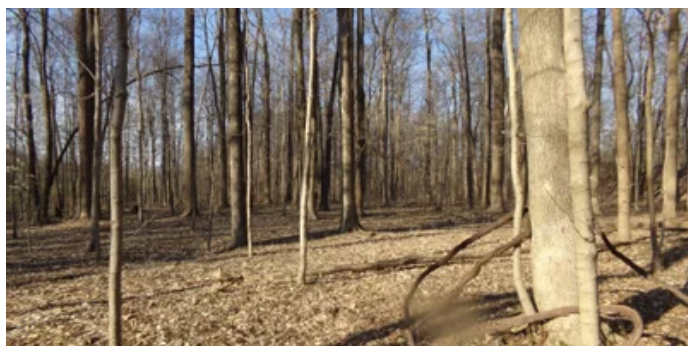


Staunton Vacant Land Lot # 4
Staunton Lot # 4
Brazil, IN 47834

\$246,160
30.770± Acres
Clay County



Staunton Vacant Land Lot # 4
Brazil, IN / Clay County

SUMMARY

Address

Staunton Lot # 4

City, State Zip

Brazil, IN 47834

County

Clay County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lakefront, Timberland, Lot

Latitude / Longitude

39.480025 / -87.20361

Taxes (Annually)

395

Acreage

30.770

Price

\$246,160

Property Website

<https://indianalandandlifestyle.com/property/staunton-vacant-land-lot-4-clay-indiana/38783/>



Staunton Vacant Land Lot # 4
Brazil, IN / Clay County

PROPERTY DESCRIPTION

Looking for a stunning piece of nature to call your own? Look no further than Lot #4, a 30.77-acre property located just a stone's throw away from the Chinook fish and wildlife area in Indiana. This property offers the perfect mix of natural beauty and outdoor recreation opportunities, making it a nature lover's dream come true.

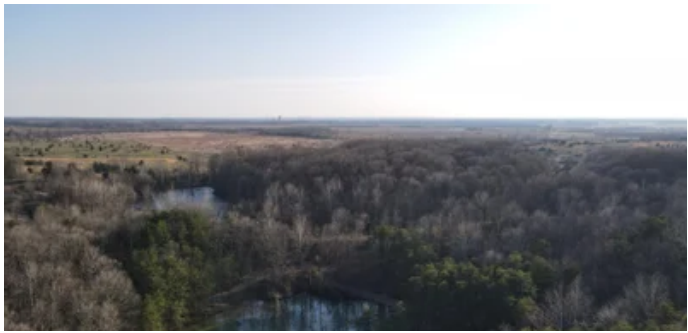
The parcel is heavily wooded, providing plenty of shade and natural beauty. But what truly sets this property apart is the access it provides to three small ponds, totaling just over 5 acres. Here, you'll have the opportunity to fish for bass and bluegill or even take a leisurely paddle on the water. And, if hunting is your passion, you'll be happy to know that this property is home to whitetail deer, turkey, and waterfowl.

This lot presents a rare opportunity to own a piece of land that offers a variety of outdoor activities in one stunning location. But you'll need to act fast - all offers must be received by May 14th. And, if you're interested in even more land, this lot can be combined with another to create an even larger parcel.

