

County Road 145 West Lot # 1  
County Road 145 W Lot # 1  
Clinton, IN 47842

**\$80,000**  
8± Acres  
Vermillion County





**County Road 145 West Lot # 1**  
**Clinton, IN / Vermillion County**

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**SUMMARY**

**Address**

County Road 145 W Lot # 1

**City, State Zip**

Clinton, IN 47842

**County**

Vermillion County

**Type**

Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

39.697759 / -87.492681

**Taxes (Annually)**

191

**Acreage**

8

**Price**

\$80,000

**Property Website**

<https://indianalandandlifestyle.com/property/county-road-145-west-lot-1-vermillion-indiana/50237/>





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**PROPERTY DESCRIPTION**

**Rural Building Site Alert!**

**Location:** Nestled in the serene beauty of Vermillion County, Indiana, just a short drive northwest of Clinton, awaits this gem of land on County Road 145 West.

**Property Details:**

- **Size:** A sprawling 8 acres offering ample space for your dream home and more.
- **Terrain:** Discover a mix of flat building sites and gently rolling pastures, providing versatility for your vision.
- **Amenities:** The west side of the property boasts convenient road frontage with available power, easing the process of development.
- **Water Source:** While city water is within close proximity, a septic system will be required for optimal functionality.
- **Natural Features:** Delight in the tranquil presence of a small drainage creek, naturally dividing the property into two distinct halves.
- **Wildlife:** Embrace the harmonious coexistence with local wildlife, as deer sightings are a common occurrence, adding to the allure of this rural retreat.

**Your Opportunity:** If you're envisioning a rural sanctuary to call your own, look no further than County Road 145 W Lot #1. Whether it's a peaceful retreat or an agricultural endeavor, this parcel offers endless possibilities to turn your dreams into reality.

**Contact:** For more information or to schedule a visit, reach out to Certified Land Specialist, Jeff Michalic, at the provided email address or give him a call at [812-230-4503](tel:812-230-4503). Don't miss out on this opportunity to embrace the tranquility of rural living in Vermillion County!





