

River Bottom 272 For Sale
Clinton, IN 47842

\$544,000
272± Acres
Vermillion County



River Bottom 272 For Sale Clinton, IN / Vermillion County

SUMMARY

City, State Zip

Clinton, IN 47842

County

Vermillion County

Type

Recreational Land, Hunting Land, Undeveloped Land, Riverfront

Latitude / Longitude

39.7129 / -87.3859

Acreage

272

Price

\$544,000

Property Website

<https://indianalandandlifestyle.com/property/river-bottom-272-for-sale-vermillion-indiana/12558/>



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PROPERTY DESCRIPTION

The River Bottom 272 is 272 acres of river bottom ground located in Vermillion County just north of Clinton, IN 47842. This property is a WRP property. It was enrolled in 1999. In 1999, this property was mostly tillable ground; however, in the last 22 years the trees have become mature. The brush has grown thick and the wildlife have set up residence on the property. The whitetail deer and their sign can be found all over the property. The turkeys can be heard gobbling on the ridge tops in the spring. If waterfowl is your passion, then the 1.25 miles of the Wabash River frontage will surely meet that need. A good number of ducks and geese use the river when most of the local lakes and ponds freeze up. This same river frontage is good for freshwater fishing in the summer. The large sandbar is the perfect place for camping or for that evening fire with friends and family. WRP ground has some restrictions, but enjoyment and recreational activities is not one of them. Minimal land disturbance is part of the restrictions. Only 5% of the total acres can be put into food plots and trails. With 272 acres, that gives the owner 13.6 acres to work with. If you're looking for a large tract of ground with great recreational opportunities, check out the River Bottom 272. To schedule a property visit, contact Jeff Michalic at [Email listed above] or call him at 812-230-4503.

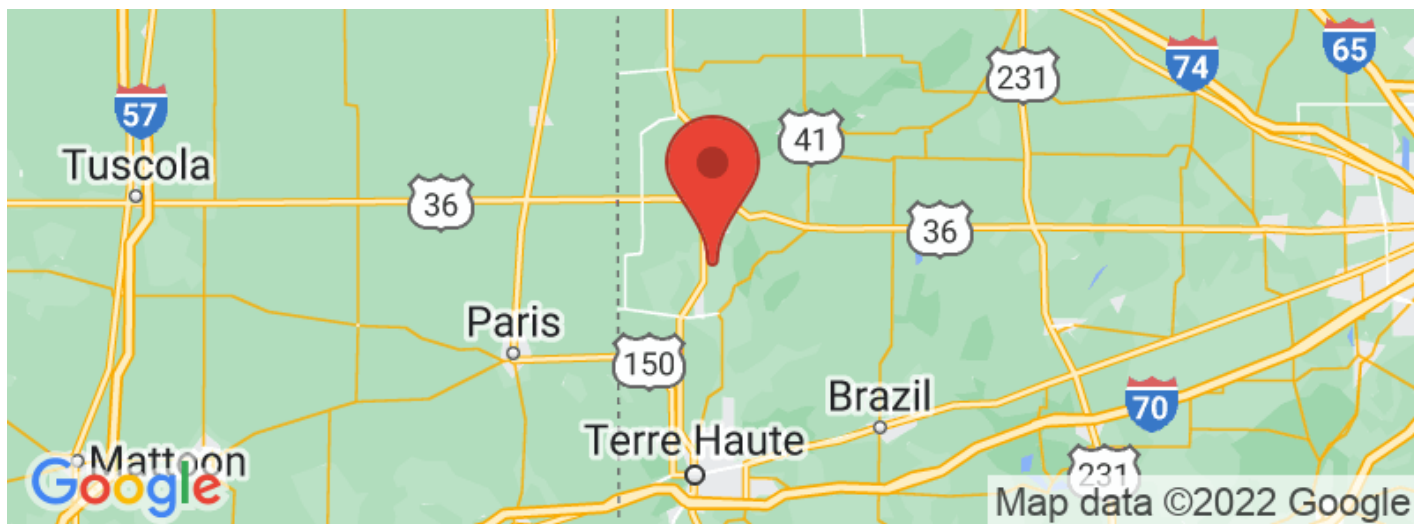
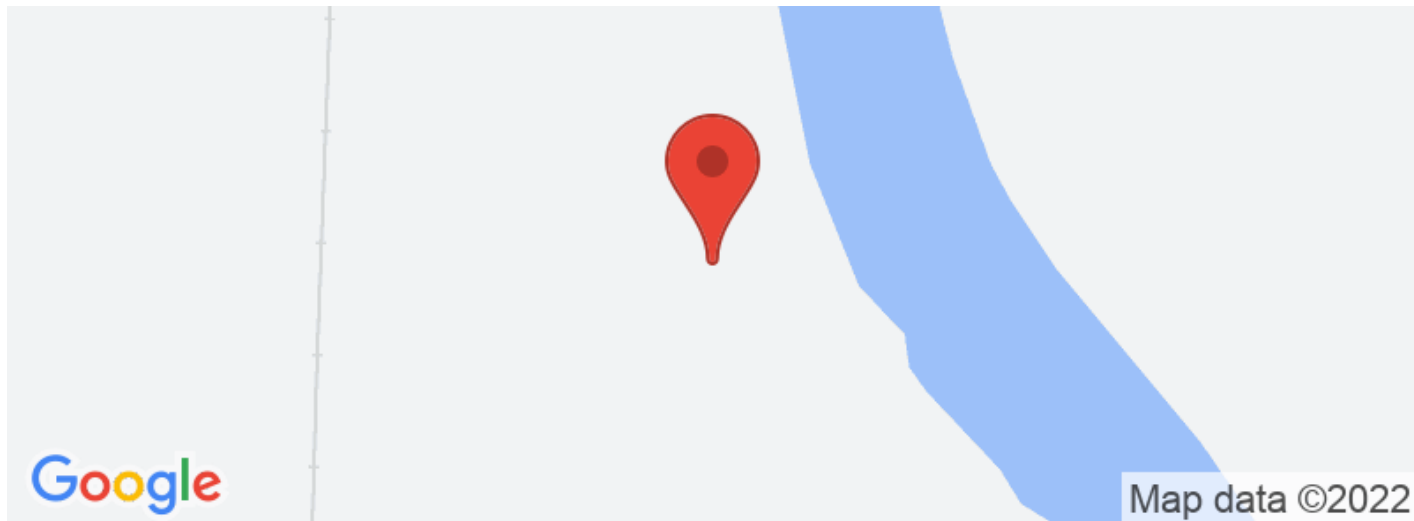


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Locator Maps



Aerial Maps



River Bottom 272 For Sale
Clinton, IN / Vermillion County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

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City / State / Zip

Clinton, IN 47842

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

DISCLAIMERS

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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

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Clinton, IN 47842

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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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