

Universal 40
E Wood Avenue
Universal, IN 47842

\$360,000
40.450± Acres
Vermillion County



Universal 40
Universal, IN / Vermillion County

SUMMARY

Address

E Wood Avenue

City, State Zip

Universal, IN 47842

County

Vermillion County

Type

Recreational Land, Lot, Horse Property, Undeveloped Land,
Hunting Land, Ranches

Latitude / Longitude

39.621911 / -87.461635

Taxes (Annually)

4946

Acreage

40.450

Price

\$360,000

Property Website

<https://indianalandandlifestyle.com/property/universal-40-vermillion-indiana/86340/>



PROPERTY DESCRIPTION

The Universal 40

Located on the west end of Universal, Indiana, *The Universal 40* is a versatile 40-acre property offering a mix of open ground, woods, and water features. With excellent access from both the north on E. Wood Avenue and the west on Rangeline Road, this parcel is well-positioned for a variety of uses.

• **Land Composition:**

- 22.5 acres of woods and new growth
- 14.5 acres of open, pasture-like ground
- 3-acre pond stocked with fish

The pond provides excellent fishing and seasonal duck hunting opportunities. This area is well known for its strong populations of ducks and geese each fall and winter. The rolling terrain offers several ideal building sites, many with views overlooking the pond and southern-facing slopes.

The timbered acreage includes a small creek drainage and holds abundant wildlife, including whitetail deer and wild turkey. Deer sign is evident throughout, and the open ground offers great potential for food plots or hobby farming.

The west boundary is filled with new growth and young trees, providing privacy and a secluded feel. A small country church sits nearby, and directly across E. Wood Avenue is the Universal Town Park—40+ acres of green space with a 10-acre public fishing pond.

Whether you're looking for a future homesite, a recreational getaway, or a place to enjoy hunting and wildlife, *The Universal 40* checks all the boxes.

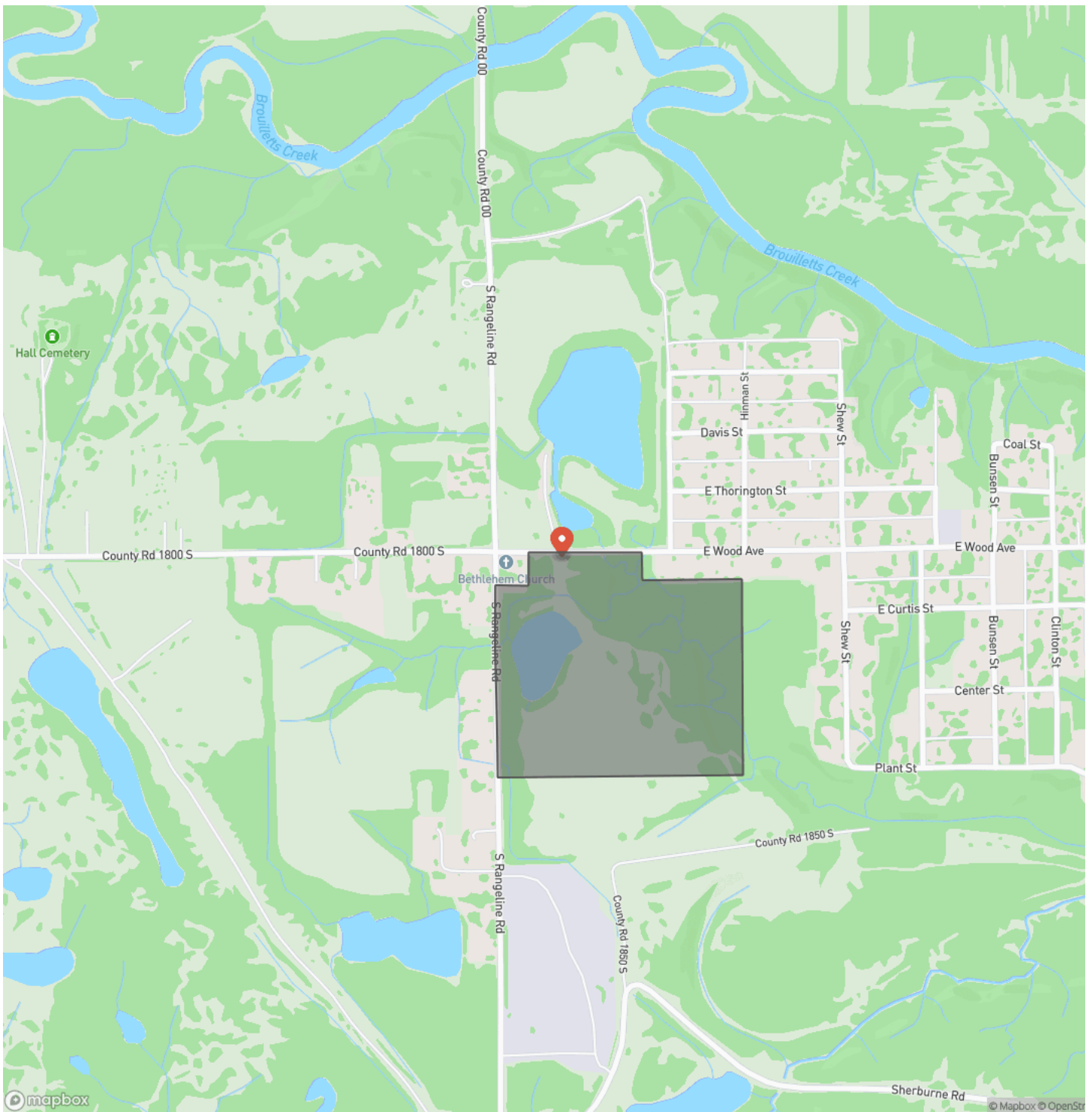
To schedule a private showing, contact Certified Land Specialist Jeff "The Ground Guy" Michalic at