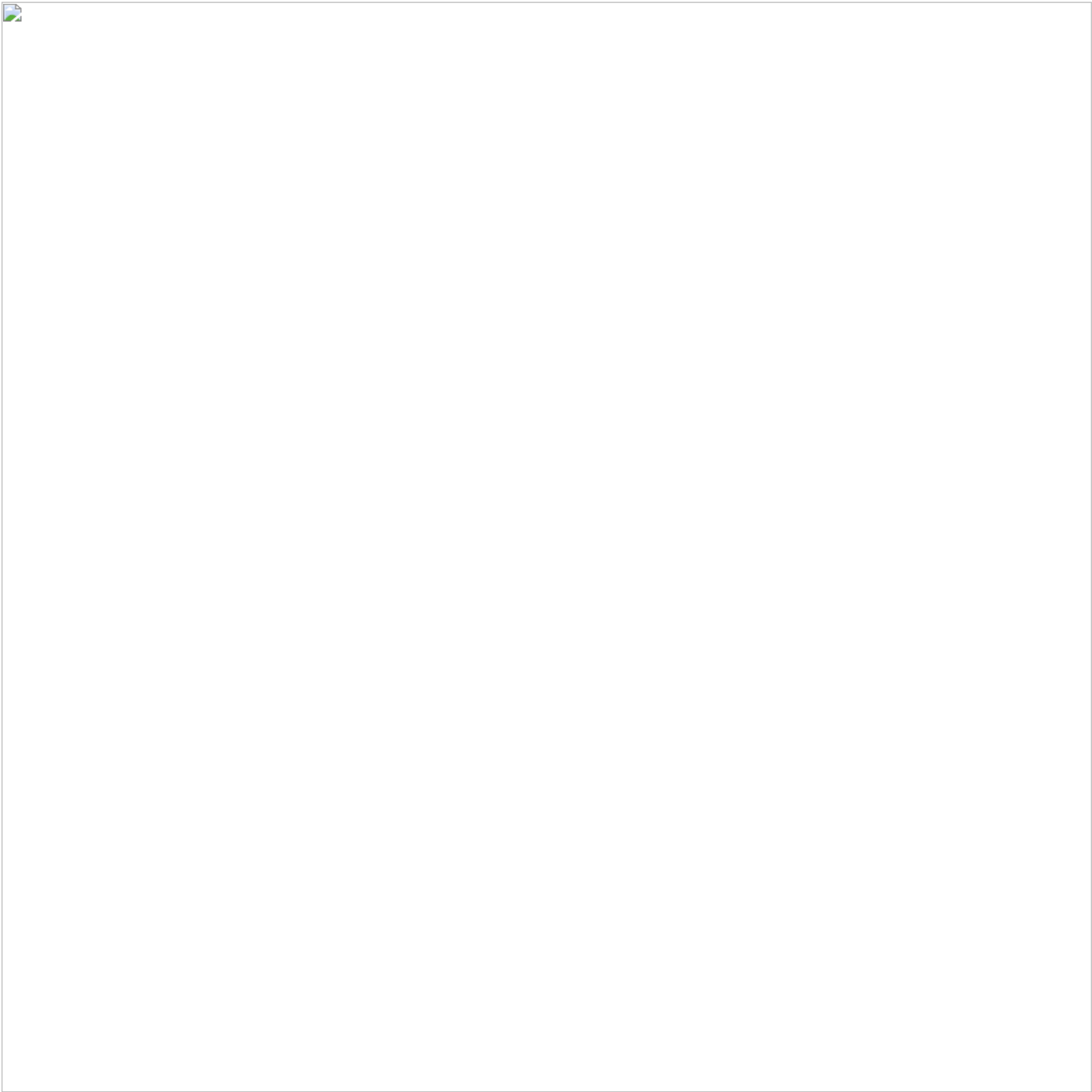
Don't miss your chance to own this spectacular property. Scheduled showing days are available on April 22nd, 23rd, 29th, and 30th, as well as May 6th, 7th, 13th, and 14th, from 11:00 - 5:30. Contact Certified Land Specialist, Jeff Michalic, for more information at the email or phone number listed above. Whether you're looking to build your dream home or a hunting cabin, this lot is the perfect place to call your own.



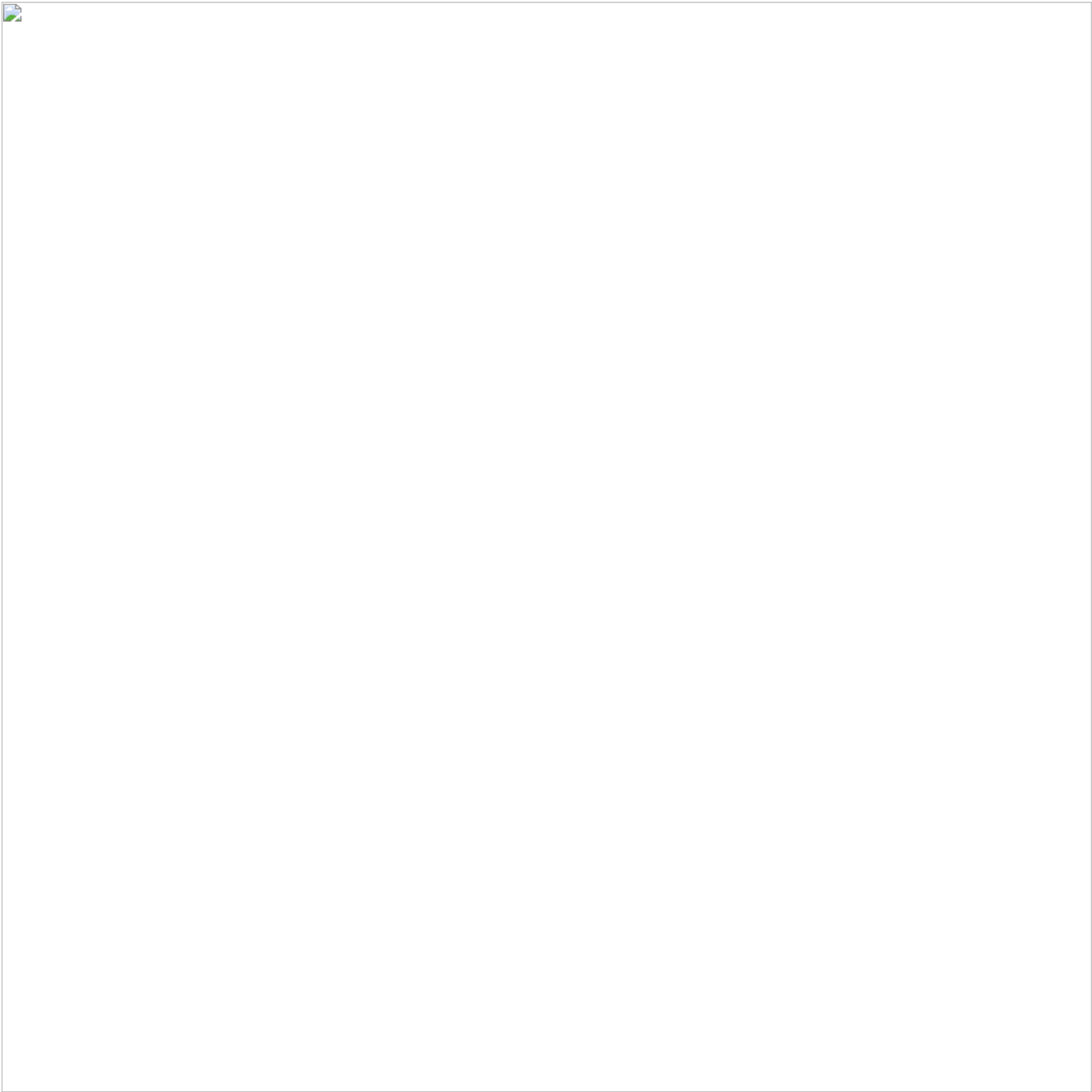
Staunton Vacant Land Lot # 4
Brazil, IN / Clay County



