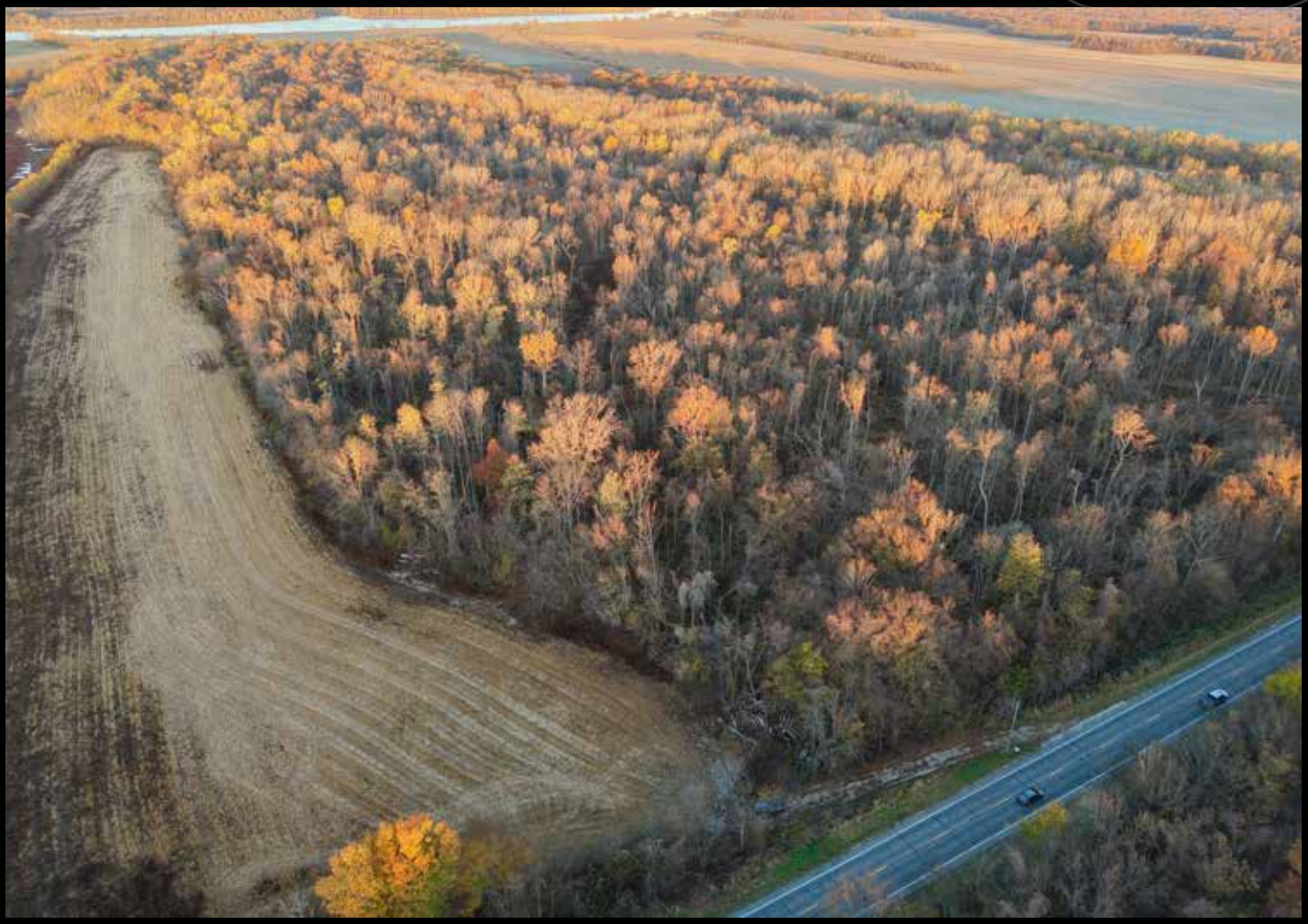
MIDWEST LAND GROUP PRESENTS

MULTIPLE PURSUIT QUARTER SECTION



160 ACRES
SPENCER COUNTY
INDIANA





MULTIPLE PURSUIT QUARTER SECTION

COUNTY: SPENCER | **STATE:** INDIANA | **ACRES:** 160

Tucked just inside a bend of the mighty Ohio, this sprawling 160 +/- acres offers a rare opportunity to do it all. Two fields totaling approximately 27 acres provide flexibility in attracting game or producing income. Plant sunflowers in one field to entice some darting doves. Grow millet or wheat in the other to pull in ducks and geese after a night of sitting on the icy river, which flows just a mile away. When it's time to set the blinds, drive right into the fields from the two gravel access points from the highway.

