

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

**\$2,700,000**  
312± Acres  
Clay County



**MORE INFO ONLINE:**

<https://indianalandandlifestyle.com/>

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

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

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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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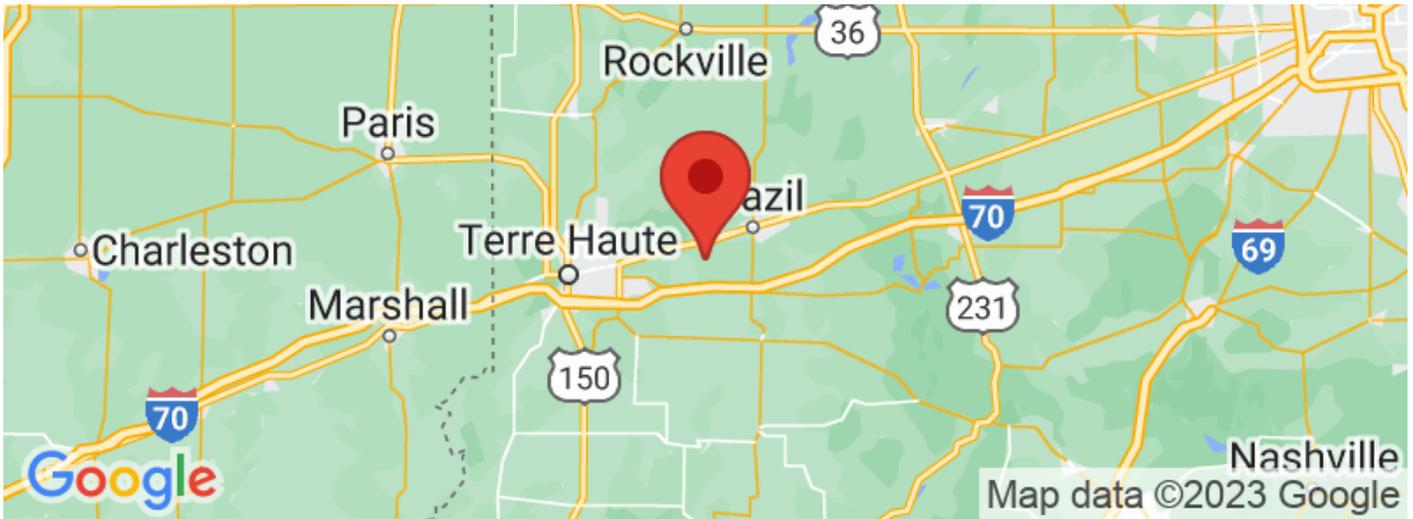
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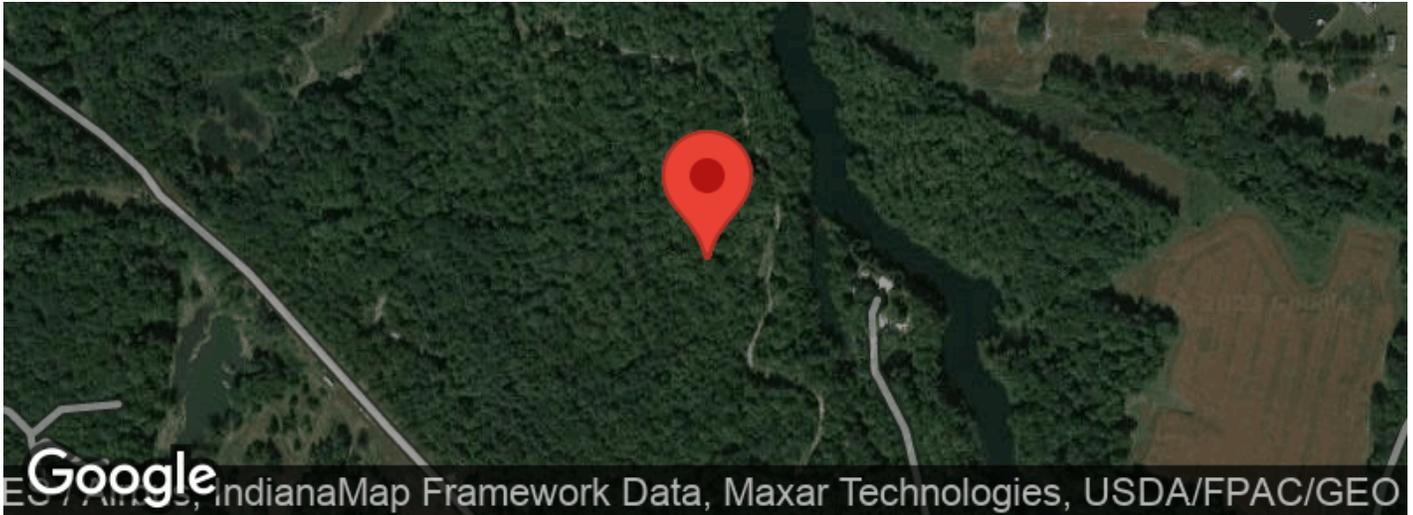
## Locator Maps



For Sale 312 Acres Clay County  
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## Aerial Maps



**For Sale 312 Acres Clay County  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jeff Michalic

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(812) 230-4503

**Office**

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**Email**

jeffm@mossyoakproperties.com

**Address**

PO Box 10

**City / State / Zip**

Clinton, IN 47842

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**NOTES**

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## **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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

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