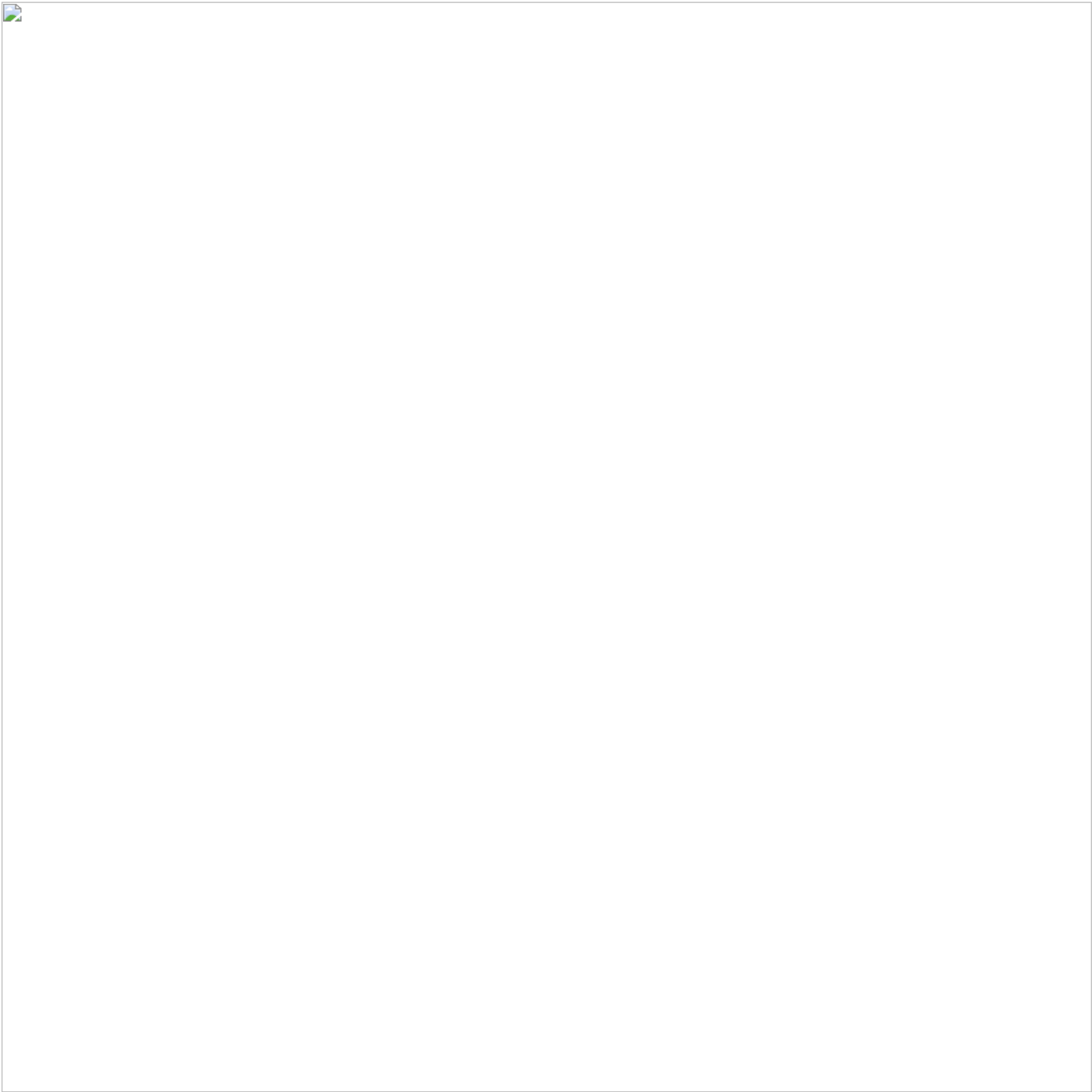
Locator Map



Locator Map



Satellite Map



Staunton Vacant Land Lot # 4
Brazil, IN / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

Mobile

(812) 230-4503

Office

(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

City / State / Zip

Clinton, IN 47842

NOTES



NOTES

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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.



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