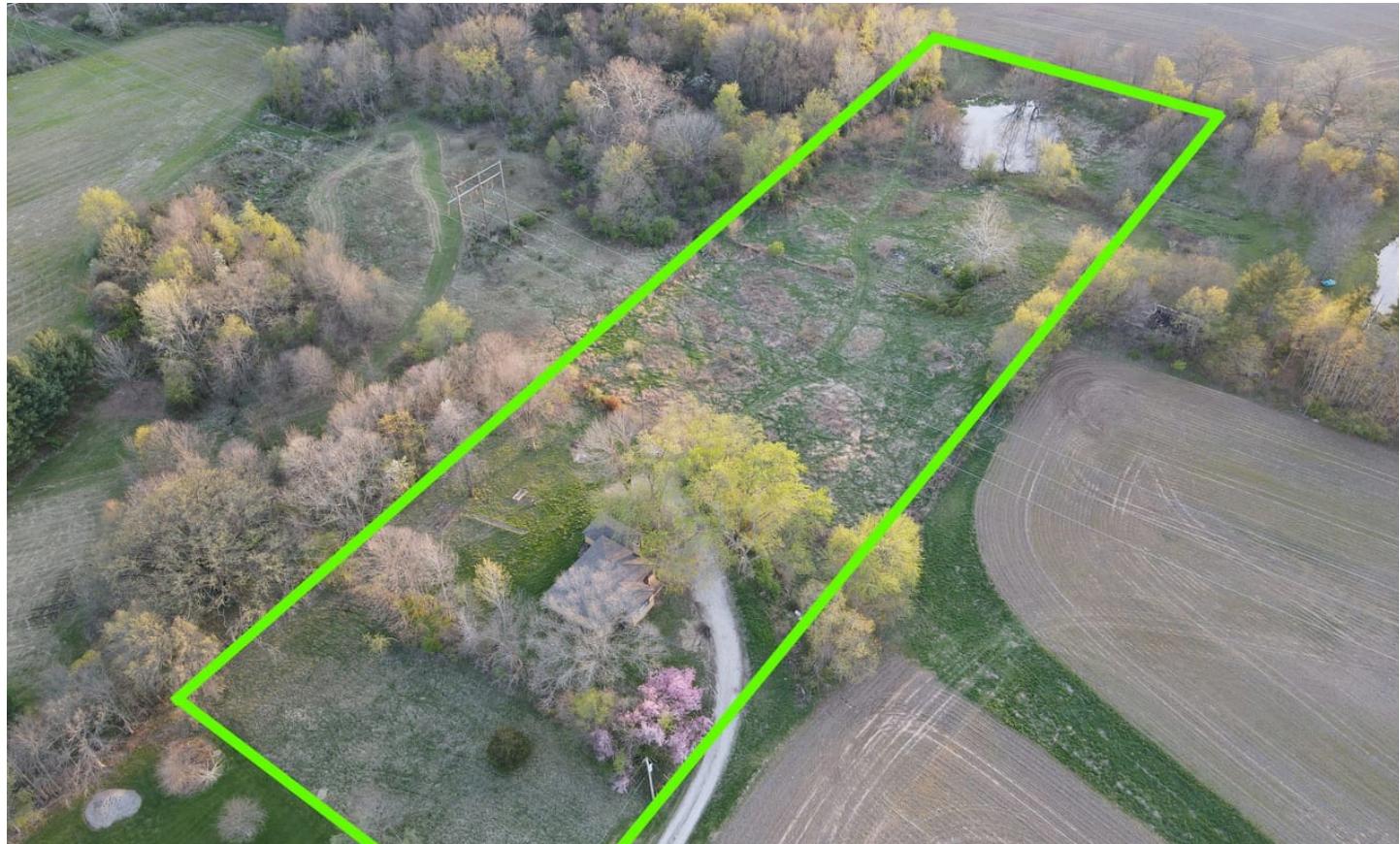


13481 S Geneva Hills Road  
13481 S Geneva Hills Road  
Clinton, IN 47842

**\$140,000**  
4.020± Acres  
Vermillion County



**13481 S Geneva Hills Road  
Clinton, IN / Vermillion County**

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**SUMMARY**

**Address**

13481 S Geneva Hills Road

**City, State Zip**

Clinton, IN 47842

**County**

Vermillion County

**Type**

Residential Property, Horse Property, Single Family, Recreational Land

**Latitude / Longitude**

39.687549 / -87.434248

**Dwelling Square Feet**

1432

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

4.020

**Price**

\$140,000

**Property Website**

<https://indianalandandlifestyle.com/property/13481-s-geneva-hills-road-vermillion-indiana/97760/>



**13481 S Geneva Hills Road**  
**Clinton, IN / Vermillion County**

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### **PROPERTY DESCRIPTION**

#### **13481 S. Geneva Hills Road | Clinton, Indiana**

Located just west and north of Clinton, this **4.02± acre** property offers the perfect blend of country privacy and in-town convenience. Situated at the end of a private shared drive, the home enjoys a quiet, secluded setting while remaining just minutes from shopping, schools, and dining.

