

Build Site, +/- 2 acres in Morocco, IN, Newton Co.
302 W Beaver St
Morocco, IN 47963

\$65,000
2± Acres
Newton County



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Morocco, IN / Newton County

SUMMARY

Address

302 W Beaver St

City, State Zip

Morocco, IN 47963

County

Newton County

Type

Undeveloped Land, Lot

Latitude / Longitude

40.948765 / -87.457635

Taxes (Annually)

\$485.3

Acreage

2

Price

\$65,000

Property Website

<https://indianalandandlifestyle.com/property/build-site-2-acres-in-morocco-in-newton-co--newton-indiana/116575/>



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PROPERTY DESCRIPTION

Looking for the perfect spot to bring your vision to life? This 2 +/- acre parcel on Beaver Street offers the best of both worlds, open space with the convenience of town living. Enjoy room to design your dream home, take advantage of the already established garden, or create your ideal outdoor retreat. A newly built 16' x 20' shed with a concrete floor is already in place, ready for storage, a workshop, or as a head start on your build. Utilities have not yet been established on the property but are available at the road, making planning easier. Whether you're a builder, investor, or future homeowner, this property is ready to help your plans take shape. Don't miss this opportunity to own 2 +/- acres of potential on the edge of Morocco!

* Buyer to verify all building requirements, permitted uses, restrictions, utility availability and connection requirements with the appropriate local authorities and utility providers.

Property Features

- **Lot Features:** 2 +/- acres, Few Trees; Rectangular Lot
- **Current Use:** Unimproved; Vacant
- **Possible Use:** Residential; Single Family
- **Other Structures:** Newly built 16' x 20' shed, Concrete floor
- **Utilities:** Not established on property - Electricity, Natural Gas, Sewer, and Water available.
- **Water Source:** Public
- **Sewer:** None (available at road)

Location & Distances

- **Rensselaer, IN:** ~17 miles
- **Crown Point, IN:** ~39 miles
- **Merrillville, IN:** ~44 miles
- **Lafayette, IN:** ~57 miles
- **Chicago, IL:** ~70 miles
- **Indianapolis, IN:** ~115 miles

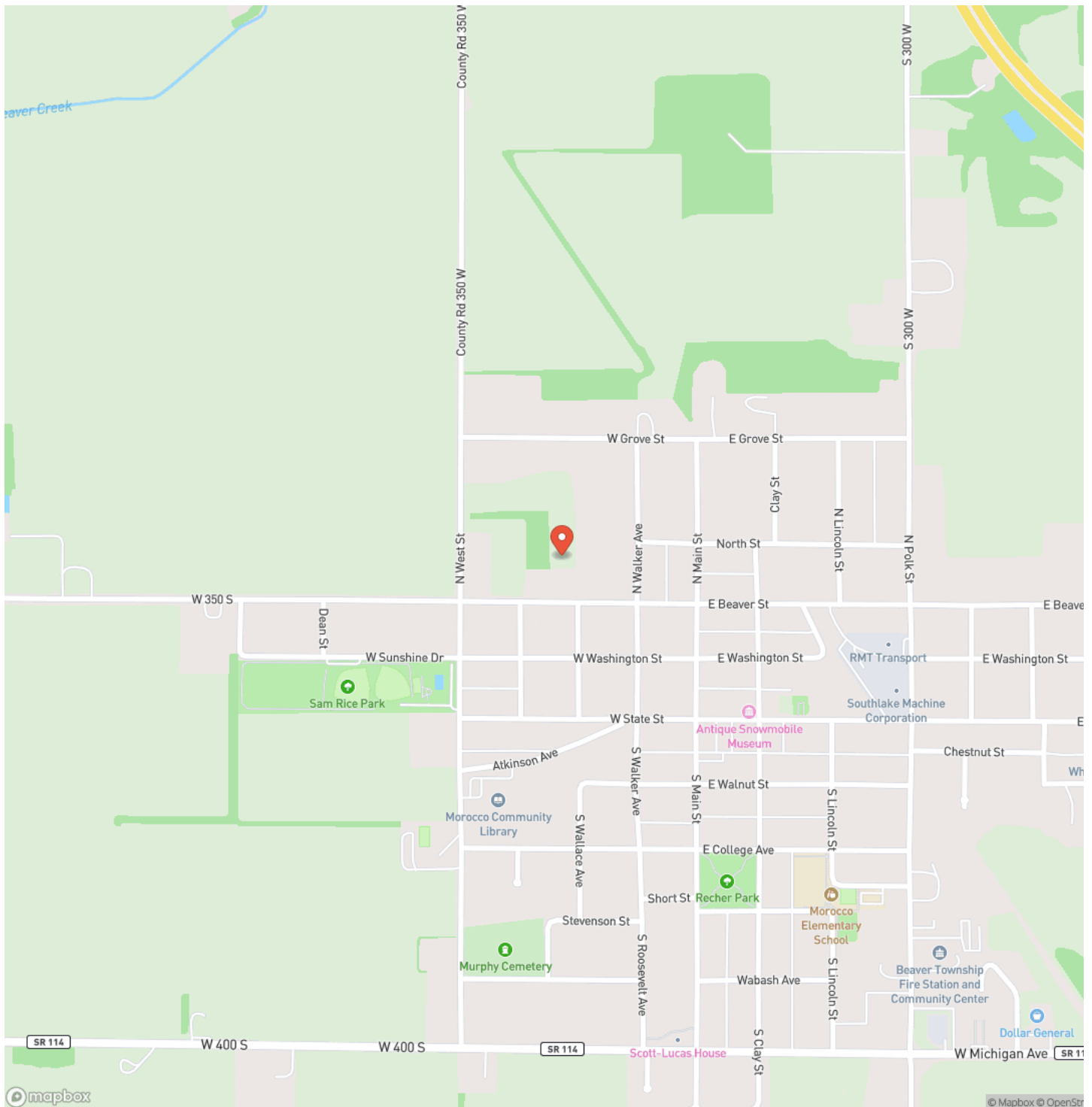
For more information, contact Heath Brunton, Certified Land Specialist, at [219-863-0553](tel:219-863-0553) or mossyoakheath@gmail.com

