

**Brouilletts Creek 56 Land For Sale**  
**Brouilletts Road**  
**Clinton, IN 47842**

**\$168,000**  
**56 +/- acres**  
**Vermillion County**



## Brouilletts Creek 56 Land For Sale Clinton, IN / Vermillion County

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### **SUMMARY**

**Address**

Brouilletts Road

**City, State Zip**

Clinton, IN 47842

**County**

Vermillion County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

39.6354 / -87.4874

**Acreage**

56

**Price**

\$168,000

**Property Website**

<https://indianalandandlifestyle.com/property/brouilletts-creek-56-land-for-sale-vermillion-indiana/12433/>



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### **PROPERTY DESCRIPTION**

The Brouilletts Creek 56 is a 56 acre property located in Vermillion County just west of Clinton IN 47842. This property is being marketed as mixed use residential, recreational building site. With power and road frontage available, all that is needed is that new home or weekend cabin. The property has access to a 27 acre lake. Each parcel on the lake will have water rights to the entire lake for freshwater fishing and recreational activities. Hunting rights will be restricted to the deeded lake and land portion of each property. This area is well known for its waterfowl numbers. Thousands of duck and geese travel to this area each winter to roost on the area lakes and feed in the surrounding ag fields. This parcel could be exceptional waterfowl property. With multiple shallow water depressions, the local ducks visit is parcel often. With a little dozer work, these wet spots could be double or tripled in size. The power could be used to keep water open with pumps or ice eaters. Many other game animals call this area home. Whitetail deer visit the lake to drink and use some of the thicker cover to seek shelter. Turkeys and other small game animals call the small shrubs home and can be seen moving between areas of cover. If you're looking for a building site that offers great views and recreational opportunities, check out the this listing. To schedule a property visit, contact Jeff Michalic at 812-230-4503 or email him at [Email listed above]





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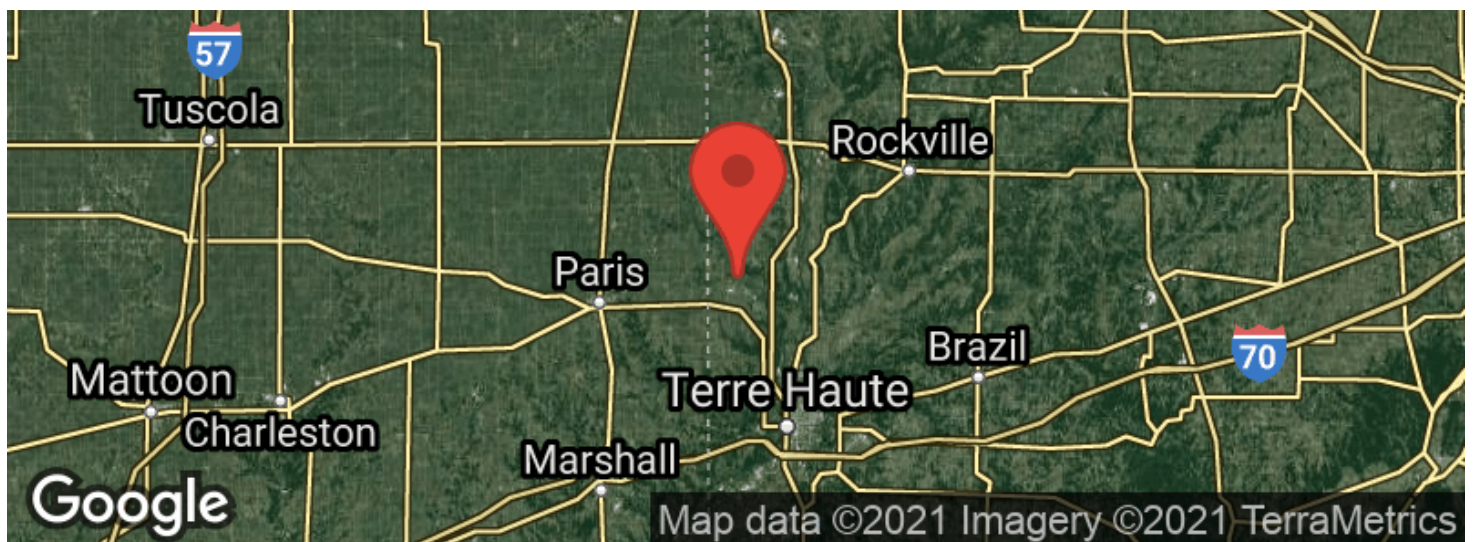
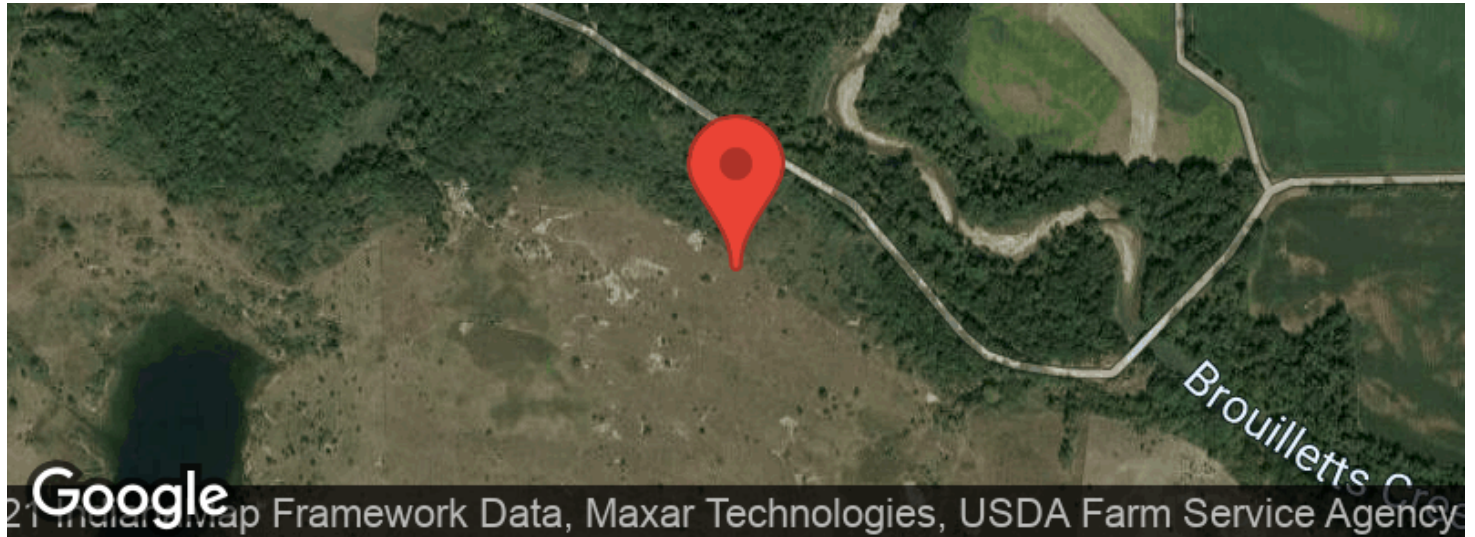


## Locator Maps





## Aerial Maps



**Brouillets Creek 56 Land For Sale**  
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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**

921 North US 41

**City / State / Zip**

Rockville, IN 47872

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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**

**(765) 505-4155**

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

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