The **3-bedroom, 1-bath brick home** features an **attached garage**, a **full basement**, and **hardwood floors throughout much of the house**. Major updates include a **brand-new furnace and central air**, providing peace of mind and efficiency for the next owner.

Golfers will love the location-**Geneva Hills Golf Course is directly across the street**, offering beautiful views and easy access to one of the area's premier courses.

The **remaining acreage lies west of the home** and is mostly open, featuring a **small pond** and **plenty of room for an additional structure, outbuilding, or pole barn**. These open acres create a beautiful **backdrop for evening sunsets** and provide space to enjoy the outdoors. The land shows clear signs of the **local wildlife that call this area home**, with **deer and turkeys regularly passing through** on their way to feed or visit the pond for water.

While the home does need some cosmetic updating, it offers outstanding **potential on a hard-to-find acreage close to town**, making it an ideal opportunity to create your own rural retreat.

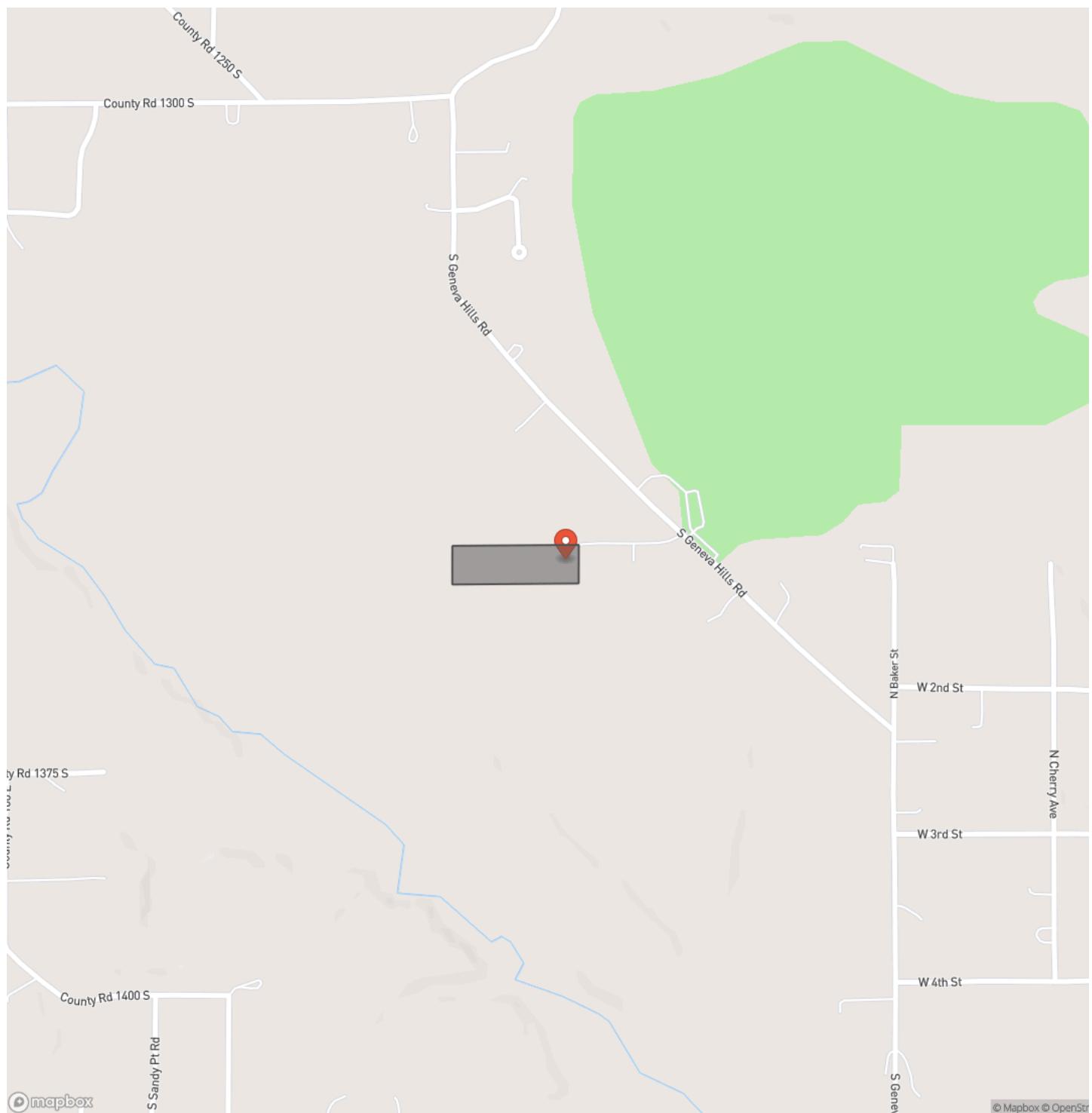
To schedule a property visit, contact **Certified Land Specialist Jeff Michalic** at **JeffM@MossyOakProperties.com** or call [812-230-4503](tel:812-230-4503).