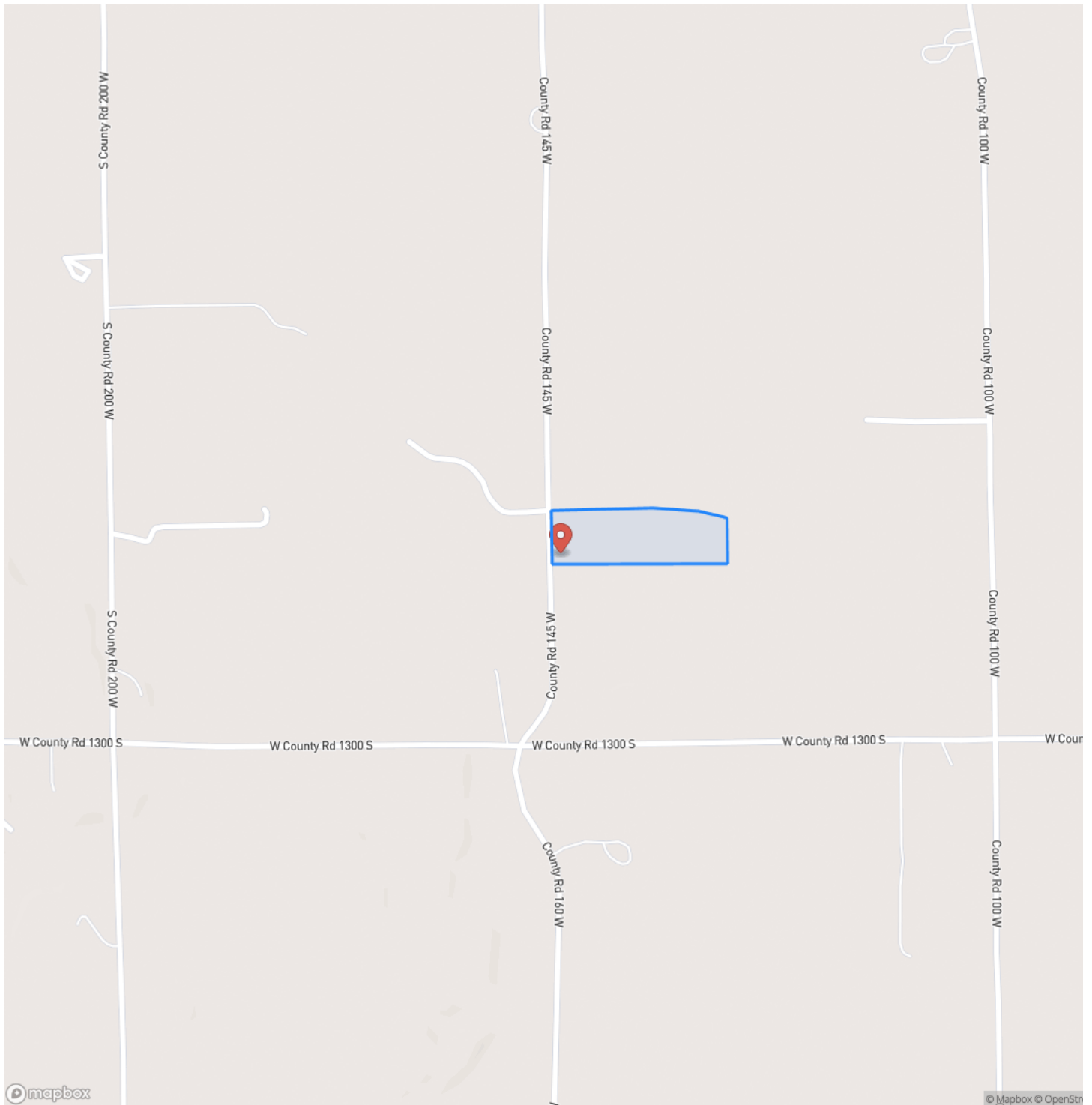
County Road 145 West Lot # 1  
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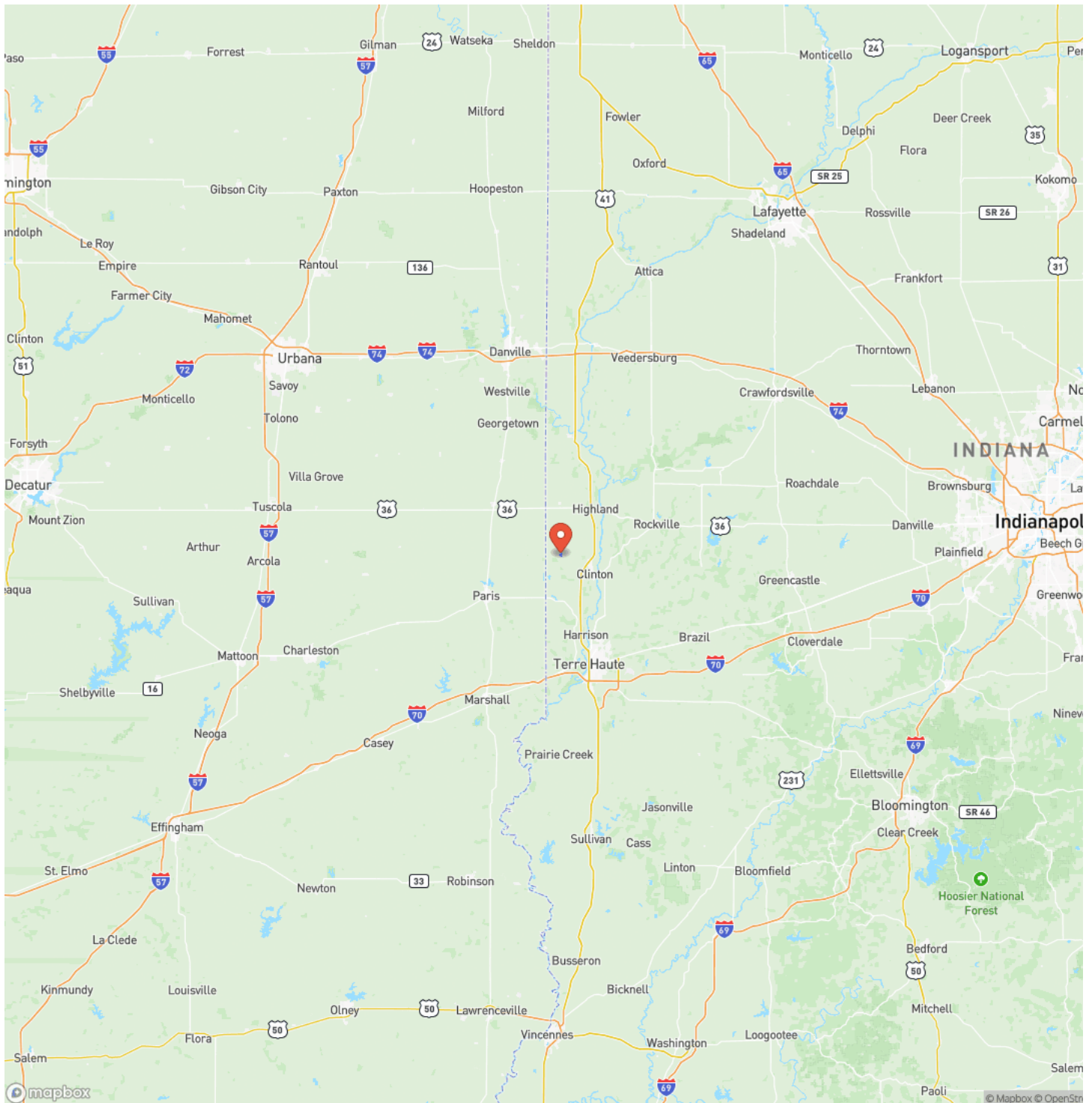


## Locator Map





## Locator Map





## Satellite Map





**County Road 145 West Lot # 1**  
**Clinton, IN / Vermillion 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



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.





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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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