

Little Vermillion 76
East County Road 50 North
Newport, IN 47966

\$245,000
76± Acres
Vermillion County



Little Vermillion 76
Newport, IN / Vermillion County

SUMMARY

Address

East County Road 50 North

City, State Zip

Newport, IN 47966

County

Vermillion County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land, Riverfront

Latitude / Longitude

39.893128 / -87.439091

Taxes (Annually)

622

Acreage

76

Price

\$245,000

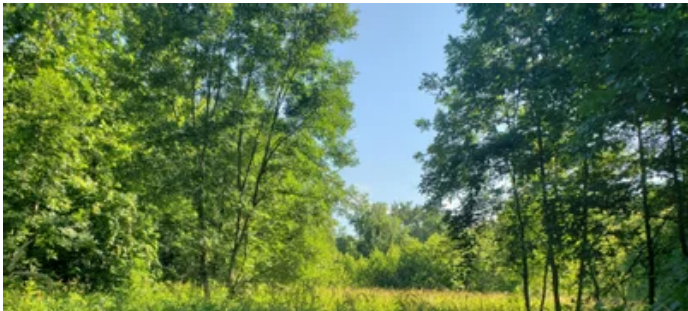
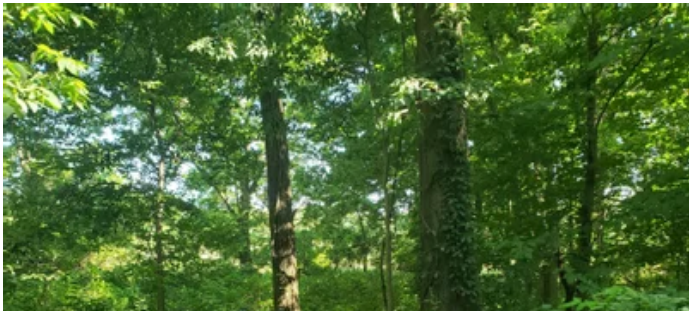
Property Website

<https://indianalandandlifestyle.com/property/little-vermillion-76-vermillion-indiana/29673/>



PROPERTY DESCRIPTION

The Little Vermillion 76 is located just north of Cayuga, Indiana and less than 1.5 miles from the former Newport Chemical Depot. This area is well known for producing some great whitetails year after year. This property offers a little bit of everything for the outdoor enthusiast. For the shooters, this property has 15 concrete shooting benches under roof with targets at 50 and 100 yards. A large gravel hill serves as the backstop. The second covered range has 2 concrete shooting benches with the ability to sight your rifle in to 300 yards. A small 24X24 garage with a concrete floor and roll up door sits in between the two shooting ranges. The east 37 acres of the property is in WRP. This area has open grass flats with willow groves and plenty of thick cover. A few small wet spots and the swamp offers year round water. Deer sign is plentiful. Rubs from years' past and long trails worn down from years of use criss-cross this entire area. Plenty of flat grass beds were seen during our last visit. Just over 12 acres of tillable ground sits on the west side of the property and is currently in alfalfa. This field offers a little income and plenty of food for the deer to feed in every evening. The south side of the property borders the Little Vermillion River and East County Road 50 North. The area between the road and the river forms a great travel corridor. The Little Vermillion River provides year round water and some great small mouth fishing. The neighboring properties have a good mix of tillable acres and wooded draws that funnel wildlife to this property and the thick cover on it. To schedule a property visit, contact Land Specialist Jeff Michalic at [812-230-4503](tel:812-230-4503).



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
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NOTES

NOTES

This image shows a single sheet of white paper with horizontal blue 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.

MORE INFO ONLINE:

<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

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