Jeffm@mossyoakproperties.com

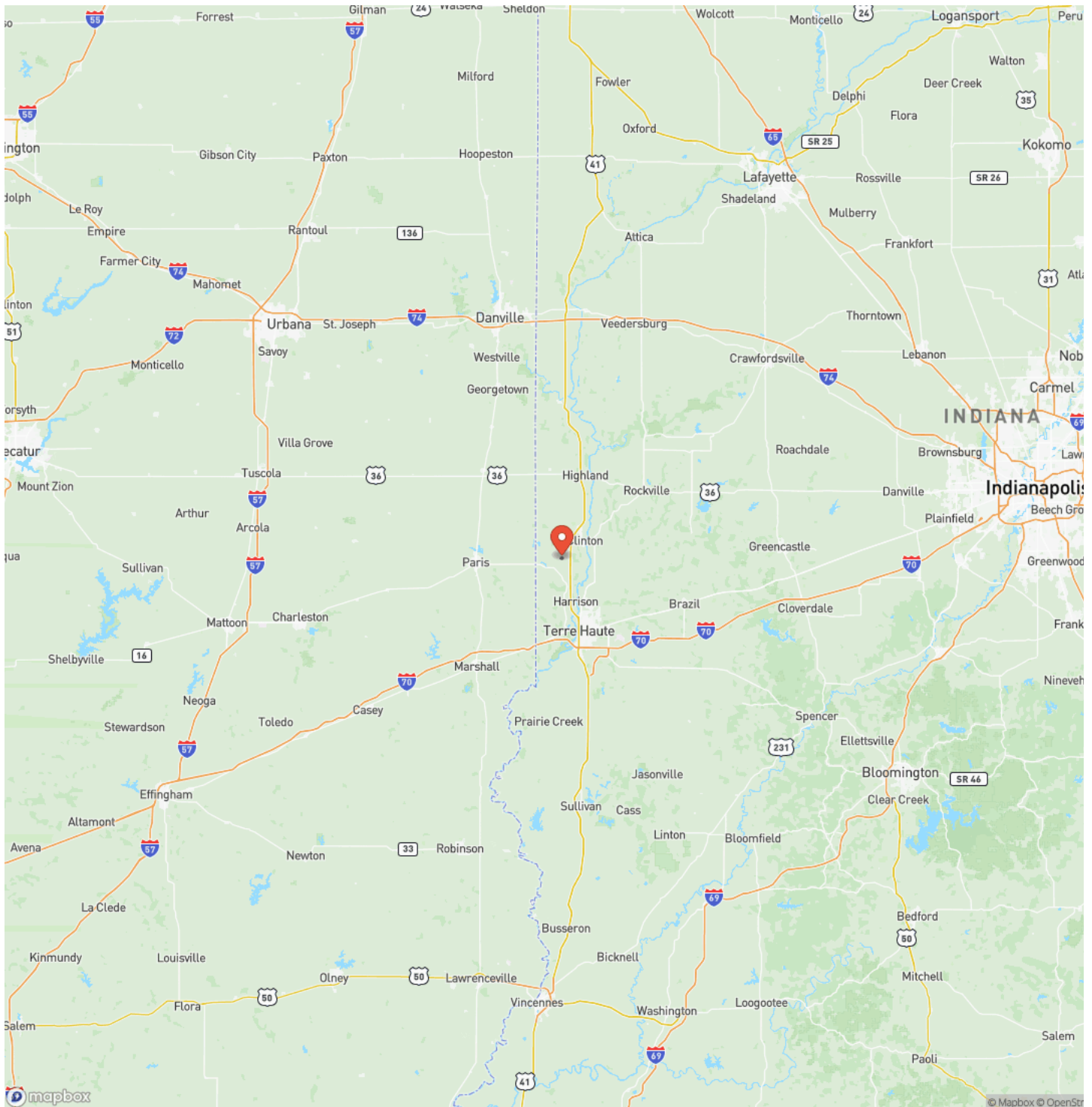
[812-230-4503](tel:812-230-4503)



