farm management, and hands-on work with both row crop and timber production. He has worked closely with landowners, farmers, outdoorsmen, and conservation professionals throughout the state, giving him a well-rounded understanding of both the land itself and the people connected to it.

An avid outdoorsman, Noah hunts nearly every legal game species Indiana offers and enjoys cooking wild game, hiking, gardening, reading, and traveling with his wife, Sarah. Known for his strong work ethic, listening skills, and passion for helping others achieve their goals, Noah is committed to building lasting relationships and guiding clients through every step of the land buying and selling process with honesty, knowledge, and enthusiasm, and is ready to put those traits to work for you.



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