

State Road 63 and 200 E
State Road 63 and 200 E
Clinton, IN 47842

\$85,000
1.57± Acres
Vermillion County



State Road 63 and 200 E
Clinton, IN / Vermillion County

SUMMARY

Address

State Road 63 and 200 E

City, State Zip

Clinton, IN 47842

County

Vermillion County

Type

Undeveloped Land

Latitude / Longitude

39.668037 / -87.427831

Acreage

1.57

Price

\$85,000

Property Website

<https://indianalandandlifestyle.com/property/state-road-63-and-200-e-vermillion-indiana/116328/>



PROPERTY DESCRIPTION

1.57 Acres - State Road 63 & County Road 200 E

Opportunity awaits with this 1.57-acre vacant lot located at the intersection of State Road 63 and County Road 200 E. With frontage and excellent visibility along one of the area's primary north-south highways, this property offers possibilities for both residential use and potential future commercial development.

The property is currently zoned residential and would require a well and septic system for development. Electric service is available. For buyers looking beyond residential use, the property's location along State Road 63 could make it an attractive candidate for commercial development, subject to approval of a zoning change and any applicable state and local requirements.

State Road 63 is a major transportation corridor through western Indiana, providing direct access north and south and carrying a steady mix of local, commuter, agricultural, and commercial traffic. The highway exposure, combined with access from County Road 200 E, gives this parcel visibility that is difficult to find in a small acreage tract.

Whether you're looking for a homesite with convenient highway access, an investment property, or a location with potential for future commercial use, this 1.57-acre parcel deserves a closer look.

Jeff "The Ground Guy" Michalic

Certified Land Specialist

Western Indiana & Eastern Illinois Rural Property Expert

Mossy Oak Properties Indiana Land & Lifestyle

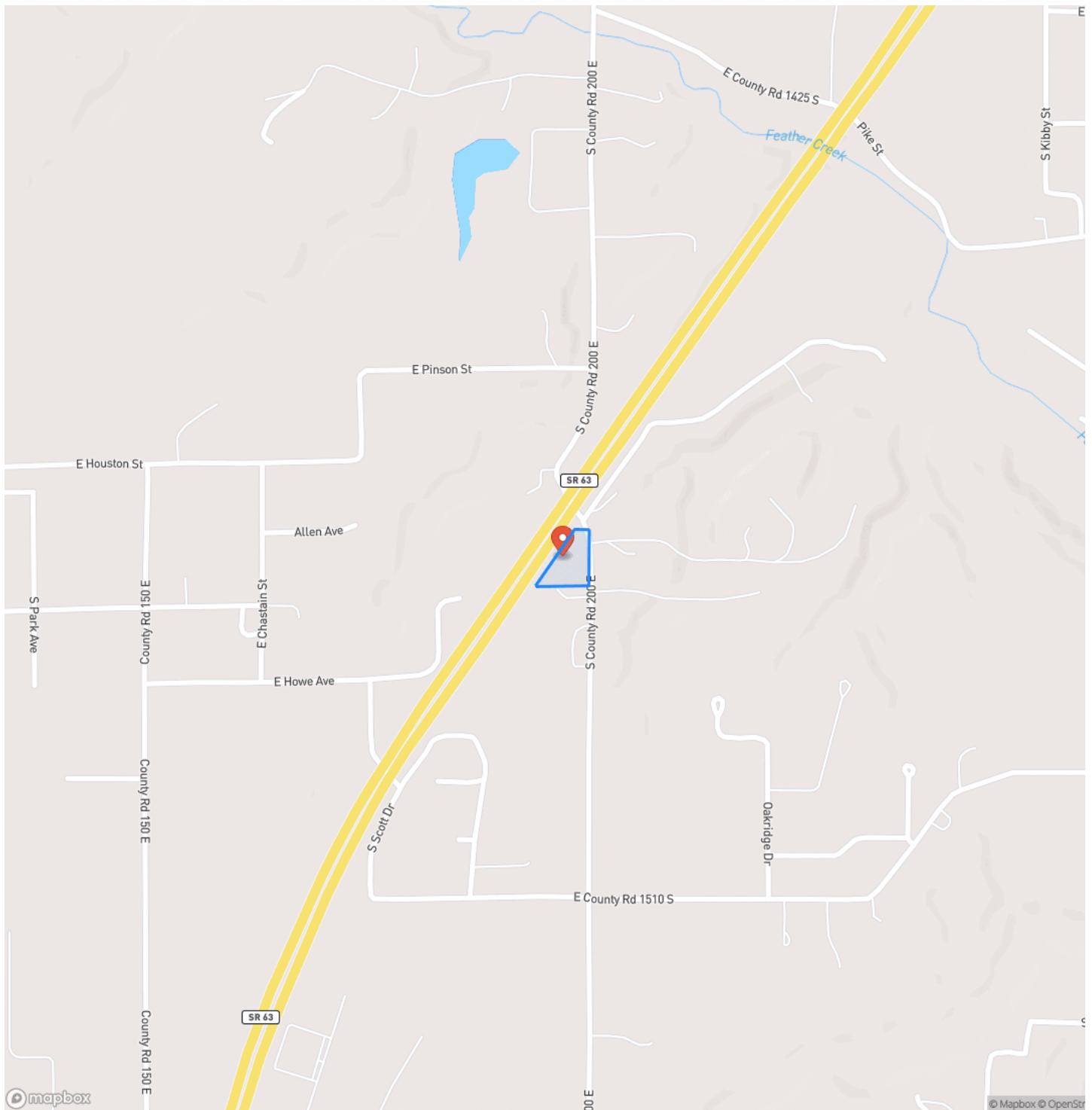
Mossy Oak Properties Illinois Land & Lifestyle