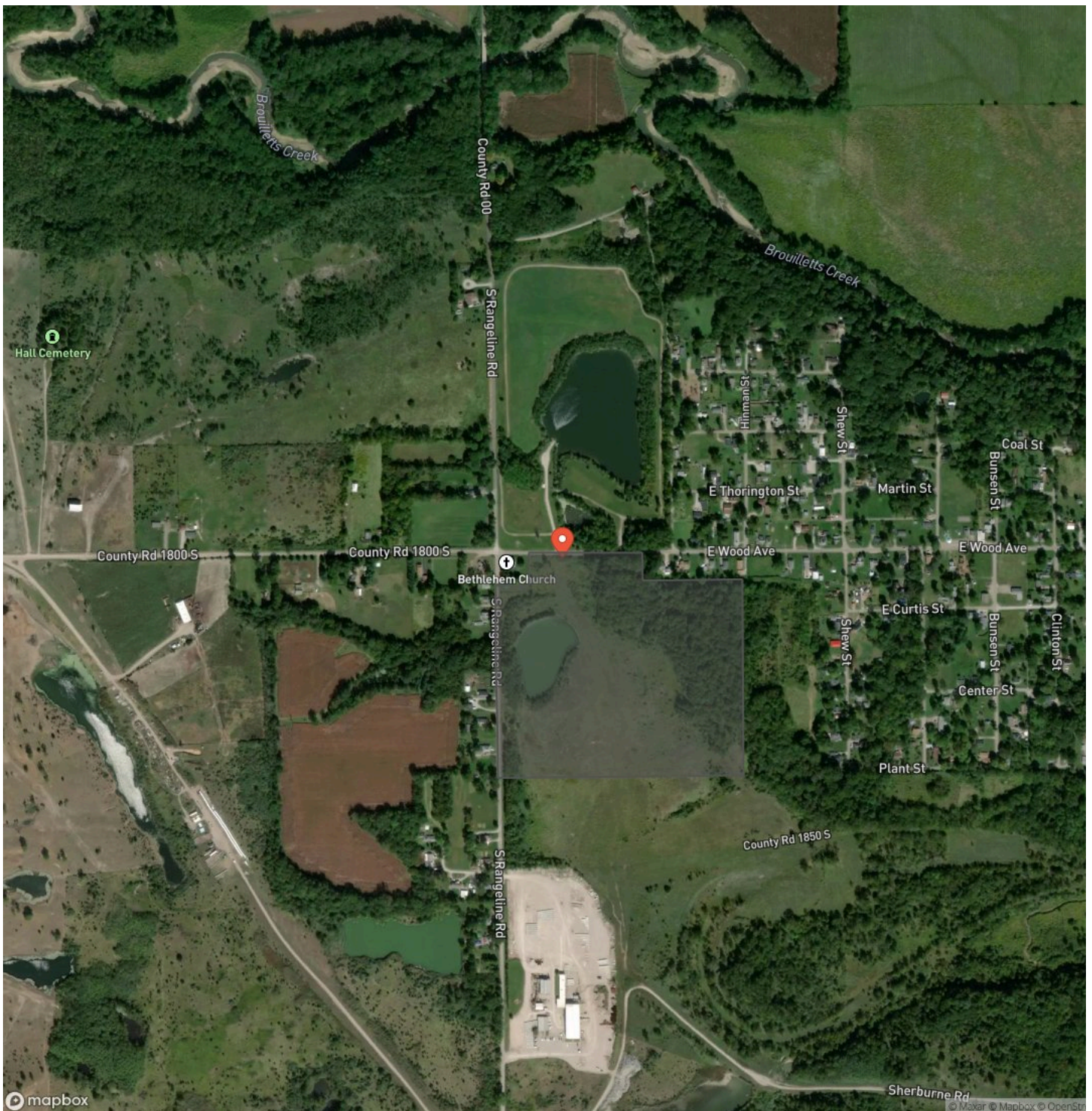
Locator Map



Locator Map



Satellite Map



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

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<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.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
