

For Sale 312 Acres Clay County
4821 W PRIVATE RD 575 N
Brazil, IN 47881

\$2,700,000
312± Acres
Clay County



For Sale 312 Acres Clay County Brazil, IN / Clay County

SUMMARY

Address

4821 W PRIVATE RD 575 N

City, State Zip

Brazil, IN 47881

County

Clay County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

39.4802 / -87.1983

Dwelling Square Feet

2464

Acreage

312

Price

\$2,700,000

Property Website

<https://indianalandandlifestyle.com/property/for-sale-312-acres-clay-county-clay-indiana/9641/>



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PROPERTY DESCRIPTION

Clay County 312 is a mixed use residential, recreational, timberland located near Brazil, IN 47881. This property truly does have it all and then some. To start, the property has 2 homes. Home number 1 was built in 1997. It has 2464 square feet with 3 bedrooms, 2.5 baths, an attached garage, and a beautiful back deck overlooking the lake. Home number 2 was built in 1997. It has 3248 square feet with 4 bedrooms, 3.5 baths, an attached and detached garage. This home also has a large deck overlooking the 15 acre lake, with a bonus area over the garage. The property is mostly wooded with 262 +/- acres. These wooded acres have a lot of nice timber with a good variety of tree species. The wooded terrain is just as diverse with rolling flats, steep ravines, former coalmine spill piles, and wooded draws. A 6.5 acre wetlands is located on the northwest third of the wooded acres. The wetlands has 3 shallow ponds, flooded timber, and plenty of habitat for a waterfowler to hide. A 2 acre body of water is also present. Not only do these ponds offer some great freshwater fishing and waterfowl hunting, but they provide year round water for many other resident wildlife. A good number of whitetail deer call this place home. The wild turkey can be seen crossing the yards of either home or one of the many roads that criss cross the property. Both the west and south sides are bordered by almost 2000 acres of state-owned ground. These neighboring acres are mostly open prairie-like with both quail and pheasant. This area was a 2015 Indiana conservation project with the NWTF and supports a lot of small game animals like rabbit and squirrels with some great wildlife plantings for doves every year. The remaining 50 acres of this property is a working motocross track. The track is complete with starting gates. There is also a woods course. Both of these courses are highly profitable. Information on the workings and income will be provided by request and to pre-qualified buyers. Here is the link to the tracks Facebook page: [https://\[Web Link listed above\]](https://[Web Link listed above]) .To schedule a property visit contact Jeff Michalic at [Email listed above] or call him at [812-230-4503](tel:812-230-4503)



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For Sale 312 Acres Clay County
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Locator Maps



Aerial Maps



**For Sale 312 Acres Clay County
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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

DISCLAIMERS

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Mossy Oak Properties Indiana Land and Lifestyle

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