At the heart of the property stands a diversity of lowland hardwoods that the deer are using heavily. You can smell the rutting bucks as you walk the trails. Both white and red oaks are scattered throughout, offering quality deer browse and acorn production to last throughout the fall. Mature persimmon trees complement the oaks and offer a strong natural attraction for deer just as the rut kicks off. A recent timber harvest has created pockets of dense security cover easily accessed with the resulting trail system. The extra sunlight is sure to turbocharge the remaining oaks as they turn sun and soil into food for wildlife.

There is no shortage of opportunity here, and it is all within easy reach. Owensboro, Kentucky, is just 5 minutes away. Evansville, Indiana, is just under 45 minutes. Load up the decoys or tree stand, and take advantage of these diverse 160 +/- acres!

PROPERTY FEATURES

- Large acreage
- Income potential
- Multi-pursuit hunting
- Two gravel access points
- Future timber value
- Trail system
- Highway road frontage
- 1 mile from the Ohio River
- 5 minutes from Owensboro, KY
- 45 minutes from Evansville, IN
- 95 minutes from Louisville, KY

MULTI-PURSUIT HUNTING

This sprawling 160 +/- acres offers a rare opportunity to do it all. Two fields totaling approximately 27 acres provide flexibility in attracting game or producing income.



















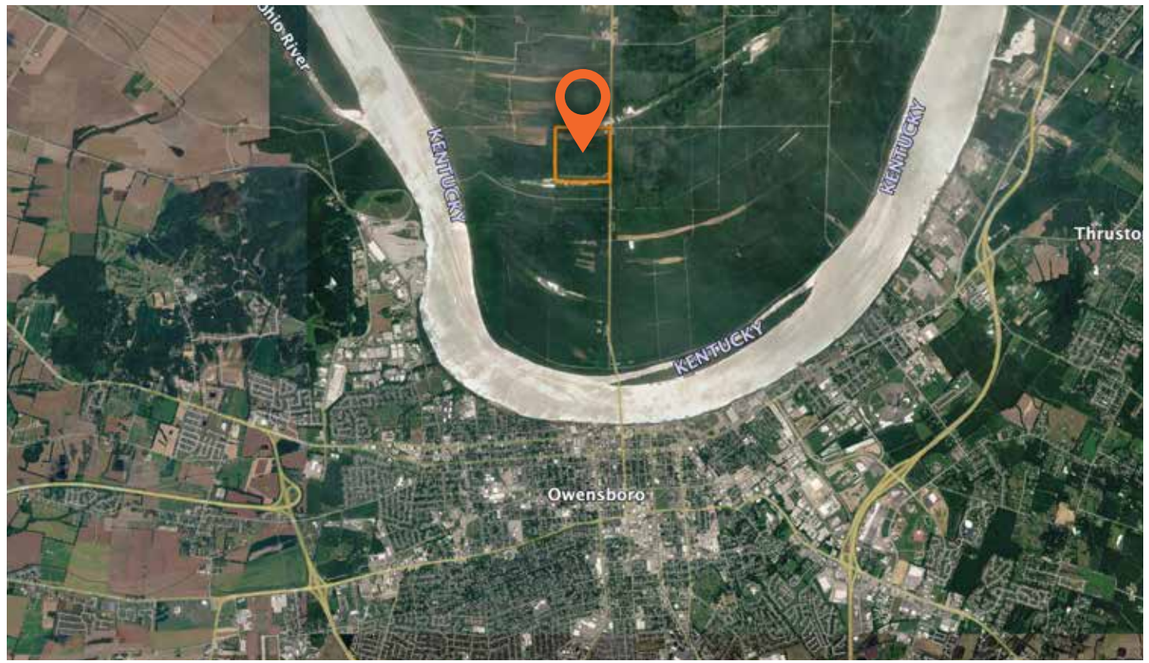
INCOME POTENTIAL





OVERVIEW MAPS





AERIAL MAP



Boundary Center: 37° 48' 40.49, -87° 6' 55.11

0ft 990ft 1981ft

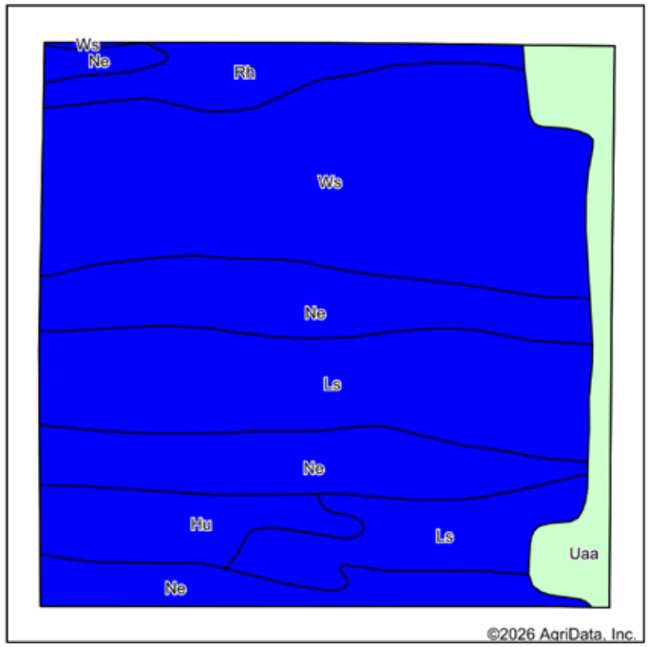
19-8S-6W
Spencer County
Indiana

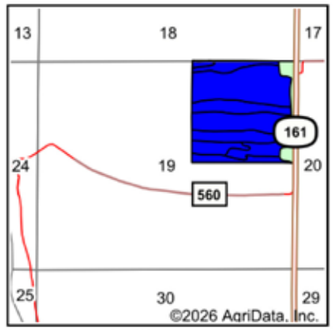