Roots of Trust. Branches of Possibilities.

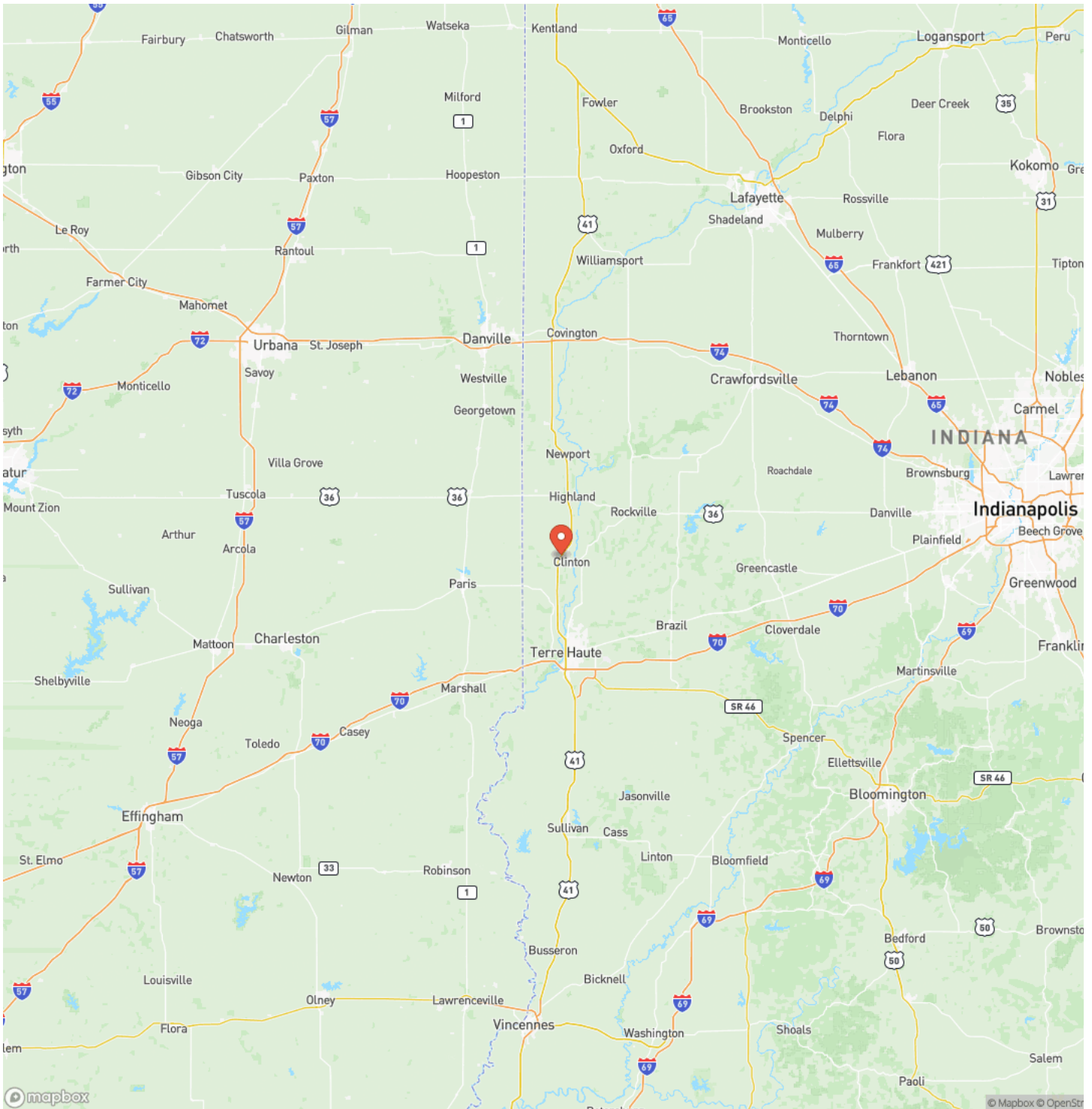
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Locator Map



Locator Map



Satellite Map



State Road 63 and 200 E
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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

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<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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