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Locator Map

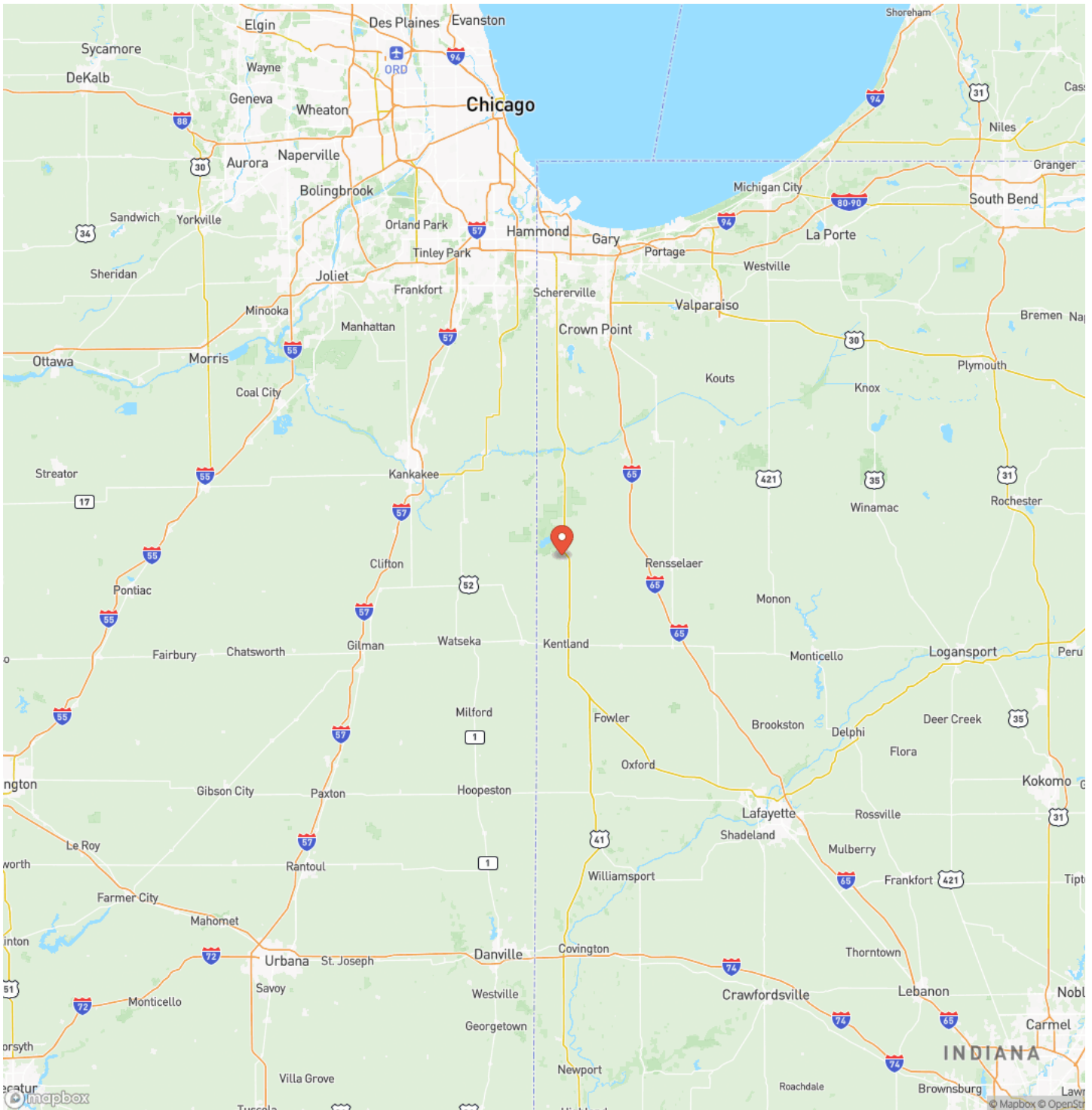


MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

Morocco, IN / Newton County

Locator Map

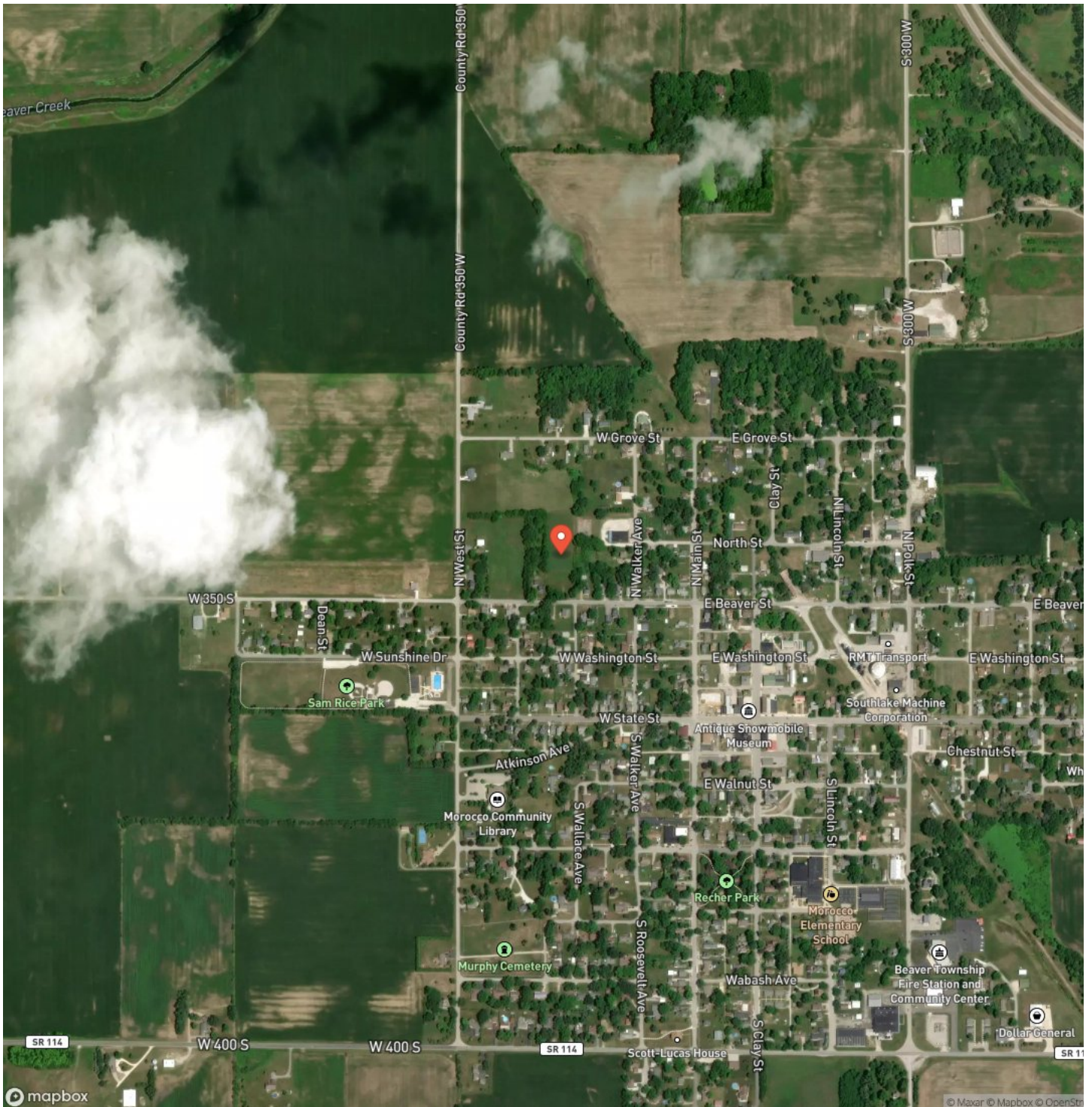


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Satellite Map



**Build Site, +/- 2 acres in Morocco, IN, Newton Co.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Brunton

Mobile

(219) 342-3393

Office

(219) 863-0553

Email

hbrunton@mossyoakproperties.com

Address

2718 W 800 S

City / State / Zip

Rensselaer, IN 47978

NOTES

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This image shows a single 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.



<https://indianalandandlifestyle.com/>

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.

Mossy Oak Properties Indiana Land and Lifestyle
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
<https://indianalandandlifestyle.com/>