N W E S

7/24/2026

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP





State: **Indiana**
County: **Spencer**
Location: **19-8S-6W**
Township: **Ohio**
Acres: **153.32**
Date: **7/24/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

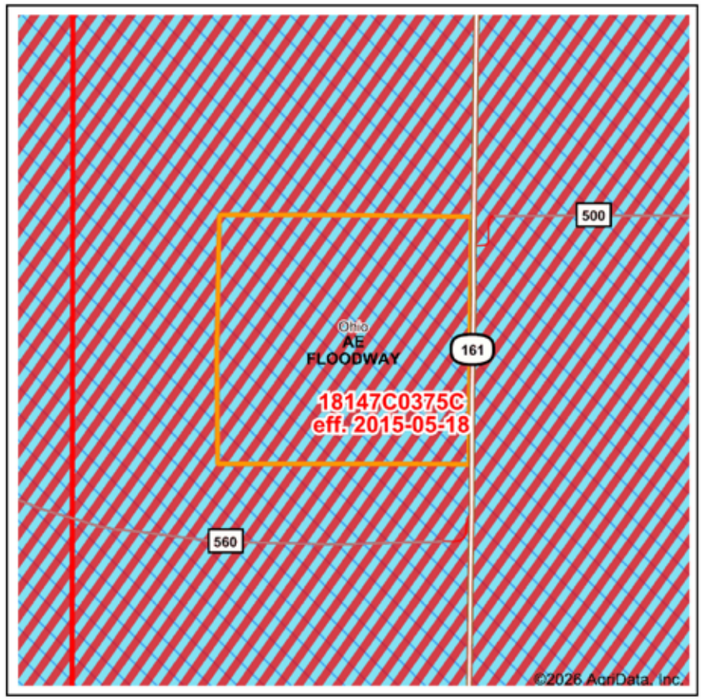
Area Symbol: IN147, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Ws	Woodmere silt loam, occasionally flooded, brief duration	47.22	30.8%		> 6.5ft.	IIw	92	92	89
Ne	Newark silt loam, frequently flooded, brief duration	40.71	26.6%		> 6.5ft.	IIw	89	89	83
Ls	Lindside silt loam, frequently flooded, brief duration	37.54	24.5%		> 6.5ft.	IIw	87	75	87
Uaa	Udorthents, cut and filled	10.65	6.9%		> 6.5ft.				
Hu	Huntington silt loam, frequently flooded, brief duration	8.72	5.7%		> 6.5ft.	IIw	90	90	83
Rh	Rahm silt loam, occasionally flooded, brief duration	8.48	5.5%		> 6.5ft.	IIw	88	88	86
					Weighted Average	*-	***n 83.3**	***n 80.3**	***n 80.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

FEMA MAP





Map Center: 37° 48' 39.44, -87° 6' 53.9
State: IN Acres: 153.32
County: Spencer Date: 7/24/2026
Location: 19-8S-6W
Township: Ohio

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Name	Number	County	NFIP Participation	Acres	Percent
SPENCER COUNTY	180237	Spencer	Regular	153.32	100%
			Total	153.32	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
AE	FLOODWAY	100-year Floodplain	153.32	100%
		Total	153.32	100%

Panel	Effective Date	Acres	Percent
18147C0375C	5/18/2015	153.32	100%
	Total	153.32	100%

Flood related information provided by FEMA

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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