**13481 S Geneva Hills Road  
Clinton, IN / Vermillion County**

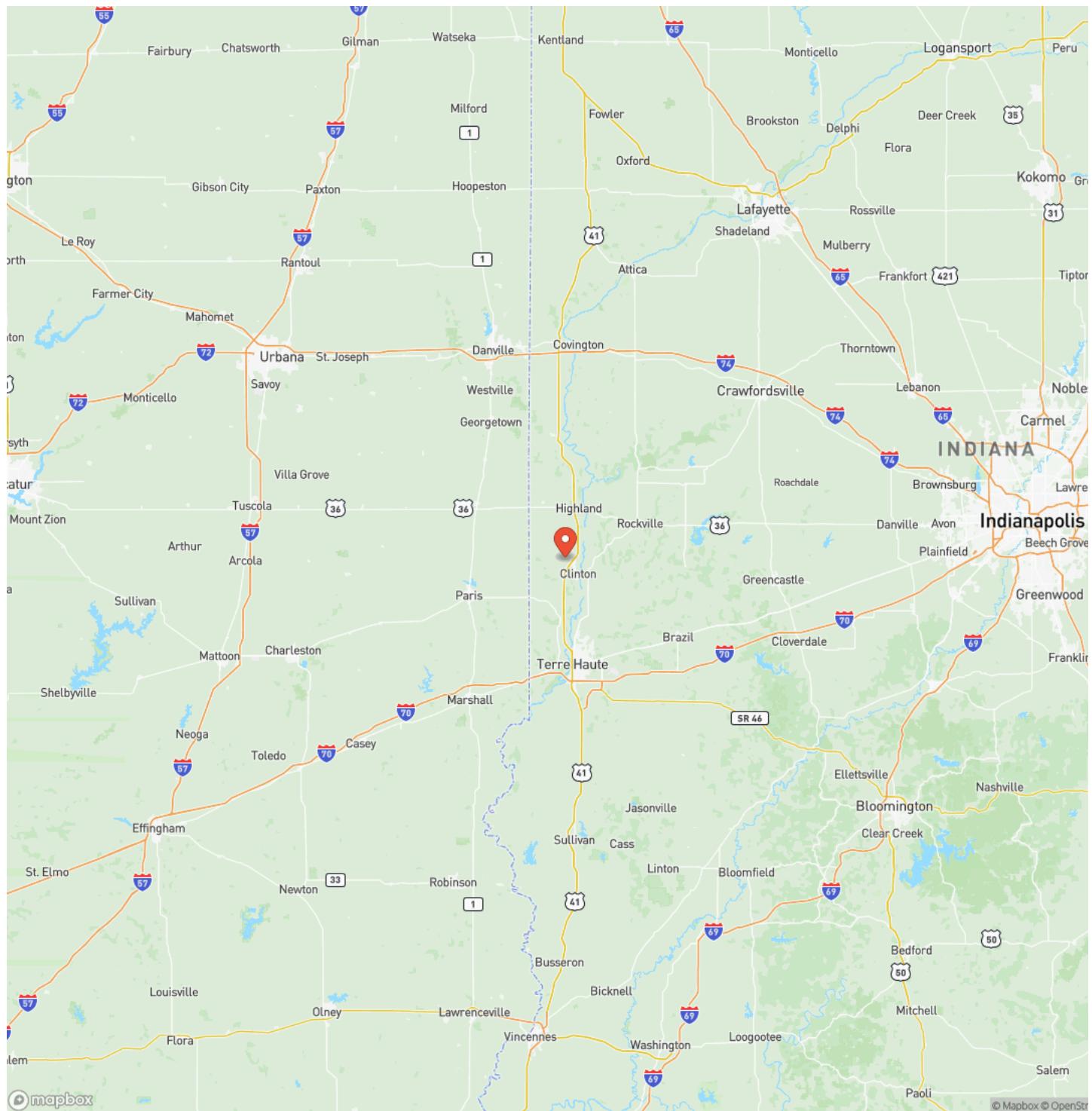


13481 S Geneva Hills Road  
Clinton, IN / Vermillion County

## Locator Map



## Locator Map



13481 S Geneva Hills Road  
Clinton, IN / Vermillion County

## Satellite Map



**13481 S Geneva Hills Road  
Clinton, IN / Vermillion County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jeff Michalic

## Mobile

(812) 472-2909

## Office

(765) 505-4155

## Email

jeffm@mossyoakproperties.com

## Address

PO Box 10

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

<https://indianalandandlifestyle.com/>

## NOTES

## **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**

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